

COUNTY OF HAWAI‘I PLANNING DEPARTMENT
BACKGROUND REPORT

ATLAS SURREY LLC
SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
(PL-SMA-2025-000071)

ATLAS SURREY LLC has submitted an application for a Special Management Area Use Permit to construct a two-story, 2,560 square-foot (sf) single-family residence with five bedrooms, three bathrooms, and related improvements on a 1.998-acre shoreline parcel within the Special Management Area (SMA). The subject property is located approximately 1,300 feet north of Hakalau Bay on the makai side of Hawai‘i Belt Road, Kamaee & Wailua Government Tract, North Hilo, Hawai‘i, TMK: (3) 3-1-001:011.

PROPOSED DEVELOPMENT

1. **Request:** Atlas Surrey LLC proposes constructing a new two-story single-family farm dwelling on a 1.998-acre property located within the Special Management Area (SMA) in North Hilo, Hawai‘i (TMK: (3) 3-1-001:011). The property is zoned Agricultural 20-acres (A-20a), and is located approximately 1,300 feet north of Hakalau Bay, makai (ocean side) of Hawai‘i Belt Road. The project will involve building an approximately 2,560-square-foot residence with five bedrooms and three bathrooms. Associated with the residence will be roughly 1,536 square feet of accessory areas, including approximately 960 square feet of lanais (patio space) and a 576-square-foot garage. The proposed construction will occupy about 6,000 square feet of the property area, sited roughly 200 feet from an approximately 180-foot-high coastal sea pali which is the location of the “shoreline” in this area. The construction site was previously cleared and is currently undeveloped with minor vegetation. Vegetation currently consists mainly of invasive grasses, African tulip, coconut palm, and areca palm. Supporting improvements include a gravel driveway, a rainwater catchment tank with 10,000 gallons capacity, and a new individual wastewater system approved by the Department of Health (DOH). Electricity, telephone, and internet utilities are already available at the site. The parcel does not have access to county water services; hence, the rainwater catchment tank will provide both

residential and fire protection water supply. The overall estimated construction cost of the project is approximately \$510,000, and it is anticipated to take about 12 months to complete once permits are issued. Construction impacts are expected to be minimal and temporary, managed by adhering to best management practices (BMPs) for erosion control, stormwater management, and pollution prevention. The location is outside the 500-year floodplain (Zone X) and tsunami evacuation zones, with no expected significant impacts from coastal hazards. Additionally, the project area is not anticipated to adversely affect archaeological, historic, or cultural resources due to the site's previously disturbed nature. The proposed dwelling will be consistent with the character of surrounding residential and agricultural uses, and no significant adverse environmental or ecological effects are expected. **(Planning Department Exhibit 1 – SMA Use Permit Application Packet dated January 20, 2025).**

2. **Project Objectives:** The purpose of the project is to develop a single-family dwelling for use by the landowner.
3. **Cost/Time of Project:** The current estimated cost of the improvements is \$510,000. The project will begin as soon as all permits and approvals are granted.
4. **Landowner:** Atlas Surrey LLC

BACKGROUND INFORMATION

5. **Chapter 343, HRS:** The proposed improvements are not subject to the requirements of Chapter 343, Hawai‘i Revised Statutes regarding Environmental Impact Statements as there is no work proposed within either the Conservation District or the Shoreline Setback Area.

STATE AND COUNTY PLANS

6. **State Land Use Designation:** Agricultural.
7. **General Plan LUPAG MAP:** Important Agricultural Lands (ial).
8. **County Zoning:** A-20a (Agricultural, 20-acres).
9. **Hāmākua Community Development Plan (HCDP):** The Hāmākua Community Development Plan was adopted by the Hawai‘i County Council by Ordinance No. 18-078 on August 22, 2018.

10. **Special Management Area (SMA):** The project is located within the Special Management Area and therefore, the proposed development is subject to the SMA review.

Staff notes that on August 8, 2023, PL-SMM-2023-000048 was issued to construct a modest single-family dwelling and related improvements on this parcel. However, proposed changes to the design of the structure required elevating the project to the SMA Use Permit application since the valuation of the updated project was determined to be >\$500,000.

DESCRIPTION OF PROJECT AREAS AND SURROUNDING AREA

11. **Subject Project Area:** The subject parcel is entered on the mauka/western property boundary from a private portion of the Old Mamalahoa Highway. The project area encompasses a 1.998-acre parcel located in North Hilo, Hawai‘i, and is situated approximately 1,300 feet north of Hakalau Bay. The property lies on the makai (ocean side) of Hawai‘i Belt Road, and the property gently slopes downward in a mauka-to-makai direction from an elevation of about 220 feet above sea level to approximately 180 feet, terminating at a prominent coastal sea pali (cliff) approximately 180 feet high.
12. **Surrounding Land Zoning/Uses:** The subject parcel and surrounding properties are zoned Agricultural 20-acre (A-20a). Neighboring parcels primarily reflect similar rural-agricultural character, with land uses predominantly consisting of single-family residences and associated agricultural activities. Adjacent parcels include a mix of residential farm dwellings, small-scale farming operations, and undeveloped open land. To the northwest of the project site, there is a larger 26-acre parcel developed as the World Botanical Gardens, highlighting the agricultural and botanical emphasis of the broader area.
13. **Soil Type:** The United States Department of Agriculture Natural Resources Conservation Service classifies the soil on subject property as Hilo hydrous silty clay loam. Typically, this soil is composed of hydrous silty clay loam from zero to 60 inches below ground surface. It is found on slopes of zero to 10 percent between sea level and 1,100 feet elevation and is well-drained with medium run-off potential.

14. **Land Study Bureau's Detailed Land Classification System:** The project site is listed as “E” (Very Poor).
15. **Agricultural Lands of Importance to the State of Hawai‘i (ALISH) System:** A section of the subject parcel is listed as “1” (Prime) with the remainder considered “unclassified” on the ALISH Map.
16. **Flood Insurance Rate Map (FIRM):** The entire property above the pali is classified in Flood Zone X.
17. **Flora/Fauna Resources:** No professional botanical or faunal surveys were conducted for the project site; however, typical vegetation observed on the previously cleared, currently undeveloped property includes invasive grasses, African tulip trees (*Spathodea campanulata*), coconut palms (*Cocos nucifera*), and areca palms (*Dyopsis lutescens*). Faunal observations include common bird species such as the Common Myna (*Acridotheres tristis*), Spotted Dove (*Streptopelia chinensis*), House Finch (*Carpodacus mexicanus*), Saffron Finch (*Sicalis flaveola*), and Japanese White-Eye (*Zosterops japonicus*), as well as occasional presence of feral cats (*Felis catus*), chickens (*Gallus gallus domesticus*), Indian mongoose (*Herpestes auropunctatus*), and pigs. The site has no observed habitats specifically noted for rare or endangered species.
18. **Archaeological Resources:** The project was submitted to the State Historic Preservation Division (SHPD) review in accordance with Hawaii Revised Statutes Ch. 6E-42; to date no response has been received. The applicant states that no formal archaeological survey was conducted specifically for this project. However, historical aerial imagery from 1965 shows the property was previously cleared and has remained undeveloped for several decades, suggesting a low likelihood of significant archaeological resources being present. The applicant has committed to ceasing work immediately and contacting the State Historic Preservation Division (SHPD) and County Planning Department if any archaeological or historical resources are inadvertently discovered during construction activities.
19. **Cultural/Historic Resources:** No formal cultural or historic resource assessments were conducted specifically for this project site. Given that the property has been cleared and undeveloped for many decades, there are no known cultural or historic resources

identified on the parcel. Traditional or customary practices have not been documented on the property, and the site terminates at an approximately 180-foot-high sea pali, which limits direct shoreline access. Public shoreline access in the area is available approximately 1,300 feet south at Hakalau Bay, though current vehicular access to this area is restricted.

20. **Recreational/Scenic and Open Space Resources:** The project area is characterized by gently sloping terrain descending toward a dramatic coastal sea pali approximately 180 feet high, providing scenic views of the ocean and shoreline area. The nearby coastline, particularly Hakalau Bay located roughly 1,300 feet south, is recognized as a valued scenic resource in the County General Plan. Hakalau Bay features Hakalau Beach Park, a recreational area known for shoreline fishing, picnicking, sightseeing, and limited water-based activities; however, current vehicular access is restricted. Due to the parcel's elevated position and location roughly 200 feet away from the pali edge, the proposed development is not anticipated to significantly impact the existing scenic and open space resources or interfere with public recreational opportunities. The project will maintain open space and minimize visual intrusion, thereby preserving the scenic integrity of this rural, coastal area. Staff notes that Hakalau Park, lying on the other side of Hakalau Bay, provides shoreline access and a recreation area for the public.
21. **Coastal Hazards:** The proposed development is not anticipated to be significantly impacted by coastal hazards, primarily due to the property's elevation of approximately 180 to 220 feet above sea level, which places the entire site within FEMA Flood Zone "X," an area considered outside the 500-year floodplain. Additionally, the parcel is located outside of established tsunami evacuation zones and the projected 3.2-foot sea-level rise exposure area. The coastal boundary of the property terminates at an approximately 180-foot-high sea pali, which has no documented history of significant failures or erosion events in recent times. By situating the proposed residence roughly 200 feet inland from the pali edge, the applicant further mitigates potential risks associated with erosion, subsidence, or coastal cliff failure, thereby significantly reducing potential hazards to life and property.

PUBLIC UTILITIES AND SERVICES

- 22. **Access:** The site is accessed from a private portion of the Old Mamalahoa Hwy, running makai and parallel to Hwy 19.
- 23. **Water:** No municipal water service is provided for the property. The proposed project includes constructing a 10,000-gallon catchment system for potable water uses as well as for irrigation.
- 24. **Wastewater:** No municipal wastewater service is provided to the parcel. Wastewater will be treated by a DOH approved individual wastewater system (IWS) located adjacent to the residence and AFD.
- 25. **Other Essential Utilities and Services:** Electricity, telephone, and internet services are available to the site.

