

COUNTY OF HAWAI‘I PLANNING DEPARTMENT
BACKGROUND REPORT

MICHAEL STEHLE AND LISA DOGGETT-STEHLER
SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
(PL-SMA-2025-000081)

MICHAEL STEHLE AND LISA DOGGETT-STEHLER have submitted an application for a Special Management Area Use Permit to construct a three-story, approximately 3,500 square-foot (sf) single-family residence with three bedrooms, three and a half bathrooms, and related improvements on an 11,921-square foot shoreline parcel within the Special Management Area (SMA). The subject property is located approximately 125 feet northeast of the Kamakoa Street and Moana Kai Pali Street intersection on the makai side of Kalapana-Kapoho Road, Kehena Beach Estates Unit 1, Keauohana, Puna, Hawai‘i, TMK: (3) 1-2-030:012.

PROPOSED DEVELOPMENT

1. **Request:** Michael Stehle and Lisa Doggett-Stehle propose constructing a new three-story single-family dwelling on a 11,921 square foot property located within the Special Management Area (SMA) in Puna, Hawai‘i (TMK: (3) 1-2-030:012). The property is zoned Agricultural 1-acre (A-1a) and is located approximately 125 feet northeast of Kamakoa Street and Moana Kai Pali Street intersection, makai (ocean side) of Kalapana-Kapoho Road. The project will involve building an approximately 3,500-square-foot residence with three bedrooms and three and a half bathrooms. Associated with the residence will be roughly 977 square feet of accessory areas, including approximately 823 square feet of lanais (patio space) and a 480-square-foot garage. The proposed construction will be sited a minimum of 40 feet from an approximately 60-foot-high coastal sea wali 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 Coconut Palm, Areca Palm, Naupaka, Hala Tree, Asian sword fern, Plumeria Tree, and Ki. Supporting improvements include a 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 to 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 \$900,000, and it is anticipated to take about 12 months to complete once permits are issued. Construction impacts are expected to be minimal, managed by adhering to best management practices (BMPs) for air pollution, sedimentation, erosion control, stormwater management, and wastewater management. The property is primarily classified as outside the 500-year floodplain (Zone X). However, a portion of the property is designated as a coastal flood zone with velocity hazard (VE) and is within the tsunami evacuation zones. **(Planning Department Exhibit 1 – SMA Use Permit Application Packet dated May 9, 2025).**

2. **Setback Considerations:** The project utilizes smaller side yard and front yard setbacks than typically required by the zoning code. This adjustment was made due to the actual smaller size of the lot compared to what is recorded. The Planning Director has reviewed and approved the use of these smaller setbacks, acknowledging the unique constraints of the property.
3. **Project Objectives:** The purpose of the project is to develop a single-family dwelling.
4. **Cost/Time of Project:** The current estimated cost of the improvements is \$900,000. The project will begin as soon as all permits and approvals are granted.
5. **Landowner:** Equity Trust Co. FBO. M. T. Stehle IRA and Lisa A. Doggett-Stehle

BACKGROUND INFORMATION

6. **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 the either the Conservation District or the Shoreline Setback Area.

STATE AND COUNTY PLANS

7. **State Land Use Designation:** Agricultural.
8. **General Plan LUPAG MAP:** Open (ope).
9. **County Zoning:** A-1a (Agricultural, 1-acre).

10. **Puna Community Development Plan (PCDP):** The Puna Community Development Plan was adopted by the Hawai'i County Council by Ordinance No. 08-116 on September 10, 2008.
11. **Special Management Area (SMA):** The project is located within the Special Management Area and therefore, the proposed development is subject to the SMA review.

DESCRIPTION OF PROJECT AREAS AND SURROUNDING AREA

12. **Land Area:** The original land area was approximately 11,900-square feet when it was originally created, but now it is about 9,500-square feet – a reduction of approximately 20% of the original land area.
13. **Subject Project Area:** The subject parcel is entered on the mauka/western property boundary from Moana Kai Pali Street, which is a County owned and maintained road. The project area encompasses a 11,921-square foot parcel located in Puna, Hawai'i, and is situated approximately 0.3 miles southwest of Kehena Black Sand Beach. The property lies on the makai (ocean side) of Moana Kai Pali, and the property gently slopes downward in a mauka-to-makai direction from an elevation of about 68 feet above sea level to approximately 60 feet, terminating at a prominent coastal sea pali (cliff) approximately 60 feet high. The parcel is undeveloped, having been cleared decades ago, and today supports only a light cover of common coastal ornamentals—coconut palms, naupaka, ti and similar species—scattered over young lava substrate.
14. **Surrounding Land Zoning/Uses:** The subject parcel and surrounding properties are zoned Agricultural 1-acre (A-1a). Neighboring parcels primarily reflect similar rural-agricultural character, with land uses predominantly consisting of single-family residences. Adjacent parcels include a mix of developed and undeveloped open land.
15. **Soil Type:** The United States Department of Agriculture Natural Resources Conservation Service classifies the soil on subject property as Hakuma highly organic hydrous loam. Typically, this soil is composed of highly organic hydrous loam from zero to 8 inches below ground surface. It is found on slopes of 2 to 10 percent between sea level and 1,200 feet elevation and is moderately well-drained with high run-off potential.