AGENCIES' COMMENTS

- 26. **State Department of Health: (Planning Department Exhibit 2 – January 29, 2025, Memo).**
- 27. **Hawaii County Police Dept.: (Planning Department Exhibit 3 – February 3, 2025, Memo).**
- 28. **Department of Water Supply (DWS): (Planning Department Exhibit 4 – February 27, 2025, Letter).**
- 29. **State Office of Planning and Sustainable Development (OPSD): (Planning Department Exhibit 5 – February 19, 2025, Letter).**
- 30. **Department of Land and Natural Resources- OCCL: (Planning Department Exhibit 6 – February 18, 2025, Memo).**

AGENCIES - NO RESPONSE

- 31. **County Dept. of Public Works – Engineering & Building; SHPD, DEM, County Fire Dept., DLNR-ENG/DOFAW/Land.**

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): Atlas Surrey LLC

APPLICANT'S SIGNATURE: Crystal Hefner DATE: Jan 20 2025 11:18 PST

ADDRESS: 7119 W Sunset Blvd, #1210, Los Angeles, CA 90046

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

PHONE: (Bus.) 310-926-4126 (Res.) _____ (Email) hefnercrystal@gmail.com

REQUEST: To construct a new single-family dwelling and associated improvements

TAX MAP KEY: (3) 3-1-001:011 ZONING: A-20a

SIZE OF PROPERTY / AREA OF REQUESTED USE: 1.998 acres / 0.3 acres

LANDOWNER(S): Atlas Surrey LLC

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION

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

DATE: _____

Crystal Hefner
DATE: Jan 20 2025 11:18
PST

AGENT: Land Planning Hawaii - John Pipan

AGENT ADDRESS: 194 Wiwoole St, Hilo, HI 96720

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

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

ORIGINAL: Agent COPIES: Applicant

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

**SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
ATLAS SURREY LLC
KAMAE & WAILUA GOVT. TRACT, NORTH HILO, HAWAI'I
TMK: (3) 3-1-001:011**

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I. BACKGROUND INFORMATION

A. EIS

The proposed project was evaluated with respect to Hawai‘i Revised Statutes 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

Atlas Surrey LLC (“**applicant**”) is requesting a Special Management Area Use Permit to construct a farm dwelling and related improvements on a 1.998-acre lot located within the Special Management Area (SMA) in North Hilo. The subject property is identified as TMK: (3) 3-1-001:011 and is located approximately 1,300 feet north of Hakalau Bay on the *makai* side of Hawai‘i Belt Road in North Hilo, Hawai‘i (**Figure 1**).

The applicant wishes to develop a two (2) story, approximately 2,560-square foot residence containing five (5) bedrooms and three (3) bathrooms on the subject property. Approximately 1,536 square feet of accessory areas are also proposed including lanais and a garage.

The parcel is zoned Agricultural 20-acres (A-20a). The parcel extends from Hawai‘i Belt Road toward the ocean and terminates at an approximately 180-foot high sea pali. The property is separated from the shoreline by a coastal Conservation parcel located along the face and the base of the pali. The building site will encompass an approximately 6,000 square foot area of the property and will be sited approximately 200 feet from the sea pali (**Figure 2**). Given that all improvements will be sited a considerable distance from the pali, the applicant requests that the requirement to submit a certified shoreline survey be waived.

A Special Management Area Minor Permit (PL-SMM-2023-000048) was previously issued for this project; however, since issuance of the minor permit the applicant has learned that project costs will exceed \$500,000.00 and thus a Special Management Area Major permit is needed.

i. Project Objectives

The objective is to obtain SMA approval to build the proposed farm dwelling and associated improvements on the subject parcel subject to Special Management Area regulations outlined in the Planning Departments Rules of Practice and Procedure (Rule 9).

ii. Project Components

The applicant wishes to develop an approximately 2,560-square foot residence with five (5) bedrooms and three (3) bathrooms, approximately 960 square feet of patio space and approximately 576 square foot garage. Associated improvements will include a new

12/12/12
5/21/14
6/30/14

DWG NO. _____
DATE January 25, 2012 BY JHS/JM SOURCE T.A.B., SUB-08-708

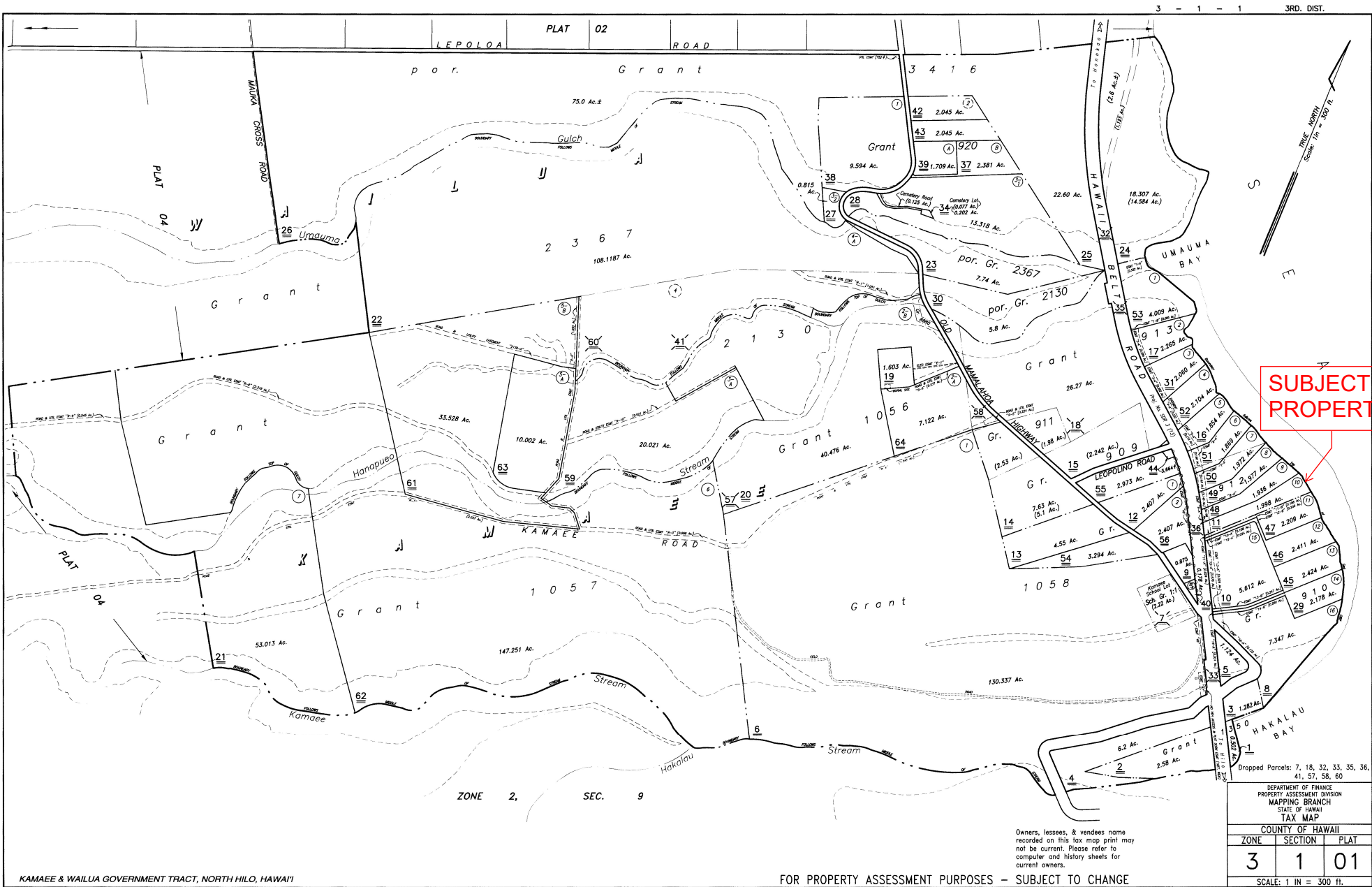
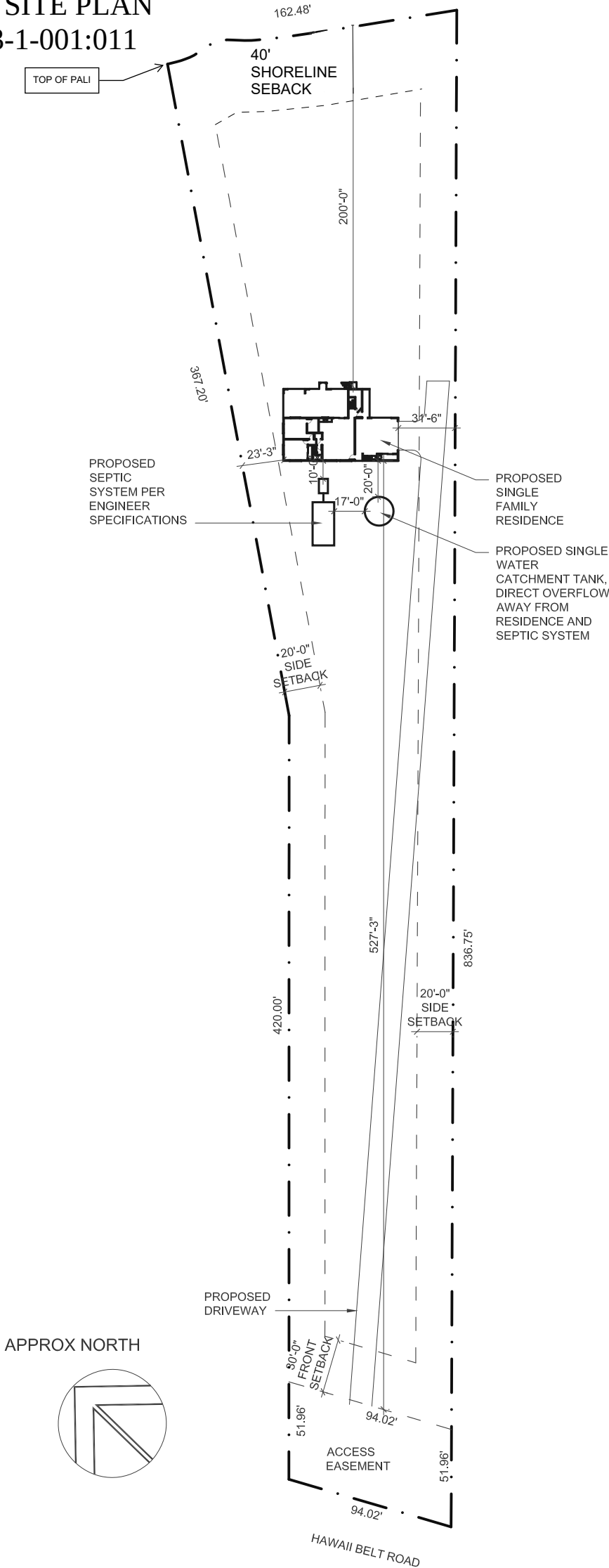


FIGURE 1

CONCEPTUAL SITE PLAN
FOR TMK: (3) 3-1-001:011



SITE PLAN
1" = 75'-0"

driveway, a rainwater catchment tank and a new Department of Health approved septic system. **Figures 2-4** show the proposed site plan, floor plans, elevations.

C. Property Description

The subject parcel contains 1.998 acres of land zoned A-20a (**Figure 5**) and is within the Agricultural State land use district (**Figure 6**). Access to the property is via a shared access easement which connects to Hawai'i Belt Road approximately 600 feet north of the parcel. The property is within the Special Management Area (SMA) but does not directly abut the shoreline as it is separated from the shoreline by a narrow coastal Conservation parcel located along the face and the base of the pali.

The parcel extends from Hawai'i Belt Road toward the ocean, gently sloping downward in a mauka to makai direction from approximately 220 to 180 feet above sea level and terminates at an approximately 180-foot high sea pali.

The site has been previously cleared and is currently undeveloped. Vegetation in the area consists of invasive grasses, African tulip (*Spathodea campanulata*), coconut palm (*Cocos nucifera*), and areca palm (*Dypsis lutescens*).

D. Project Valuation

The applicant hopes to secure County SMA Permit approval as soon as possible and begin the Building Permit process immediately thereafter. Construction is anticipated to take approximately 12 months and cost approximately \$510,000.

E. State/County Plans Affecting Request

i. State Land Use

The State land use designation of the subject property is Agricultural (**Figure 6**). The proposed construction of a farm dwelling and associated improvements is consistent with this designation and will not be contrary to the objectives sought to be accomplished by the State Land Use Laws and Regulations. As such, the County can process this application.

ii. DLNR Conservation District

The property is located outside of the Department of Land and Natural Resources Conservation District. All improvements and uses are proposed approximately 200-feet from the nearest Conservation District boundary which is located at the face of the sea pali.

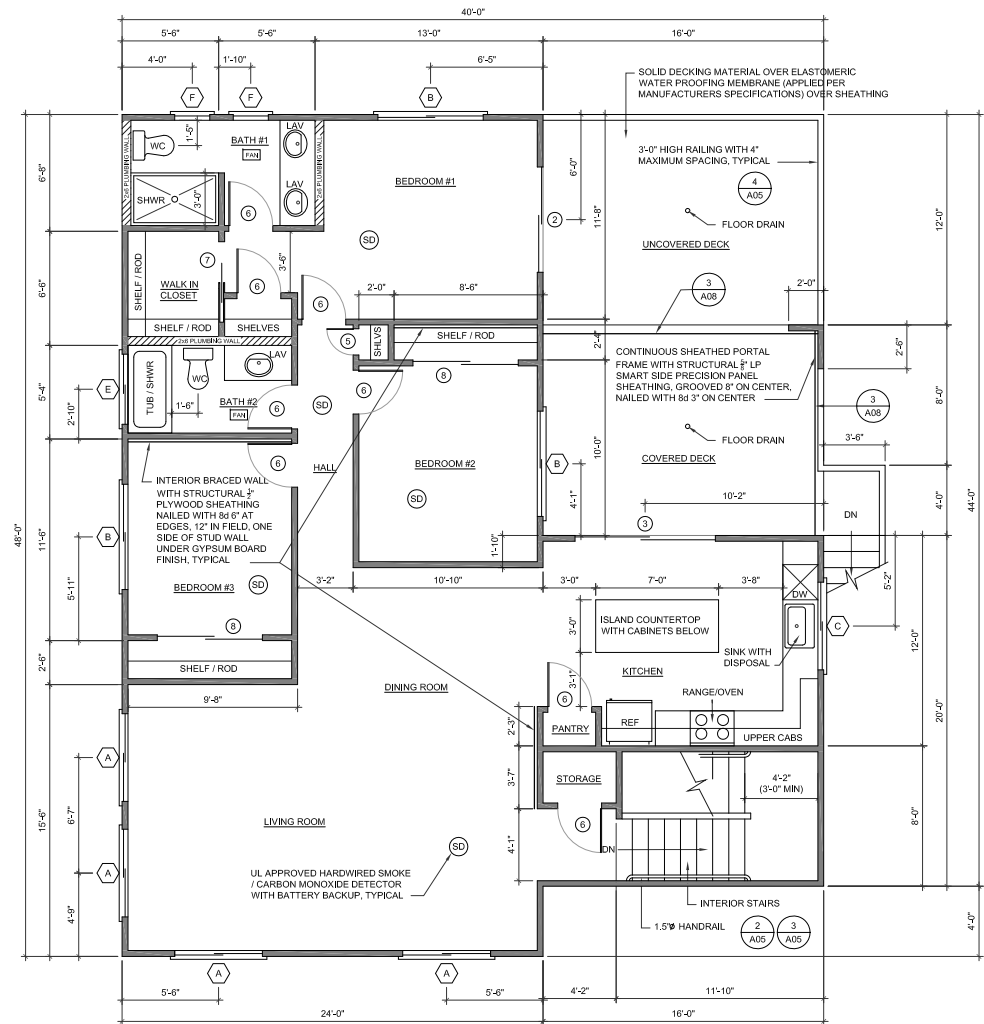


FIGURE 3

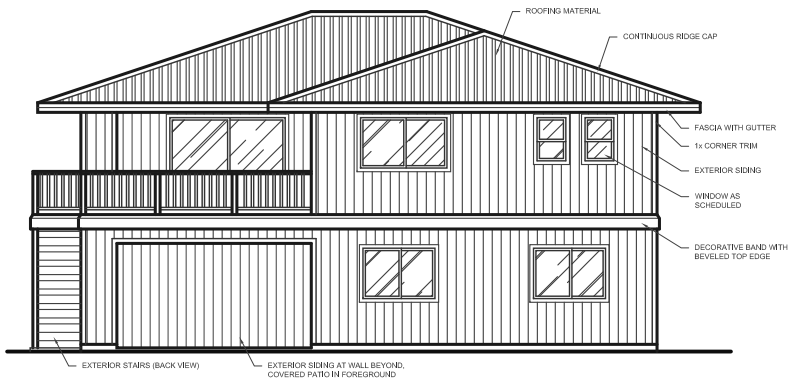
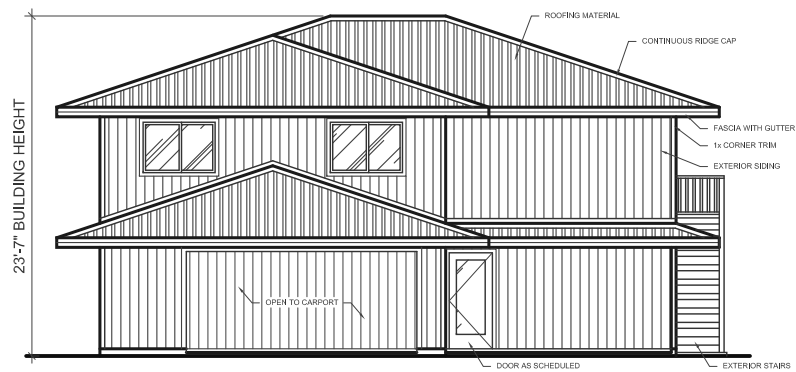
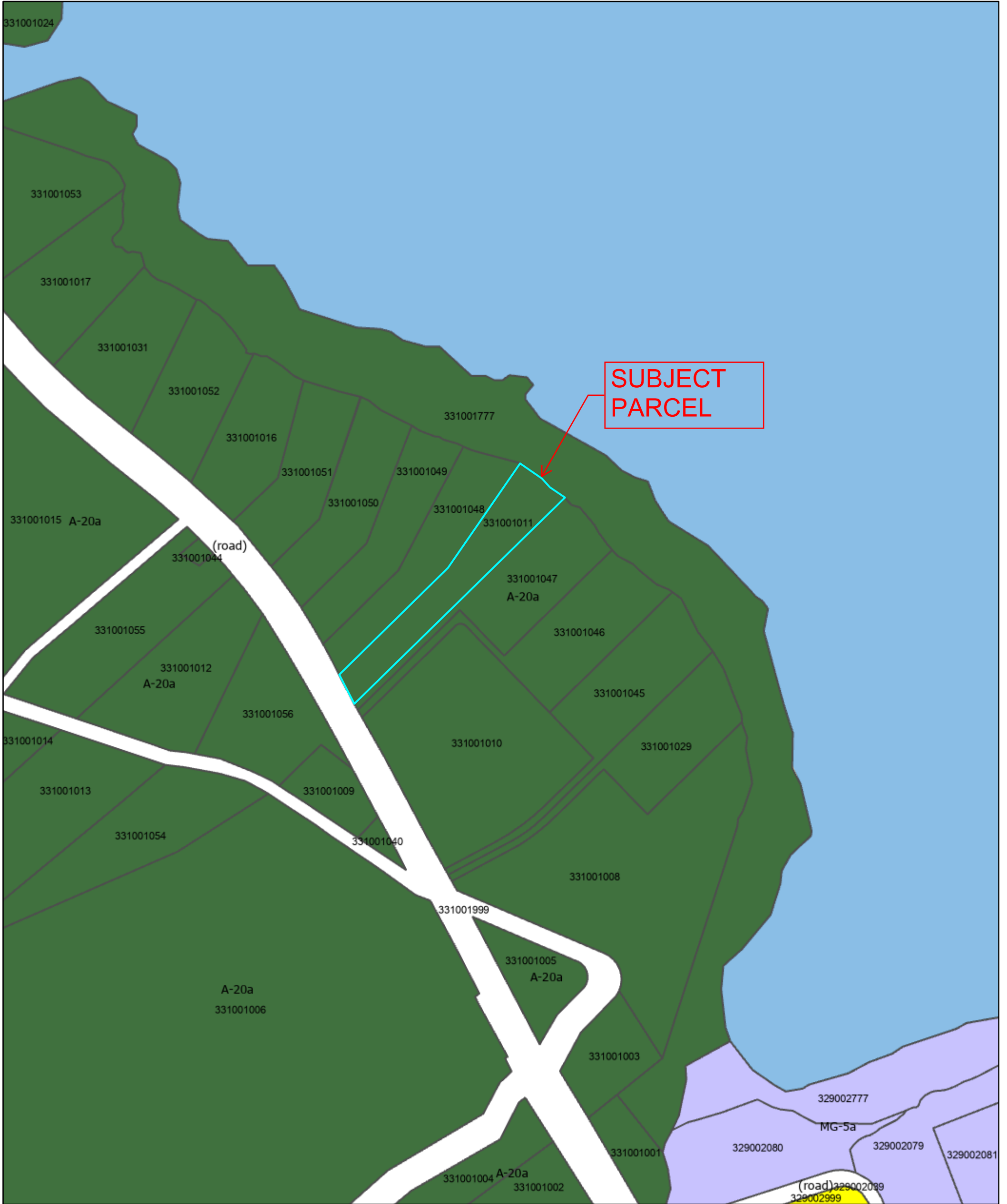