16. **Land Study Bureau's Detailed Land Classification System:** The project site is listed as “E” (Very Poor).
17. **Agricultural Lands of Importance to the State of Hawai‘i (ALISH) System:** The entire subject parcel is listed as “0” (unclassified) on the ALISH Map.
18. **Flood Insurance Rate Map (FIRM):** The entire property above the pali is classified in Flood Zone X.
19. **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 coconut palms (*Cocos nucifera*), areca palms (*Chrysalidocarpus lutescens*), naupaka (*Scaevola taccada*), hala tree (*Pandanus tectorius*), Asian sword fern (*Nephrolepis brownii*), plumeria (*Plumeria rubra*), and ti plant (*Cordyline fruticosa*). 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.
20. **Archaeological Resources:** The application was submitted to the State Historic Preservation Division (SHPD) for 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. The subject property exists within an existing developed residential community which indicates that any resources in this area may have been lost, removed or disturbed. The applicant also states that 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 Division of Land and Natural Resources (DLNR) and County Planning Department if any archaeological or historical resources are inadvertently discovered during construction activities.
21. **Cultural/Historic Resources:** No formal cultural or historic resource assessments have

been conducted for the project site. Because the parcel was cleared decades ago and has remained undeveloped, no cultural or historic resources are known to exist on the property. Whether the area was ever used for traditional or customary practices is unclear, as any surface evidence has likely been removed. The lot ends at a sea pali roughly 60 feet high, which limits direct shoreline access. The applicant has stated that, should legitimate gathering claims be made by Native Hawaiians, they will honor those claims and provide any legally required access. Public shoreline access is available about 0.3 miles to the north at Kehena Black Sand Beach.

22. **Recreational/Scenic and Open Space Resources:** The project area is perched atop approximately 60-foot sea cliffs, so there is no safe on-site shoreline recreation or access. County LUPAG maps place the lot in the General Plan’s “OPEN” land-use category – meant for parks, recreational areas, and other coastal open spaces. The proposed home will occupy only the mauka portion of the lot, roughly 40 feet from the certified shoreline, leaving the cliff edge undeveloped and preserving the open-space buffer along the coast. Because of those cliffs, direct access to the ocean at the parcel would be extremely hazardous. The nearest safe public shoreline access is Kehena Black Sand Beach, located about 0.3 miles north of the site; and the SMA report confirms the project will not affect public access to or views from the beach. The Coastal Zone Management analysis further notes that, by keeping all construction outside the 40-foot shoreline setback, the dwelling “will not interfere with or impede on the public shoreline access,” thereby maintaining existing coastal recreation opportunities and informal trails in the area. A visual assessment concluded that existing vegetation and the gentle mauka-to-makai slope already screen ocean views from Moana Kai Pali Street; the house – limited to about 30 feet in height – is therefore expected to have negligible scenic impacts on the surrounding coastline and open-space vistas. In summary, the surrounding open shoreline, sea-cliff backdrop, and nearby Kehena Black Sand Beach together provide the key recreational, scenic, and open-space resources for this stretch of coast, and the project has been sited and scaled so those resources-and the principal shoreline access point at Kehena-remain intact.

23. **Coastal Hazards:** The parcel's cliff-top setting sharply limits direct coastal risk. FEMA maps show only a thin sliver of high-velocity Flood Zone VE on the cliff face; the buildable bench is in low-hazard Zone X, outside the 3.2-foot sea-level-rise exposure band, and the planned dwelling will sit about 40 feet landward of the certified shoreline. The lot is inside the County's tsunami-evacuation zone, but a Civil-Defense siren less than 0.5 mile away provides warning time. Geologic hazards are limited to Island-wide seismic Zone D and Lava-Flow Hazard Zone 2; the house will be engineered to current code for those risks.

Surface drainage is gentle, about an eight-foot drop from road to cliff edge and owners report no historic ponding or erosion. Even so, all roof and driveway runoff will be retained on site with drywells or similar devices, and construction must follow County "Storm Drainage Standards," which can include silt fences, wattles, rapid revegetation and other BMPs to keep sediment or pollutants out of coastal waters. Wastewater will be treated in an individual, Department-of-Health-approved system, further reducing nutrient loading to the near-shore zone. Because all work occurs landward of the shoreline setback and no hardening structures are proposed, wave action, public access and water quality at the base of the cliffs—and at nearby Kehena Beach—are expected to remain unchanged.

PUBLIC UTILITIES AND SERVICES

24. **Access:** The site is accessed from County owned Moana Kai Pali Street, approximately 125 feet northeast of its intersection with Kamakoa Street.
25. **Water:** Potable water will be provided entirely by an on-site rain-catchment system because the Hawai'i County Department of Water Supply has no municipal service lines in Kehena Beach Estates. The applicants therefore plan to roof-harvest rainfall and route it to a 10,000-gallon reinforced storage tank constructed beneath the residence, supplying all domestic needs. This approach is standard for coastal lots in lower Puna and, when paired with first-flush diversion and filtration/UV treatment, can meet Department of Health potable-water guidelines while eliminating any demand on county wells or transmission mains.

26. **Wastewater:** No county sewer serves Kehena Beach Estates, the project will rely on an individual wastewater system (IWS) as approved by the Department of Health (DOH) and sited mauka of the 40-foot shoreline-setback line so effluent filters through native soils before it could reach the ocean.
27. **Other Essential Utilities and Services:** Electricity, telephone, and internet services are available to the site.