FIGURE 4

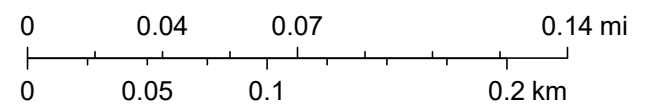
ArcGIS Web Map



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FIGURE 5

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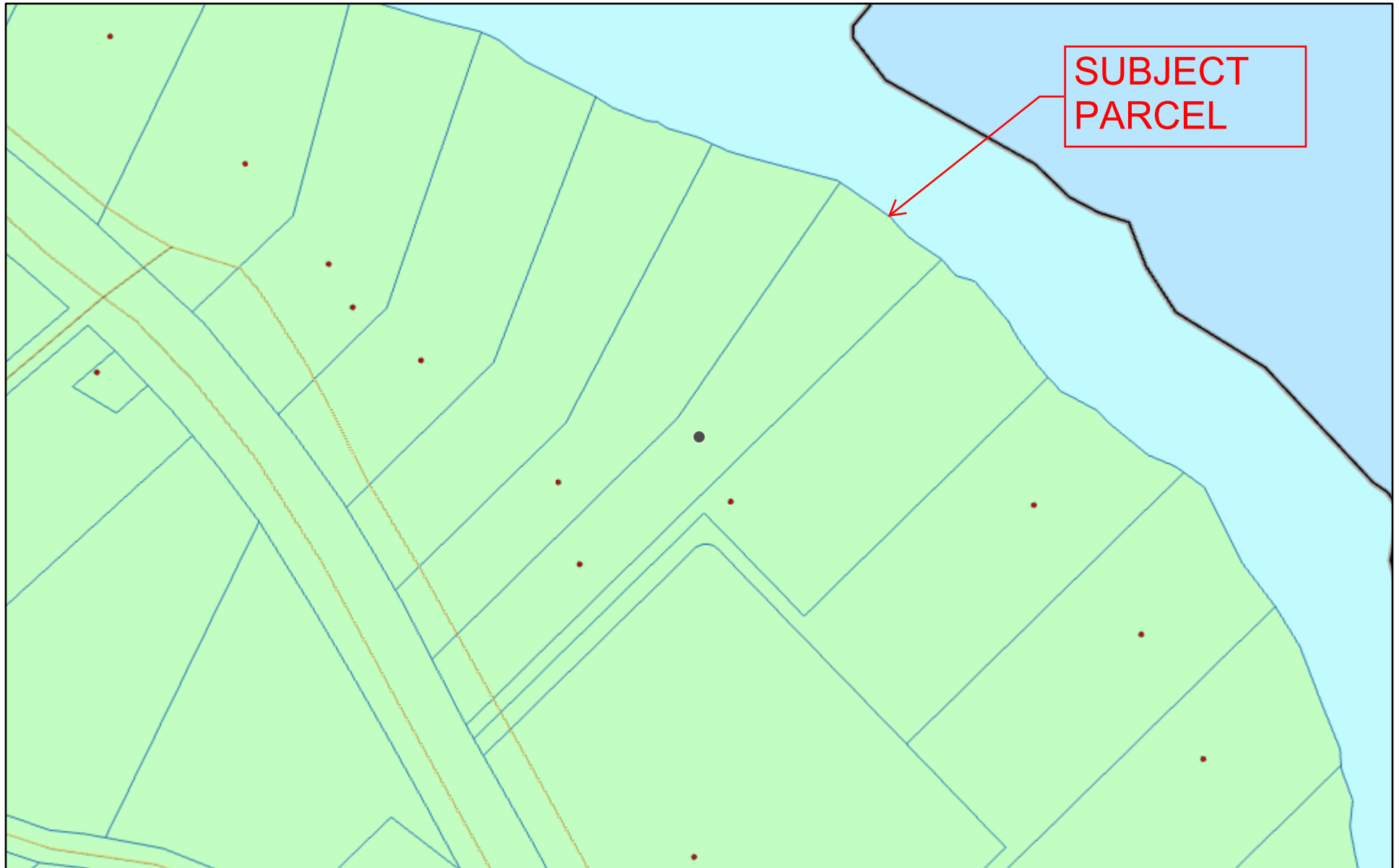


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FIGURE 6

State Land Use Classifications (SLU)

- Agricultural
- Conservation



Parcels (current boundary lines)



Address Points



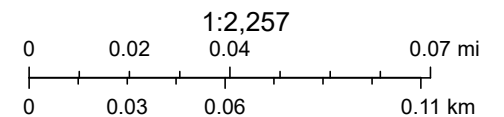
Street Centerlines



Hawaii County District Boundary



Coastline



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Web AppBuilder for ArcGIS

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iii. 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 Important Agricultural Land (**Figure 7**). This designation is intended for land with better potential for sustained high agricultural yields because of soil type, climate, topography, or other factors.

The proposed dwelling will not diminish the agricultural potential of the site and therefore the request is in keeping with the designation of the property. Further, the proposed action will retain the essential character of the land and will be consistent with the surrounding area and with the goals, policies, and standards of the General Plan.

The proposed construction of one (1) dwelling 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 dwelling will bring in additional property taxes, adding revenues to the County coffers.

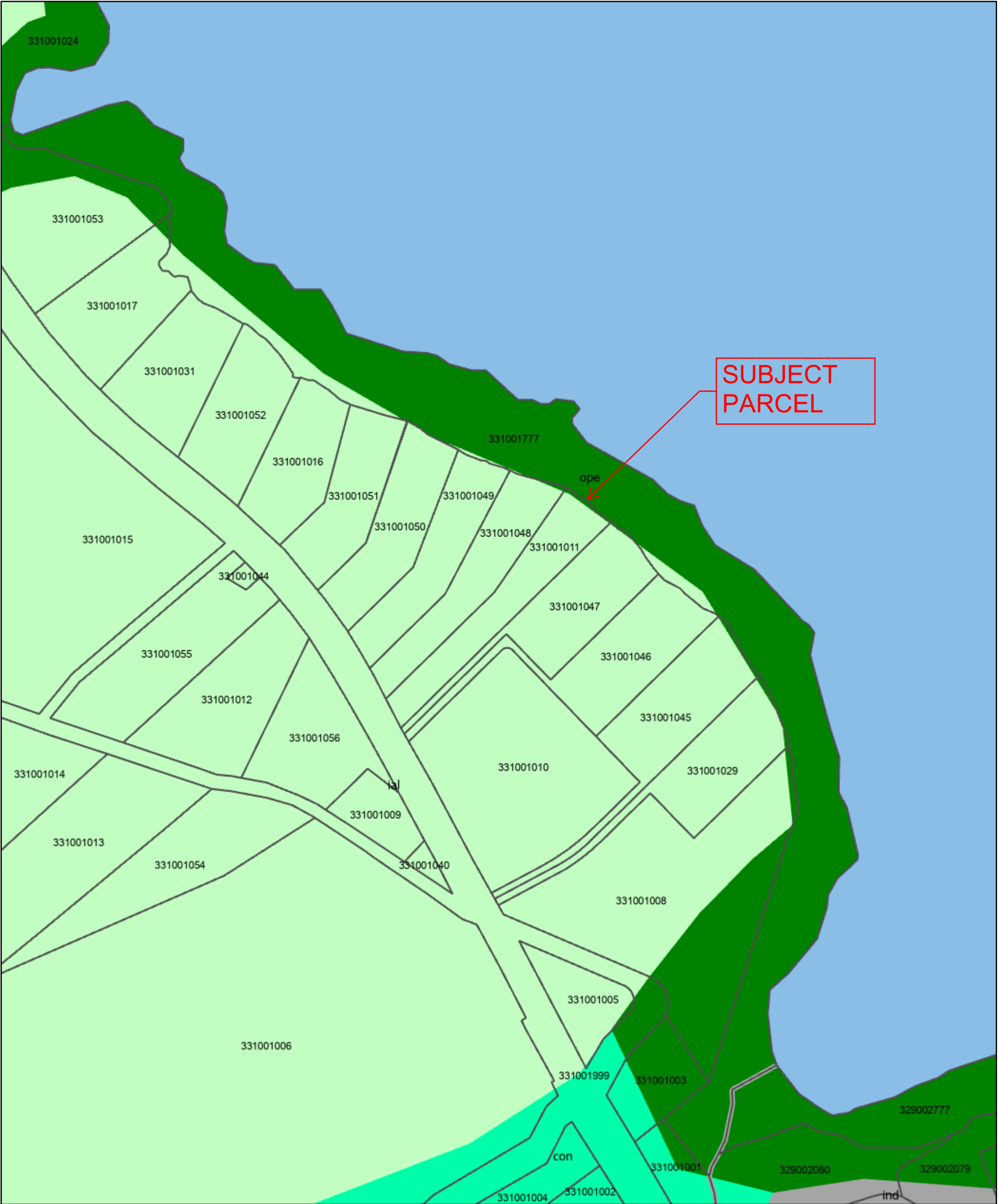
The proposed development would not provide adverse effects on the **environment** or the natural resources of the region. The General Plan identifies five (5) areas of environmental concerns - air pollution, water quality, soil pollution, solid waste disposal, and noise pollution. As proposed, the project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

The project will be **energy** conscious through its use of a solar water heater and design features that take advantage of the sun and wind patterns.

There may be a modest increase in **air pollution** during construction due to construction equipment and dust; however, these impacts should be negligible as they will be limited and temporary. In the long term, traffic generation, and thus vehicular emission, will be limited to typical residential use. Access to the property is via a gravel easement from Hawai‘i Belt Road. Rules and regulations outlined in Hawai‘i Administrative Rules Chapter 59 “Ambient Air Quality,” and Chapter 60.1 “Air Pollution,” will be followed during all construction and operation activities. HAR §11-60 on Fugitive Dust prohibits visible emissions of dust from construction activities. In addition, 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

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FIGURE 7

LUPAG Current Status (Labels)

LUPAG (Current Status)

Conservation

Important Ag. Lands

Industrial

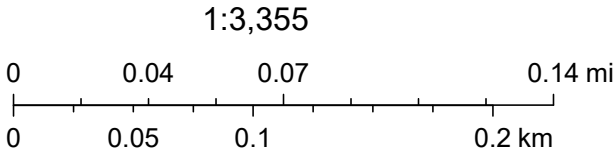
Open Area

District Boundary

Coastline

Parcels (labels)

Parcels (boundary lines)



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- 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.

Grading will be minimal and limited to the immediate construction area of the proposed residence and driveway. Construction Best Management Practices (BMPs) will prevent impacts from stormwater runoff. These are discussed in Section II.A.v. of this report. Pursuant to County drainage requirements, appropriate drywell and/or similar means to capture runoff from any improvements will be built, if necessary, in conjunction with the appropriate permitting process. The project will utilize an individual wastewater system approved by the Department of Health, which will mitigate potential water quality, coastal ecosystem, and soil impacts due to wastewater.

The subject site is zoned Agricultural and the **soils** have a primary Land Study Bureau (LSB) Overall Productivity Rating of “C”, or fair, with a small portion of the parcel along the sea pali rated “E”, or very poor (**Figure 8**). According to the Agricultural Lands of Importance to the State of Hawai‘i (ALISH) classification system, the subject site is considered “prime” (**Figure 9**). Construction BMPs and mitigating measures will prevent impacts to **soil**.

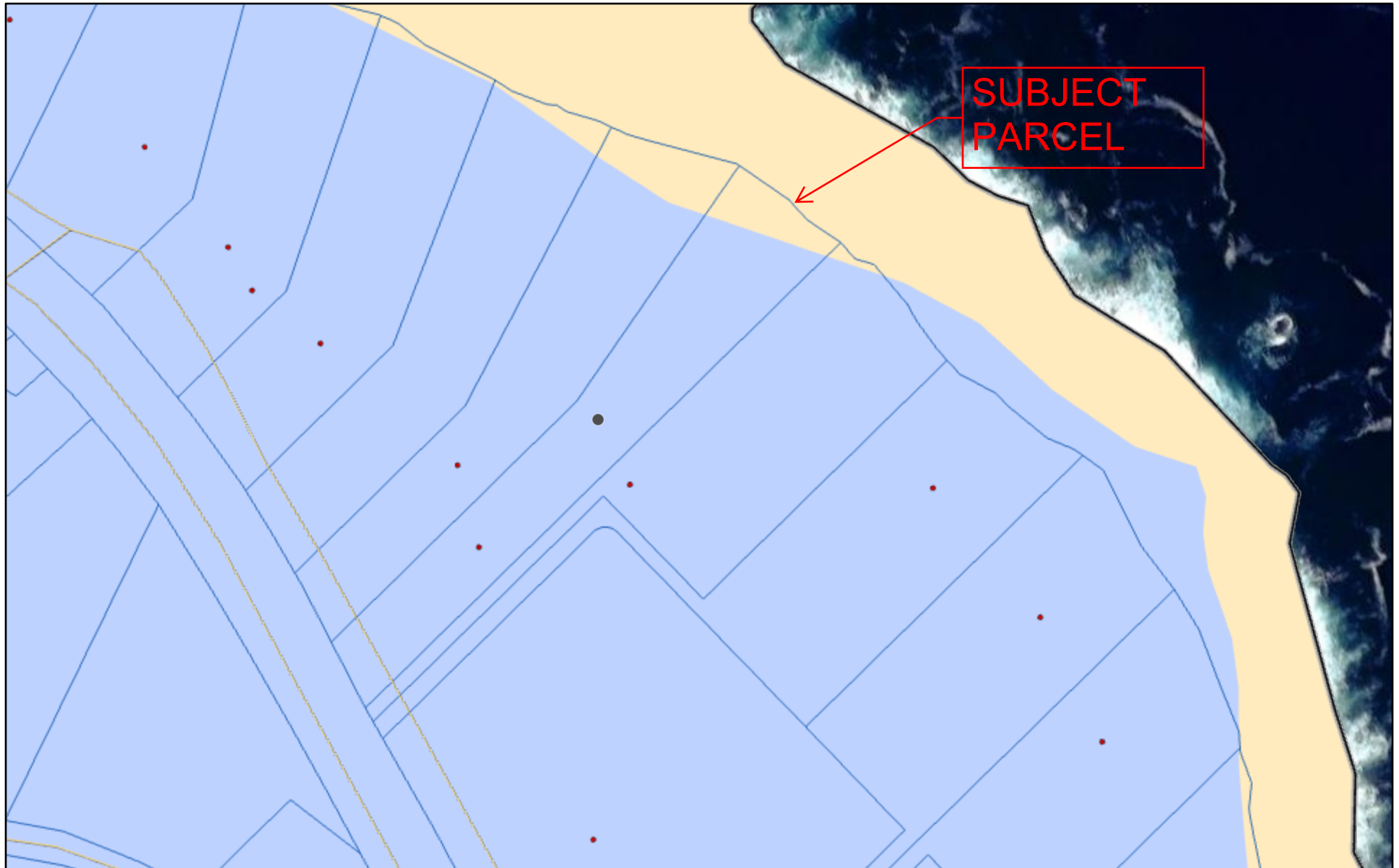
The long-term **solid waste** impact will be consistent with residential use with little potential for waste management issues or noxious wastes.

Temporary **noise** will occur during the construction of the proposed dwelling, however, there should be little, if any, long-term impacts. The request is consistent with residential and agricultural uses in the surrounding area. Rules and regulations outlined in Hawai‘i Administrative Rules Title 11, Chapter 46 “Community Noise Control” will be strictly followed.

No significant **visual impacts** are expected to occur due to the location of the proposed dwelling and the downward sloping topography of the parcel in a mauka to makai direction. Additionally, the dwelling is proposed to be sited roughly between two existing residences on the adjacent parcels. Thus, visual impacts should be negligible and will not significantly change from the current state and lot configuration.

All State and County requirements to minimize the possibility for spills and **hazardous materials** will be followed during construction phases. Contractors will adhere to the following Best Management Practices:

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FIGURE 8

Land Study Bureau Soil Type (LSB)

C

E



Hawaii County District Boundary



Coastline



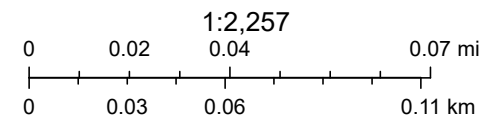
Parcels (current boundary lines)



Address Points



Street Centerlines

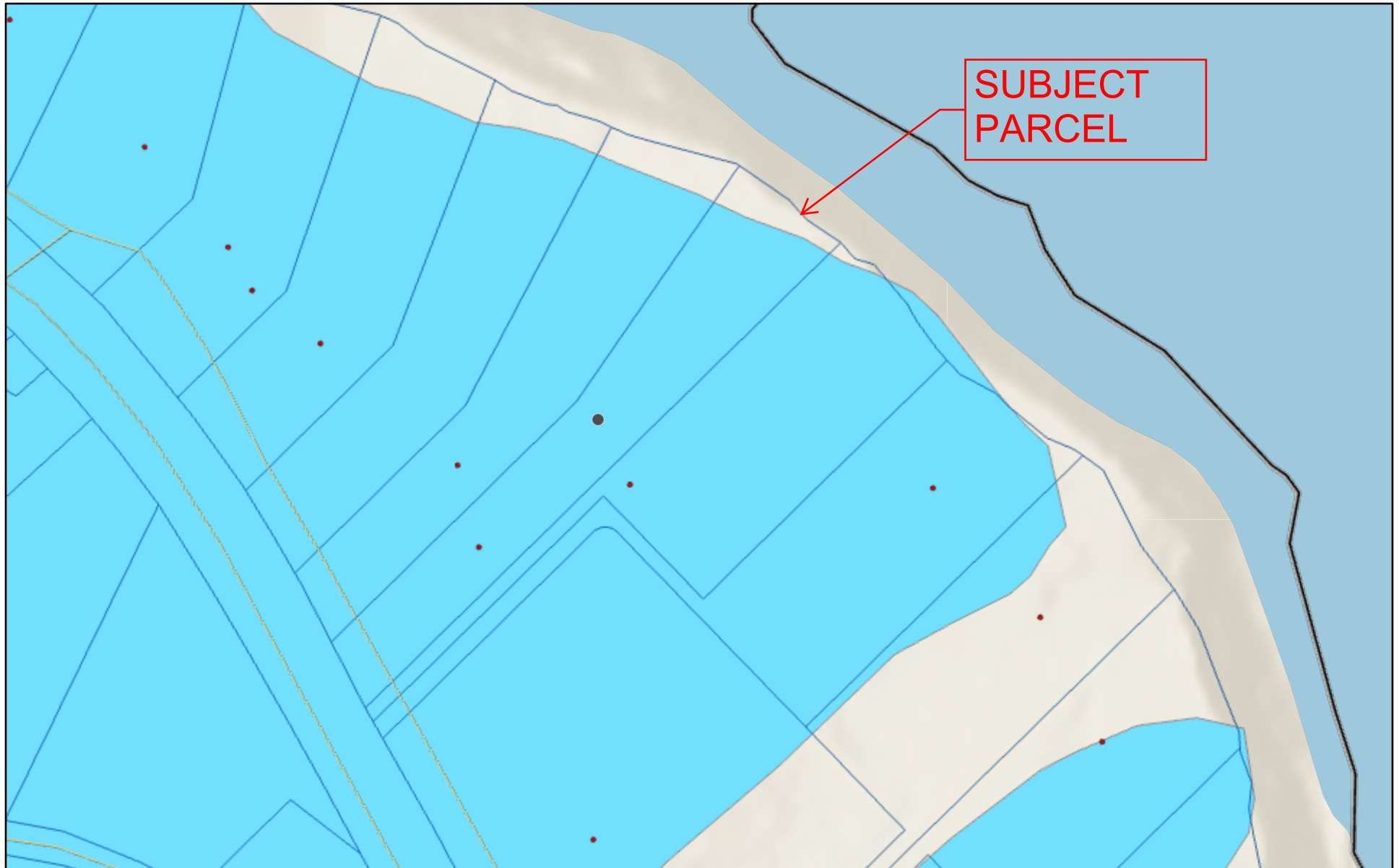


County of Hawaii IT Department, Resource Mapping Hawaii

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ArcGIS Web Map



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FIGURE 9

Agricultural Lands of Importance to the State of Hawaii (ALISH) 1
Hawaii County District Boundary
Coastline
Parcels (current boundary lines)
Address Points
Street Centerlines