AGENCIES' COMMENTS

28. **Hawaii County Police Dept.: (Planning Department Exhibit 2 – June 16, 2025, Memo).**
29. **United States Fish and Wildlife Service (USFWS): (Planning Department Exhibit 3 – June 25, 2025, Letter).**
30. **Office of Planning and Sustainable Development (OPSD): (Planning Department Exhibit 4 – July 2, 2025, Letter)**
31. **Department of Land and Natural Resources- Engineering Division: (Planning Department Exhibit 5 – July 3, 2025, Memo).**
32. **Department of Water Supply (DWS): (Planning Department Exhibit 6 – July 8, 2025, Letter).**

AGENCIES - NO RESPONSE

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

PUBLIC COMMENTS

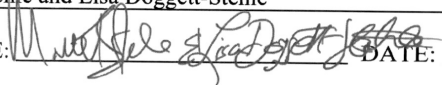
34. The Department has not received any comments or objections from the general public or adjacent landowners on the subject application.

SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION

COUNTY OF HAWAII PLANNING COMMISSION

(Type or legibly print the requested information)

APPLICANT(S): Michael Stehle and Lisa Doggett-Stehle

APPLICANT'S SIGNATURE:  DATE: May 9, 2025

ADDRESS: 1200 R St Apt B, Anchorage, AK 699501

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

PHONE: (Bus.) _____ (Res.) 907-947-0455 (Email) mstehle.stehlelaw@gmail.com

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

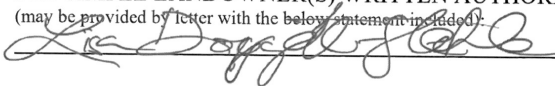
TAX MAP KEY: (3) 1-2-030:012 ZONING: A-1a

SIZE OF PROPERTY / AREA OF REQUESTED USE: 11,921 sq ft / 11,921 sq ft

LANDOWNER(S): Equity Trust Co FBO M T Stehle IRA & Lisa A Doggett-Stehle

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION

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

APPLICANT'S SIGNATURE:  DATE: 5/9/2025

DATE: _____

AGENT: Land Planning Hawaii LLC

AGENT ADDRESS: 194 Wiwoole Street, Hilo, HI 96720

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

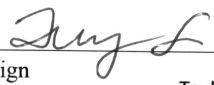
Please indicate to whom original correspondence and copies should be sent.

ORIGINAL: _____ Agent _____ COPIES: _____ Applicant _____

TO WHOM IT MAY CONCERN:

As landowner of the parcel identified by TMK: (3) 1-2-030:012, I hereby consent and authorize Land Planning Hawaii LLC to act as my representative with regard to a Special Management Area Use Permit Application for the subject property.

Equity Trust Co FBO M T Stehle IRA

 5.13.25
Sign _____ (Date)
Taylor Schnear
Corporate Alternate Signer

Print _____

 5/9/2025
Lisa Doggett-Stehle _____ (Date)

**RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING
AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS**

Resolved, that any one of the following named Officers and Corporate Alternate Signers:

(OFFICER)

Jeffrey A. Desich	Executive Vice Chairman	Richard A. Desich	Vice President
Matthew T. Gardner	Chief Financial Officer	George E. Sullivan	Chief Executive Officer
Elizabeth A. Jerdonek	Chief Legal Officer & Chief Administrative Officer		

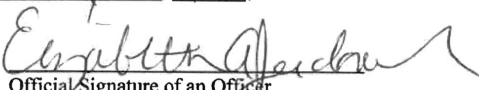
(CORPORATE ALTERNATE SIGNER)

Amber Baraona	Corporate Alternate Signer	Jeffrey Brown	Corporate Alternate Signer
Jillian Dyke	Corporate Alternate Signer	Jessica Hardon	Corporate Alternate Signer
Angela Ellingsworth	Corporate Alternate Signer	Paula Neuhoﬀ	Corporate Alternate Signer
Sarah Lee	Corporate Alternate Signer	Taylor Schnear	Corporate Alternate Signer
Michael Ray	Corporate Alternate Signer	Carlie Ely	Corporate Alternate Signer
Heather Smith	Corporate Alternate Signer	Aaron Gibson	Corporate Alternate Signer
Gina Johnson	Corporate Alternate Signer	Eric Palmer	Corporate Alternate Signer
Jodi Hays	Corporate Alternate Signer	David Clarke	Corporate Alternate Signer
Megan Marett	Corporate Alternate Signer	Emily Ambuter	Corporate Alternate Signer
Ryan Mayhugh	Corporate Alternate Signer	Andrew Anger	Corporate Alternate Signer
Ryan Austin	Corporate Alternate Signer	Amy Ayers	Corporate Alternate Signer
Sacha Bretz	Corporate Alternate Signer	Sara Brylle	Corporate Alternate Signer
Jacqueline Diaz	Corporate Alternate Signer	Warren Fountaine	Corporate Alternate Signer
Helen Granum	Corporate Alternate Signer	Brandon Hall	Corporate Alternate Signer
Nicole Hamilton	Corporate Alternate Signer	Daniel Hanlon	Corporate Alternate Signer
Sean Hildreth	Corporate Alternate Signer	Theresa Knowler	Corporate Alternate Signer
James Marcelak	Corporate Alternate Signer	Logan Thune	Corporate Alternate Signer
Marty Walden	Corporate Alternate Signer	Geoff Watts	Corporate Alternate Signer
Joell Corignolo	Corporate Alternate Signer	Matthew Grifis	Corporate Alternate Signer
Thomas Tapanes	Corporate Alternate Signer	Alivia Martindale	Corporate Alternate Signer