1:2,257
0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

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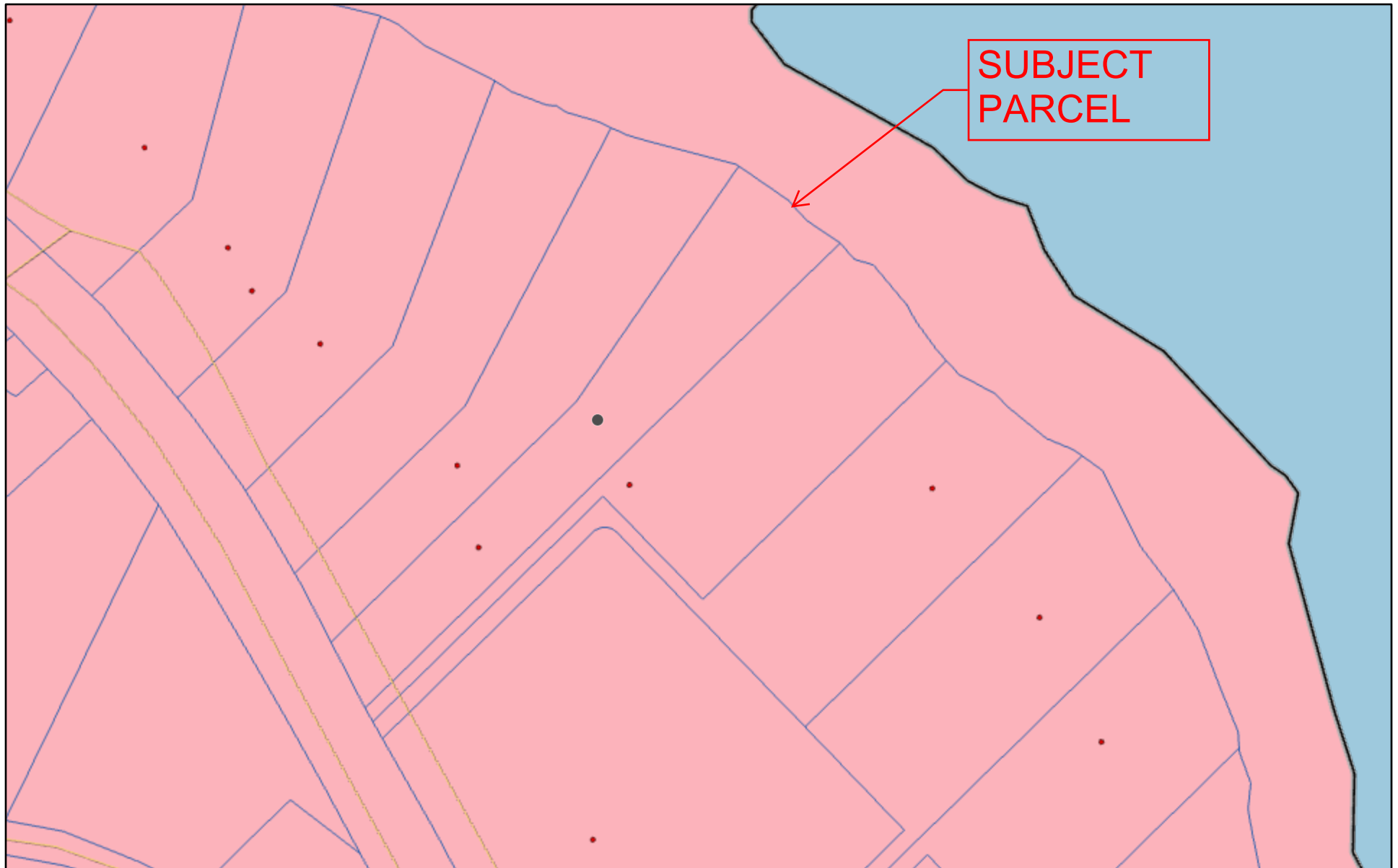
- Construction activities with the potential to produce polluted runoff will be limited to periods of low rainfall;
- During construction, emergency spill treatment, storage, and disposal of all hazardous materials, will be explicitly required to meet all State and County requirements, and the contractor 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;
 - 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.

With regard to **flooding**, the Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM) identifies the site as within Zone “X” (areas outside of the 500-year flood) (**Figure 10**). Due to its being situated on top of a pali, the proposed development is well above the 3.2-foot Sea Level Rise Exposure Area. The applicants have not observed any significant runoff or erosion in the recent past.

With regards to **historic sites**, although no commissioned archaeological survey of the site was conducted, it is unlikely that any historic sites would be found on the property as the parcel has been previously cleared, as depicted in the attached aerial photo from 1965 (**Figure 11**). 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 DLNR-SHPD and County Planning Department will be secured before work resumes.

The General Plan also emphasizes that developments be mindful of an area's **natural beauty**. The project area is not proximate to any areas identified within the General Plan as Natural beauty Sites. Additionally, the applicant proposes to construct the dwelling on a portion of the property that is at a lower elevation while still maintaining an approximately 200-foot distance from the sea pali. In doing so, she hopes to minimize any potential view effects from other properties while also providing ample distance from

ArcGIS Web Map



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FIGURE 10

National Flood Hazard Layer Flood Zones

X

Hawaii County District Boundary

Coastline

Parcels (current boundary lines)

Address Points

Street Centerlines

1:2,257
0 0.02 0.04 0.07 mi
0 0.03 0.06 0.11 km

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PROJECT
AREA

FIGURE 11

the shoreline to avoid any potential for shoreline hazards or adverse impact to **coastal resources**.

In addition, since there is no increase in density or change in permitted use, there will be no significant impact to **public utilities** or government services and infrastructure.

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.*
- *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 is consistent with the County 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.

iv. Hāmākua Community Development Plan

The *Hāmākua* Community Development Plan (HCDP) was developed through the implementation of the 2005 County of Hawai‘i General Plan. CDP’s are designed to translate and implement the goals, policies, and standards of the General Plan as they apply to specific communities and districts. Additionally, they provide an important framework for a community’s intended outcome and vision and are often used as a forum for community input in terms of land-use, availability of public resources, and overall development. The following objectives and policies of the HCDP apply to the project area and proposed development:

1.7.1 Community Objectives

Objective 1: Protect, restore, and enhance watershed ecosystems, sweeping views, and open spaces from mauka forests to makai shorelines, while assuring responsible public access for recreational, spiritual, cultural, and sustenance practices.

Objective 2: Protect and restore viable agricultural lands and resources. Protect and enhance views and open spaces that exemplify Hāmākua’s rural character.

Objective 4: Protect and nurture Hāmākua’s social and cultural diversity and heritage assets, including sacred places, historic sites and buildings, and distinctive plantation towns.

Discussion: The potential for impacts to the area's scenic and open space resources should be negligible. The topography of the parcel, which slopes gently downward in a mauka to makai direction, mitigates potential view plane impacts from nearby properties. Additionally, the dwelling will have a maximum height of 23'7" above grade and will not diminish the agricultural potential of the site. There is no safe access to the coastline in the immediate area as the property terminates at an approximately 180-foot-high cliff face. Furthermore, the proposed improvements will be sited approximately 200 feet from the top of the pali. Thus, the proposed improvements will not intrude upon the shoreline setback and the project will not inhibit any public access to ocean and recreational resources. In addition, the project is not expected to interfere with any historic, cultural, or archaeological resources as the site has been previously cleared for several decades. However, in the event any undiscovered resources are found, any work would cease and would only resume after proper clearances from the State and/or County have been received.

F. Special Management Area & HRS 205A Guidelines Discussion

i. HRS 205A-2 Objectives

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

The proposed project will support public coastal recreational opportunities by not interfering with or impeding on public access points. There is no safe access to the shoreline in the immediate area as the property terminates at an approximately 180-foot-high cliff face. All development will occur over 200-feet from the coastal pali.

(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 as the parcel has been previously cleared for several decades. 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 scenic and open space resources. The topography of the site slopes gently downward in a mauka to makai direction. The location of the dwelling and the natural topography mitigate potential impacts to scenic resources from neighboring properties and roadways. The proposed dwelling will have a maximum height of 23'7" above grade and will be sited approximately 200-feet from the shoreline so as to not interfere with open space and

shoreline resources. Visual impacts regarding the coastline will not significantly change from the current state and lot configuration.

(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. Minimal grading will be required. An individual wastewater system approved by the Department of Health will be installed. Relative to coastal ecosystems, there should be little, if any, adverse impacts.

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

The proposed construction of one (1) dwelling 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 dwelling will bring in additional property taxes, adding revenues to the County coffers.

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

Due to its elevation over 180-feet above sea level, the property is outside the Hawai'i County Civil Defense Tsunami Evacuation Zone. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) identifies the parcel as Flood Zone "X" (areas outside of the 500-year floodplain). Additionally, all proposed improvements will be sited a considerable distance from the shoreline and the applicants have not observed any significant runoff or erosion in the recent past.

(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.

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

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

(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 proposed project will not impact coastal dunes, public use, or recreation. Proposed mitigating measures for storm water and wastewater concerns will prevent impacts to public use and recreation and coastal ecosystems.

(9)(B) Coordinate and fund beach management and protection.

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

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

Minimal grading will be required. Wastewater will be handled through an individual wastewater system approved by the Department of Health. This system will be a considerable distance from the shoreline. No long-term impacts are expected with the implementation of these BMPs and mitigating measures.

ii. 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 on 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;***

Hakalau Bay is identified as a valued scenic resource in the County General Plan. The bay is located roughly 1,300 feet south of the subject site and will not be impacted by the proposed development. The proposed dwelling will conform to the character of other developments in the area. Visual impacts will be negligible based on the location of the proposed improvements and gentle downward sloping topography of the area in a *mauka* to *makai* direction. The dwelling is proposed approximately 200 feet from the shoreline to minimize any potential view effects from other properties and nearby roadways. Therefore, views from nearby properties and roads will not change significantly.

(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 applicant will construct an individual wastewater system approved by the Department of Health. 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.