Are/is hereby authorized and empowered to sign on behalf of Equity Trust Company for the benefit of account holders, with the power to conduct all transactions on behalf of such account holders, including the authority to sell, purchase, borrow funds for debt financed real estate, assign, and transfer any and all bonds, certificates of deposit, stocks, mortgages, real property, satisfactions of mortgage, securities or other investments which may be registered in the name of Equity Trust Company or which may now or hereafter be assigned to Equity Trust Company. It is further *Resolved* that any and all such assignments of securities and investments registered in the name of or assigned to Equity Trust Company, heretofore or hereafter made by the above-named Officer(s) or Corporate Alternate Signer(s), are hereby ratified and confirmed.

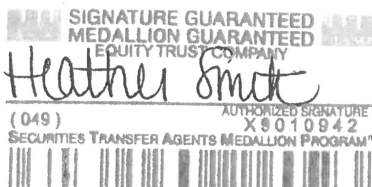
I hereby certify that the foregoing is a true and correct copy of a Resolution passed at a regular quarterly meeting of the Board of Directors, the governing body of Equity Trust Company, a duly authorized corporation. Said Resolution has not been amended or repealed, and it is presently in full force and effect.

Witness my signature this 8th day of July, 2024

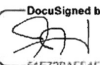

Official Signature of an Officer

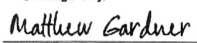
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Equity Trust Company

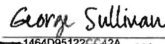
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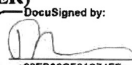
**SIGNATURE GUARANTEE
RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING
AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS**

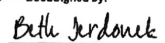
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Jeffrey A. Desich, Executive Vice Chairman

DocuSigned by:

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Matthew T. Gardner, Chief Financial Officer

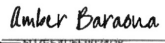
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George E. Sullivan, Chief Executive Officer

(OFFICER)

DocuSigned by:

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Richard A. Desich, Vice President

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Elizabeth A. Jerdonek, Chief Legal Officer &
Chief Administrative Officer

(CORPORATE ALTERNATE SIGNER)

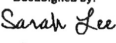
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Jillian Dyke, Corporate Alternate Signer

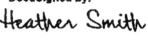
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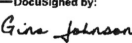
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Sarah Lee, Corporate Alternate Signer

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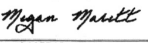
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Michael Ray, Corporate Alternate Signer

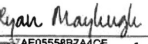
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Heather Smith, Corporate Alternate Signer

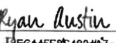
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Gina Johnson, Corporate Alternate Signer

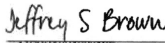
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Jodi Hays, Corporate Alternate Signer

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Megan Maret, Corporate Alternate Signer

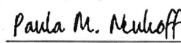
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Ryan Mayhugh, Corporate Alternate Signer

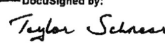
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Ryan Austin, Corporate Alternate Signer

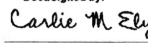
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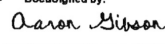
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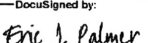
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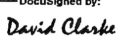
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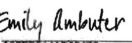
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Taylor Schear, Corporate Alternate Signer

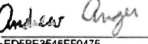
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Aaron Gibson, Corporate Alternate Signer

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Eric Palmer, Corporate Alternate Signer

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David Clarke, Corporate Alternate Signer

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Sacha Bretz, Corporate Alternate Signer

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Jacqueline Diaz

Jacqueline Diaz, Corporate Alternate Signer

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Helen Granum

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Nicole Hamilton

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Sean Hildreth

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James Marcelak

James Marcelak, Corporate Alternate Signer

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Martin Walden

Martin Walden, Corporate Alternate Signer

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Joell Corigholo

Joell Corigholo, Corporate Alternate Signer

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Thomas Tapanes

Thomas Tapanes, Corporate Alternate Signer

DocuSigned by:

Sara Brylle

Sara Brylle, Corporate Alternate Signer

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Warren Fountaine

Warren Fountaine, Corporate Alternate Signer

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Brandon Hall

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Daniel Hanlon

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Gloff Watts

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DocuSigned by:

Matthew Griffis

Matthew Griffis, Corporate Alternate Signer

DocuSigned by:

Alivia Martindale

Alivia Martindale, Corporate Alternate Signer

SUBSCRIBED TO before me this 8th day of July, 2024



LARISA STARUCH
NOTARY PUBLIC, STATE OF OHIO
Comm. No. 2015-RE-533061
My Commission Expires 5/19/2025

Notary Public *Larisa Staruch*

My Commission Expires: 5/19/2025

SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
MICHAEL STEHLE, LISA A DOGGETT-STEHLE
KEHENA BEACH ESTATES, PĀHOA, PUNA, HAWAI'I
TMK: (3) 1-2-030:012

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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

Michael Stehle and Lisa Doggett-Stehle (“**applicants**”), are seeking a Special Management Area (SMA) Use Permit to build a single-family residence and related improvements on his property located at Lot 54, Kehena Beach Estates in Pāhoa, Puna, Hawai‘i. The subject parcel, identified as TMK (3) 1-2-030:012, is located approximately 125 feet northeast of the Kamakoa Street and Moana Kai Pali Street intersection (**Figure 1**).

The applicants wish to develop a three (3) story, 3,548 square-foot single-family residence containing three (3) bedrooms and three and a half (3.5) bathrooms on the subject property.

The parcel consists of 11,921 square feet of land zoned Agricultural 1-acre (A-1a). All proposed improvements will be located outside of the shoreline setback. A certified shoreline survey for the property was obtained in May 2024 and determined the property area to be 9,503 square feet (**Figure 2**).

Project Objective

The project objective is to obtain an SMA Use Permit to build a single-family dwelling and associated improvements on the parcel subject to Special Management Area regulations outlined in the Planning Department’s Rules of Practice and Procedure (Rule 9).

Project Components

The applicants propose to construct an approximately 3,500 square-foot single-family residence containing three (3) stories, three (3) bedrooms, and three and a half (3.5) bathrooms.

The lower level is proposed to contain one (1) bedroom, one (1) full bathroom, a fitness room, a lanai, water tank, and a pool. The entry level would have a half bathroom, laundry room, a living, dining and kitchen area, a lanai, and a garage. The upper level would have two (2) bedrooms, two (2) bathrooms, and two (2) lanais. The total living area of the proposed residence is approximately 3,000 square feet. The proposed garage is 480 square feet.

FIGURE 1

I-2-30 3RD. DIV.