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

Minimal grading will be required. Wastewater will be handled through an individual wastewater system approved by the Department of Health and located a considerable distance from the shoreline. Construction BMPs will manage stormwater runoff. 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;

Construction Best Management Practices will prevent impacts to water quality from stormwater runoff. An individual wastewater system approved by the Department of Health will manage wastewater. Pursuant to County drainage requirements, appropriate drywell and/or similar means to capture runoff from any improvements will be built, if necessary, in conjunction with the appropriate permitting process.

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

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

(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 mitigation 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 and welfare, and other compelling public interest.

(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;***

Many properties in the area contain dwellings, including the adjacent properties to the north and south. The request is consistent with surrounding uses and similar to existing residential development in the area.

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

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

(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. However, the applicant will comply with all requirements of the Federal Flood Insurance Program and Chapter 27 Floodplain Management. All proposed

demolition and development will be located within Flood Zone X according to FEMA FIRM.

- (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 public participation policies relate to promoting public involvement and dissemination of information with respect to coastal zone management. These are managing authority related policies and are not applicable to this application. 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.

- (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;***

The proposed dwelling would be located a considerable distance from the shoreline and outside of all setback areas. The project seeks to conserve as much open space as possible. There are no known erosion issues on site and no shoreline hardening structures are proposed.

- (9)(D) Minimize grading of and damage to coastal dunes;***

The proposed development will not impact coastal dunes as none exist in the area. The proposed dwelling will be located approximately 200-feet from the shoreline and at an elevation of over 180 feet above sea level. All BMPs and mitigating measures discussed throughout the report will prevent all impacts to coastal resources.

- (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 applicant will maintain vegetation on the property and will ensure no encroachment or disruption occurs from the property to any 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 resources 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 - as discussed earlier - are consistent with the objectives, policies, and guidelines of the SMA Rules and Regulations; and
- C. The proposed activities are consistent with the County General Plan and County Zoning Code.

G. Surrounding Zoning and Land Uses

The subject site and the surrounding properties are zoned A-20a (**Figure 5**). The surrounding parcels are primarily similar in size to the subject parcel and contain a mix of residential and agricultural uses. A larger, 26 + acre parcel to the northwest is the site of the World Botanical Gardens.

This action should have a negligible effect on surrounding land uses and will not result in any change to the character or ambiance of this area. The surrounding area is primarily used residentially with the majority of surrounding properties containing farm dwellings and being similar in size to the subject parcel. The proposed dwelling would thus be consistent with the use of the surrounding area.

No zoning or density changes are requested and thus traffic should continue to be at a residential level and hence not any different than what exists today or the potential that exists today. As such, the request should not create a significant impact to surrounding areas.

H. Flood Insurance Rate Map

The subject property is entirely within Flood Zone X (areas outside of the 500-year floodplain) (**Figure 10**). The subject property is outside the Tsunami Evacuation Zone and the 3.2-foot Sea Level Rise Exposure Area. However, a Civil Defense Siren identified as HA113 is located 0.75 miles to the south of the subject property at the intersection of Hawai'i Belt Road and Chin Chuck Road. As of January 2025, this siren is fully operational.

I. Archaeological Resources

A formal archeological study of the site has not been conducted in conjunction with the proposed development. The attached aerial photo of the area from 1965 (**Figure 11**) shows that the project area has been previously cleared for several decades and thus the applicant does not believe any archaeological or historic resources are present. In the event any inadvertent discoveries are made during any land disturbance activity relating to this project, work will cease, and the applicant will immediately notify the Planning Department and the State DLNR and secure their clearances before proceeding further.

J. Floral and Faunal Resources

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 within the subject site as the site has been entirely cleared for many years.

Typical vegetation found in the area includes invasive grasses, African tulip (*Spathodea campanulata*), coconut palm (*Cocos nucifera*), and areca palm (*Dyopsis lutescens*).

Several common birds frequent the area, including Common Myna (*Acridotheres tristis*), Spotted Dove (*Streptopelia chinensis*), House Finch (*Carpodacus mexicanus*), Saffron Finch (*Sicalis flaveola*), and Japanese White-Eye (*Zosterops japonicus*). It is also possible for feral cats (*Felis catus*), chickens (*Gallus gallus domesticus*), Indian mongoose (*Herpestes a. auropunctatus*), and pigs to be present at times.

The site is not known to be a habitat for any rare or endangered animal life. However, it would be possible to find the Hawaiian Hawk (Iʻo) (*Buteo solitarius*), the Hawaiian Owl (Pueo) (*Asio flammeus sandwichensis*), and the Hawaiian Hoary Bat or ʻOpeʻapeʻa (*Lasiurus cinereus semotus*) flying over, roosting, or utilizing resources near the property. As the property has been previously cleared and there are few tall trees in the area of the proposed development, no impact is anticipated to these species.

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.

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 ʻŌhiʻa 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 ʻŌhiʻa trees are present on the Property; therefore, none will be cut down during construction.

K. Valued Cultural Resources

The Hawaiʻi State Supreme Court’s “PASH” and “*Ka Paʻakai O KaʻAina*” decisions require decision-makers to consider a project’s impact to native Hawaiian gathering and fishing rights. Specifically, there must be a discussion of the cultural, historical, and natural resources and associated traditional and customary practices of this site and the impact of this project to these resources and practices.

The subject parcel terminates at an approximately 180-foot high sea pali and all proposed improvements will be located a considerable distance from the pali. Therefore, no impacts to traditional shoreline uses 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 site and surrounding area have been cleared and used extensively for agricultural and residential uses for many years, it would appear very unlikely

that the site would serve such a purpose today and/or in the recent past. Thus, no impacts are anticipated to area cultural, historical, or natural resources.

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 to cultural and historical resources.

L. Public Access

The requested action will not impact public access to the ocean or recreational resources. The subject improvements will be located a considerable distance from the shoreline. There is no safe access to the coastline in the immediate area as the property terminates at an approximately 180-foot-high pali which separates the property from the shoreline. Public shoreline access is possible from Hakalau Bay, located approximately 1,300 feet to the south, although vehicular access is currently prohibited.

M. Description of Access

Access to the property is from Hawai'i Belt Road, a State owned and maintained roadway, via an existing access easement that fronts the property. The dwelling is proposed to be served by a gravel driveway.

N. Traffic Impacts

The proposed project seeks to build one (1) single-family dwelling within an existing subdivision. Traffic will therefore not increase substantially over current levels.

O. Availability of Utilities

i. Water

County water is not available in this area. Water will be provided to the dwelling via a 10,000-gallon rainwater catchment tank with sufficient water storage to accommodate both the residential and fire protection needs of the dwelling.

ii. Wastewater

The dwelling will utilize a Department of Health approved individual wastewater system, which will mitigate potential impacts to water quality, coastal ecosystems, and soil due to wastewater.

iii. Other Utilities

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

P. Potential Areas of Concern

i. Coastal Hazards

The proposed activity is not likely to be directly affected by any coastal hazards due to its elevation at over 180 feet above sea level. The proposed dwelling will be located within Flood Zone X and outside the tsunami evacuation zone and the 3.2-foot sea level rise exposure area. However, a Civil Defense Siren identified as HA113 is located 0.75 miles to the south of the subject property at the intersection of Hawai'i Belt Road and Chin Chuck Road. The dwelling is proposed to be located approximately 200-feet from the shoreline and will therefore not likely be subject to impacts from high waves, erosion, or subsidence.

ii. Coastal Resources

All construction activities will follow Best Management Practices to minimize adverse point and non-point pollution to coastal resources and surrounding areas. The following BMPs specific to demolition will be followed. This is not a comprehensive list; any other mitigating measures identified during the subsequent permitting process that are required to prevent significant impacts will be followed.

1. 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.
2. Sediment loss will be minimized by placing structural controls including silt fences, gravel bags, sediment ponds, check dams, and other barriers.
3. Sediment wattles and protective covers will be applied to soil and material stockpiles.
4. Stockpiles of debris will be located away from waterways and low spots. Debris will be removed periodically from the subject site to prevent large stockpiles.
5. No heavy machinery will be used within the 40-foot shoreline setback area.
6. Routine inspection and maintenance of structural BMPs will be performed by trained personnel.
7. Significant leaks or spills will be properly cleaned and disposed of at an approved site.

The applicant has not observed any significant runoff or erosion on the subject property. Pursuant to County drainage requirements, appropriate drywell and/or similar means to capture runoff from any improvements will be built, if necessary, in conjunction with the appropriate permitting process. Additionally, an individual wastewater system will be

designed and constructed in accordance with the requirements of the Department of Health.

II. ANTICIPATED IMPACTS

A. Environmental Setting

i. General Description

The subject property gently slopes downward from approximately 220 to 180 feet above sea level and terminates at an approximately 180-foot high pali.

ii. Soils

The U.S. Department of Agricultural *Natural Resource Conservation Service* (NRCS) has designated the soil type for the property as Hilo hydrous silty clay loam with 0 to 10 percent slopes. The soil type is derived from basic volcanic ash over basalt. The soil is considered well drained with a medium runoff class. The soils have a primary Land Study Bureau (LSB) Overall Productivity Rating of “C”, or fair, with a small portion of the parcel along the sea pali rated “E”, or very poor (**Figure 8**). According to the Agricultural Lands of Importance to the State of Hawai‘i (ALISH) classification system, the subject site is considered “prime” (**Figure 9**).

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:

1. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation.
2. Construction shall be sequenced to minimize the exposure time of the cleared surface area.
3. 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.
4. 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.
5. 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.
6. Records of the duration and estimated volume of storm water discharge must be maintained.

iii. 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 within the subject site.

The parcel is currently undeveloped and is primarily vegetated with invasive grasses, African tulip (*Spathodea campanulata*), coconut palm (*Cocos nucifera*), and areca palm (*Dyopsis lutescens*).

The site is not known to be a habitat for any rare or endangered animal life. However, it would be possible to find the Hawai'i 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. As the property has been previously cleared and there are few tall trees in the area of the proposed development, no impact is anticipated to these species. Best Management Practices to protect possible seabirds in the area are discussed in Section I, subsection J of this report.

iv. Volcanic and Earthquake Hazards

According to the United States Geological Survey maps, the project site is located within Lava Flow Hazard Zone 8, on a scale of ascending risks 9 to 1 and thus there is a low risk from volcanic activity.

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 dwelling will be designed and engineered to withstand seismic hazards according to the Hawai'i County Code, Chapter 5A.

v. Flood/Drainage

The proposed activity is not likely to be directly affected by any coastal hazards due to its elevation at over 180 feet above sea level. Furthermore, the property is within Flood Zone X and the applicant has not observed any significant runoff or erosion in the recent past.