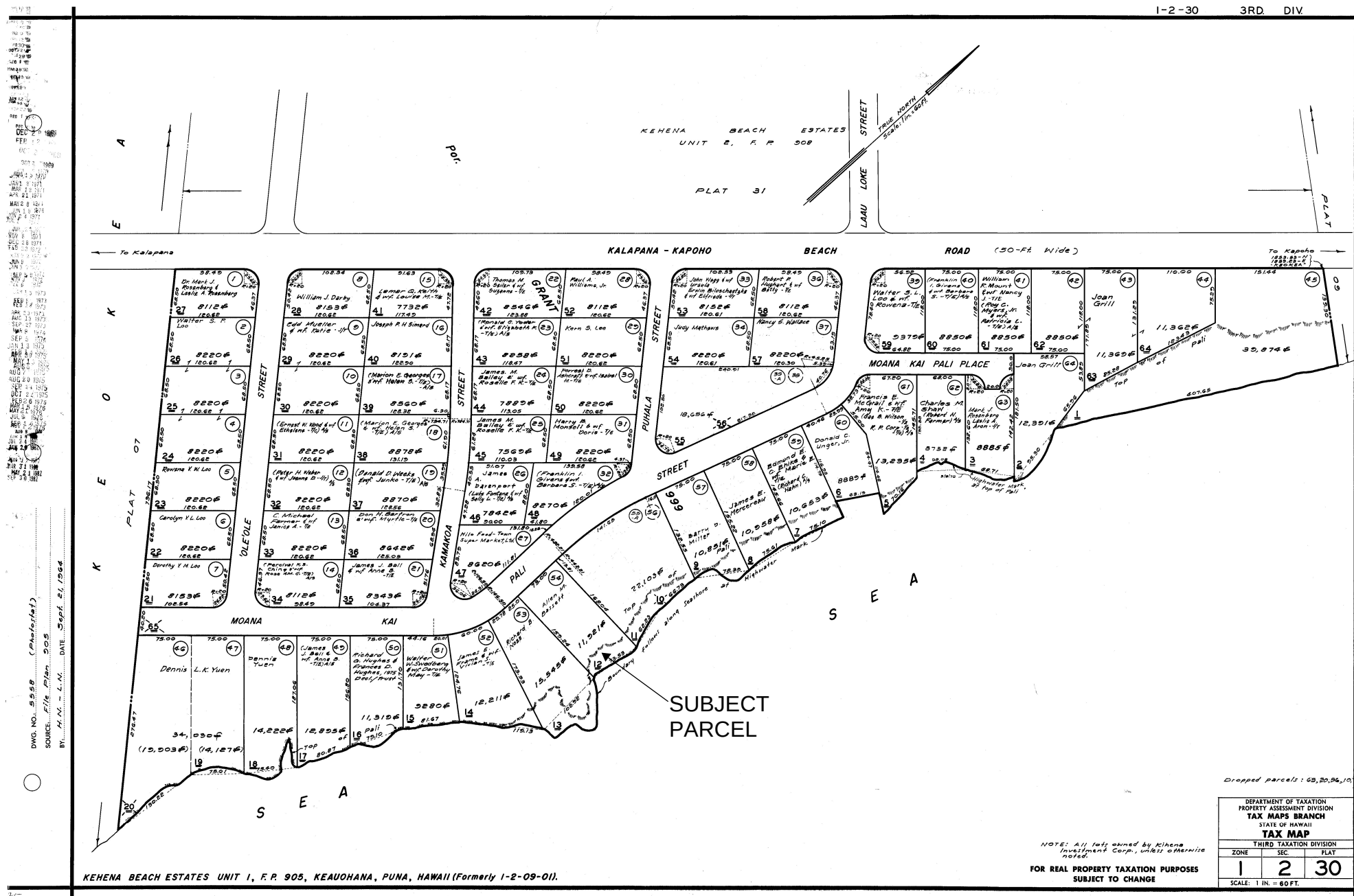
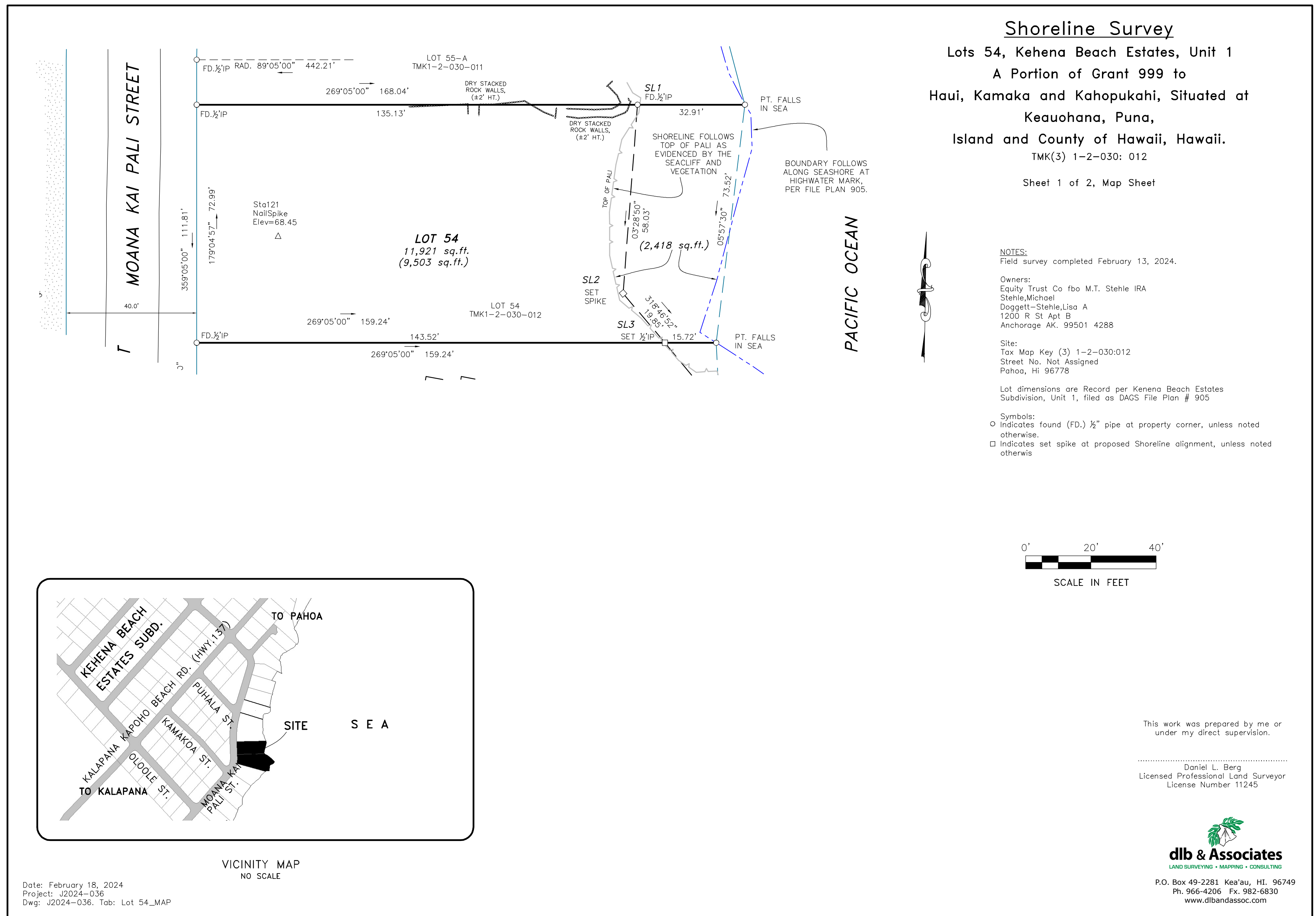


FIGURE 2



Site plans establish the front yard setback at 15-feet, which reflects the smaller property area of below 10,000 square feet as established by the certified shoreline survey. If required, the applicants will pursue a setback variance to accommodate these plans.

The dwelling will utilize a Department of Health approved individual wastewater system. County water is not available to the site. Water will be sourced via catchment with a 10,000 gallon tank beneath the building. An array of solar panels will be used for electricity. **Figures 3-8** display the site plan, floor plans, roof plans, and elevations.

C. Property Description

According to Real Property Tax records, the subject property contains 11,921 square feet of land zoned Agricultural 1-acre (A-1a) (**Figure 9**). However, per the State of Hawaii Department of the Attorney General, the State owns all land makai of the certified shoreline. Given the location of the recently certified shoreline, the actual land area is only 9,503 square feet. It is rectangular in shape with its eastern boundary abutting the coastline. The parcel is located in the Kehena Beach Estates subdivision in Puna. The parcel was previously cleared as shown in the attached Google Earth aerial photo (**Figure 10**). It is currently undeveloped and is primarily vegetated with Coconut Palm (*Cocos nucifera*), Areca Palm (*Chrysalidocarpus lutescens*), Naupaka (*Scaevola taccada*), Hala (*Pandanus tectorius*), Asian sword fern (*Nephrolepis brownii*), Plumeria Tree (*Plumeria rubra*) and Ti (*cordyline fruticosa*). The western perimeter of the property is at an elevation of approximately 68 feet and the remainder of the property gently slopes downward toward the ocean, with an elevation of approximately 60 feet at the eastern property edge at the top of the sea cliff.