Pursuant to County drainage requirements, appropriate drywell and/or similar means to capture runoff from any improvements will be built, if necessary, in conjunction with the appropriate permitting process.

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. Minimal grading will occur and is not expected to require a separate grading permit. According to Hawai'i County Code 10-3, grading within the building lines for basements and footings of a building, retaining wall, or other structure, authorized by a valid building permit does not require a grading permit.

However, 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.

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.

B. Relationship to Land Use Plans and Policies

i. Special Management Area

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

C. Probable Environmental Impacts

There are no probable significant environmental impacts associated with the proposed action. The project will be energy conscious through its use of solar energy and 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 pollution, water quality, soil pollution, solid waste disposal, or noise pollution as discussed at length in Section I, subsection E. Wastewater will be handled by an individual wastewater system approved by the Department of Health. Pursuant to County

drainage requirements, appropriate drywell and/or similar means to capture runoff from any improvements will be built, if necessary, in conjunction with the appropriate permitting process. Stormwater runoff will be managed during construction phases by utilizing Best Management Practices and mitigating measures discussed above.

D. Unavoidable Adverse Environmental Effects

The proposed action and land use will not have any significant adverse effects to natural resources. The applicant intends to utilize the land for a dwelling, which is consistent with the use of the surrounding area and permitted uses in the Agricultural District.

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.

E. Alternatives to Proposed Action

No Project

An alternative to the proposed project would be to not build the dwelling and leave the parcel undeveloped. There is no significant justification for this alternative as the proposed dwelling would be consistent with surrounding land uses, is a permissible use in the Agricultural district, the site has been previously cleared and there are no anticipated significant impacts to the coastal environment, native flora, fauna, or cultural and historic resources.

Alternate Location

Although it could be possible to site the proposed improvements elsewhere on the property, the proposed layout is most optimal as it maintains a significant distance from the shoreline, yet is set far enough from the road to avoid potential view impacts from neighboring properties and roadways. Thus, no alternative layout would be more reasonable than the one proposed.

F. Irreversible and Irretrievable Commitment of Resources

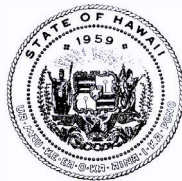
The proposed action will not involve an irrevocable commitment, loss, or destruction of any natural, cultural, or historic resources. Earthwork will closely follow all mitigating measures and Best Management Practices to minimize impacts to natural resources.

It is unlikely that any historic, archaeological, or cultural resources are present on the property as the parcel was previously cleared and has been developed for residential use 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 requested action will not impact public access and the dwelling is proposed to be approximately 200 feet from the shoreline.

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



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

MEMORANDUM

DATE: January 29, 2025

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

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Special Management Area Use Permit Application (PL-SMA-2025-000071)
Applicant: Atlas Surrey, LLC
Request: To Construct a Two (2) Story, Single-Family Residence and
Related Improvements
TMK: 3-1-001:011 North Hilo, Hawaii

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.

C. Kimo Alameda, Ph.D.
Mayor



Benjamin T. Moszkowicz
Police Chief

William V. Brilhante, Jr.
Managing Director

Reed K. Mahuna
Deputy Police Chief

County of Hawai`i

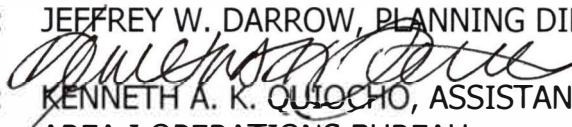
POLICE DEPARTMENT

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

February 3, 2025

COH PLANNING DEPT
FEB 4 2025 AM 10:58

REC'D HAND DELIVERED

TO : JEFFREY W. DARROW, PLANNING DIRECTOR
FROM : 
KENNETH A. K. QUIROCHO, ASSISTANT POLICE CHIEF
AREA I OPERATIONS BUREAU

SUBJECT: SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
(PL-SMA-2025-000071);
APPLICANT: ATLAS SURREY, LLC;
REQUEST: TO CONSTRUCT A TWO (2) STORY, SINGLE-FAMILY
RESIDENCE AND RELATED IMPROVEMENTS;
TAX MAP KEY: (3) 3-1-001:011; NORTH HILO, HAWAII

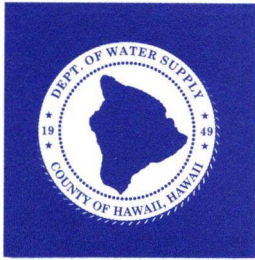
Staff, upon reviewing the provided documents, does not anticipate any significant impact to traffic and/or public safety concerns.

Thank you for allowing us the opportunity to comment.

If you have any questions, please contact Captain Reynold Kahalewai, Hamakua Patrol, at 775-7533 or via email at reynold.kahalewai@hawaiiicounty.gov.

RK:ws/25HQ0093

Planning Dept.
Exhibit <u>3</u>



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KĒKŪANĀŌ'A STREET, SUITE 20 • HILO, HAWAII 96720

TELEPHONE (808) 961-8050 • FAX (808) 961-8657

February 27, 2024

REC'D HAND DELIVERED
COH PLANNING DEPT
MAR 3 2025 PM 1:16

TO: Mr. Jeffrey Darrow, Director
Planning Department

FROM: Keith K. Okamoto, Manager-Chief Engineer

SUBJECT: **Special Management Area Use Permit Application (PL-SMA-2025-000071)**
Applicant - Atlas Surrey, LLC
Request - To Construct a Two (2) Story, Single-Family Residence and Related Improvements
Tax Map Key 3-1-001:011

We have reviewed the subject application and have no comments or objections on the request, as the subject parcel is beyond the service limits of the Department's existing water system.

Should there be any questions, please contact Mr. Ryan Quitarano of our Water Resources and Planning Branch at (808) 961-8070, extension 256.

Sincerely yours,

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

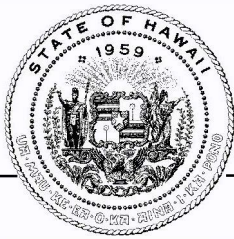
RQ:dfg

copy – Atlas Surrey, LLC
Mr. John Papan, Land Planning Hawaii

Planning Dept.
Exhibit 4

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

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



**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/>

DTS202501311122HE

Coastal Zone
Management
Program

February 19, 2025

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, Director
Department of Planning
County of Hawai'i
East Hawaii 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-2025-000071) to Construct a Two-Story, Single-Family Residence and Related Improvements, North Hilo, Hawai'i; Tax Map Key: (3) 3-1-001: 011

Thank you for the opportunity to provide comments on the Special Management Area (SMA) Use Permit Application (PL-SMA-2025-000071), transmitted via memorandum dated January 27, 2025, for construction of a two-story, single-family residence, North Hilo, Hawai'i.

According to the subject SMA Use Permit Application, Atlas Surrey LLC proposes to develop a two-story, approximately 2,560-square foot farm dwelling that contains five bedrooms and three bathrooms, approximately 960 square feet of patio space and approximately 576 square foot garage on a 1.998-acre lot within the county designated SMA. Associated improvements include a new driveway, a rainwater catchment tank and a new septic system.

The subject parcel is zoned Agricultural 20-acres (A-20a) and separated from the shoreline by a coastal conservation parcel. The building site will encompass an approximately 6,000 square foot area of the property, and will be sited approximately 200 feet from the sea pali.

The Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) identifies the parcel mainly as Flood Zone X, areas outside of the 500-year flood.

Planning Dept.
Exhibit 5

Mr. Jeffrey W. Darrow
February 19, 2025
Page 2

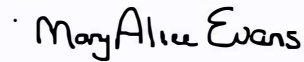
Construction is anticipated to take approximately 12 months, and the cost of the proposed residential development is estimated at \$510,000.

Since the issuance of a SMA Minor Permit (PL-SMM-2023-000048) that was previously issued for the project, the applicant has learned that project costs will exceed \$500,000 and thus a SMA Use Permit is needed.

The Office of Planning and Sustainable Development has reviewed the subject SMA Use Permit Application, and has no comments to offer.

If you respond to this comment letter, please include DTS202501311122HE 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,

A handwritten signature in black ink that reads "Mary Alice Evans". The signature is written in a cursive, flowing style.

Mary Alice Evans
Director

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

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
Office of Conservation and Coastal Lands
P.O. BOX 621
HONOLULU, HAWAII 96809

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

RYAN K.P. KANAKA'OLE
FIRST DEPUTY

CIARA W.K. KAHANE
DEPUTY DIRECTOR - WATER

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

REF: OCCL: MK

COR: HA 25-131

Feb 18, 2025

Memorandum:

TO: Jeffrey W. Darrow, Planning Director
County of Hawai'i Planning Department

FROM: S. Michael Cain, Administrator *S. Michael Cain*
Office of Conservation and Coastal Lands

SUBJECT: Request for Comments for Special Management Area Use Permit Application for
Construction of Single-Family Residence
Located at Kamaee, North Hilo, Island of Hawai'i
Tax Map Key (TMK): (3) 3-1-001:011

COH PLANNING DEPT
FEB 21 2025 PM 4:29

REC'D BY MAIL

The Office of Conservation and Coastal Lands (OCCL) is in receipt of your letter regarding the subject matter. According to the information you provided, the County of Hawai'i Planning Department is seeking agency comments on behalf of Atlas Surrey LLC, who is proposing to develop an approximately 2,560 ft², two-story, single-family residence (SFR). It appears that a small portion of the subject TMK lies within the Resource Subzone of the State Land Use Conservation District.

The proposed SFR contains five bedrooms, three bathrooms, driveway, rainwater catchment tank, and a new Department of Health approved septic system. Approximately 1,536 ft² of accessory areas are also proposed, composed of 960 ft² of patio space and 576 ft² garage.

Staff's research identified that a small coastal portion of parcel 011 lies within the Conservation District Resource Subzone. The remainder of the parcel is zoned Agriculture (See **Exhibit 1**). The landowner claims that all improvements and uses are proposed approximately 200 feet from the nearest Conservation District boundary. According to the information and diagrams provided, it does not appear there will be any proposed land uses within the Conservation District. The landowner may proceed with permitting through the County. Should there be any proposed land uses within the Conservation District, please contact our Office for further review.

Should you have any questions, please contact Mari Kurosawa of our Office at (808) 587-0381 or at mari.i.kurosawa@hawaii.gov.

CC: Hawai'i District Land Office

Planning Dept.
Exhibit 6