D. Project Valuation

The applicants hope to secure County SMA Permit approval as soon as possible and begin the Building Permit process immediately thereafter. Construction is anticipated to begin early 2026 and complete within 1 year. The estimated value of this project will be roughly \$900,000.

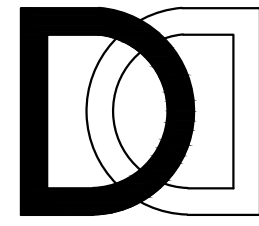
E. State/County Plans Affecting Request

State Land Use

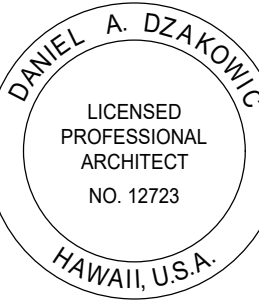
The State Land Use designation of the subject property is Agricultural (**Figure 11**). The proposed construction of a single-family residence and associated improvements is consistent with this designation and will not be contrary to the objectives sought to be accomplished by the State Land Use Laws and Regulations. As such, the County can process this application.

LOWER LEVEL KEY NOTES

- 25 HALL
- 26 BATHROOM
- 27 GUEST BEDROOM 2
- 28 DRESSING
- 29 LANAI DECK
- 30 FITNESS
- 31 POOL / MECH
- 32 WATER TANK



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STEHLE
RESIDENCE

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TMK:

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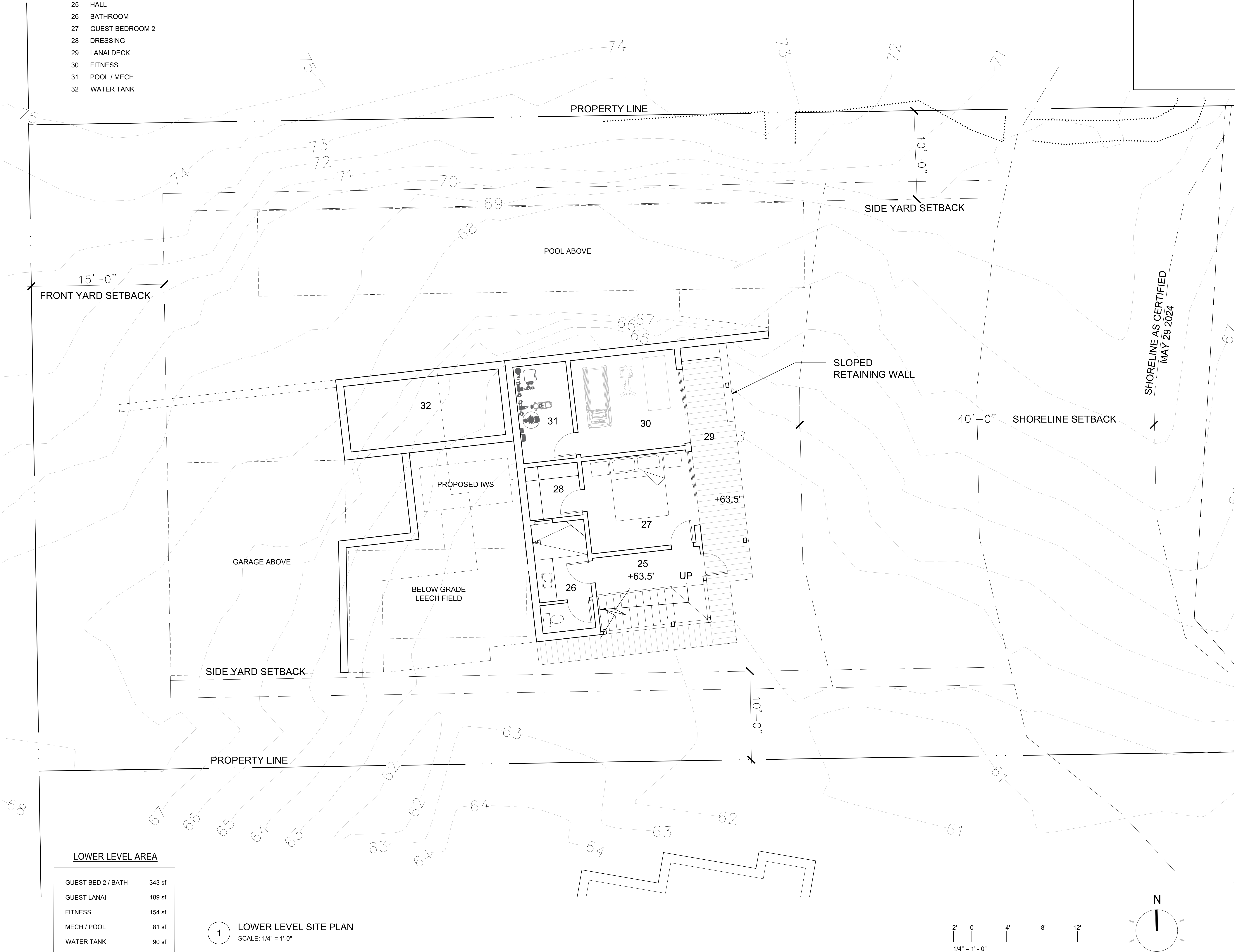
CHECKED BY:

KEY PLAN:

LOWER LEVEL
SITE PLAN

DRAWING NO:

A100



LOWER LEVEL AREA

GUEST BED 2 / BATH	343 sf
GUEST LANAI	189 sf
FITNESS	154 sf
MECH / POOL	81 sf
WATER TANK	90 sf
TOTAL	857 sf

1 LOWER LEVEL SITE PLAN

SCALE: 1/4" = 1'-0"

FIGURE 3

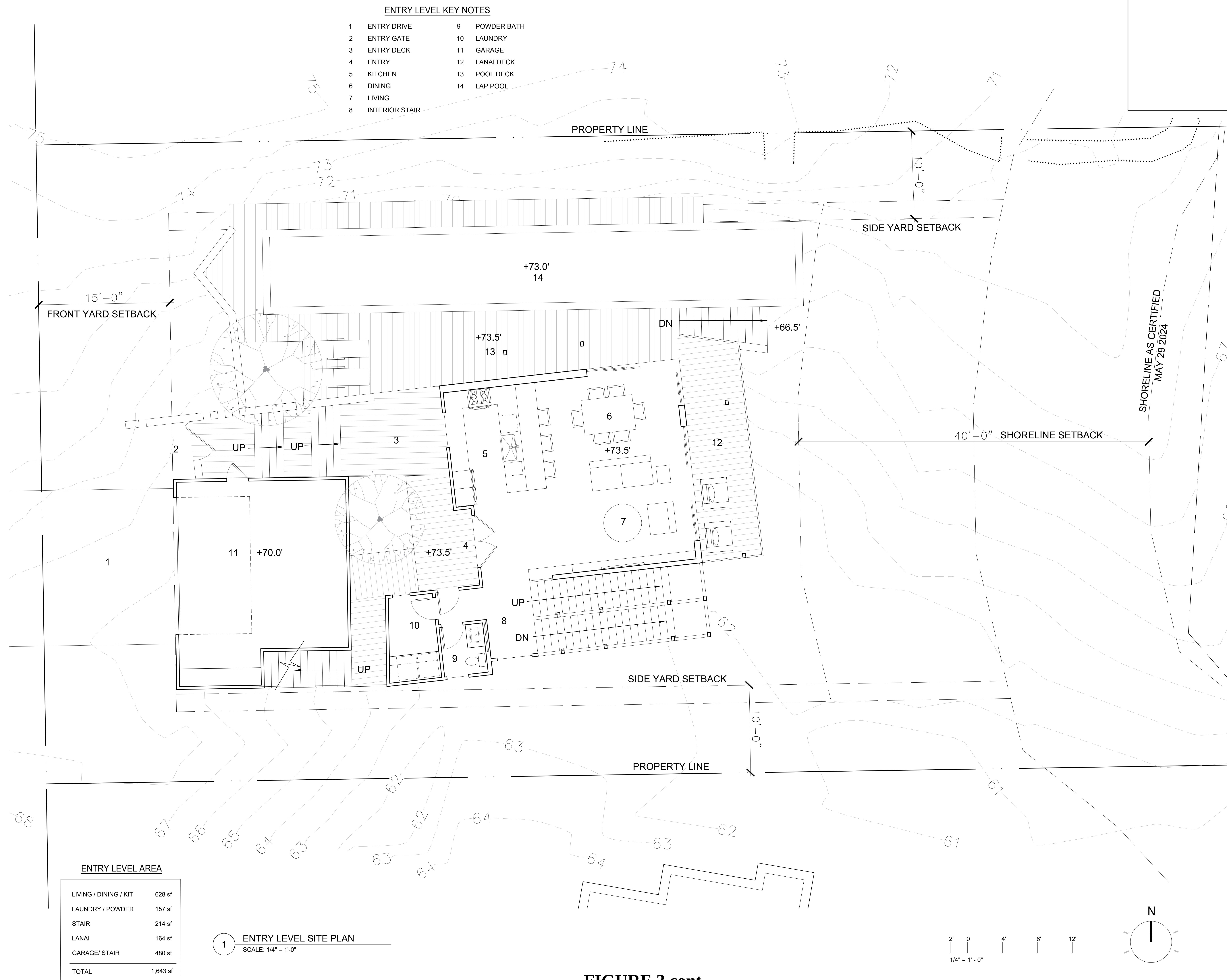


FIGURE 3 cont.

UPPER LEVEL KEY NOTES

- 15

PRIMARY BEDROOM
- 16

PRIMARY BATH
- 17

DRESSING
- 18

OUTDOOR SHOWER
- 19

LANAI DECK
- 20

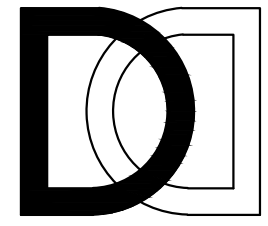
GUEST BEDROOM 2
- 21

GUEST BATH
- 22

DRESSING
- 23

OUTDOOR SHOWER
- 24

LANAI DECK



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RESIDENCE**

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Hawaii
TMK:

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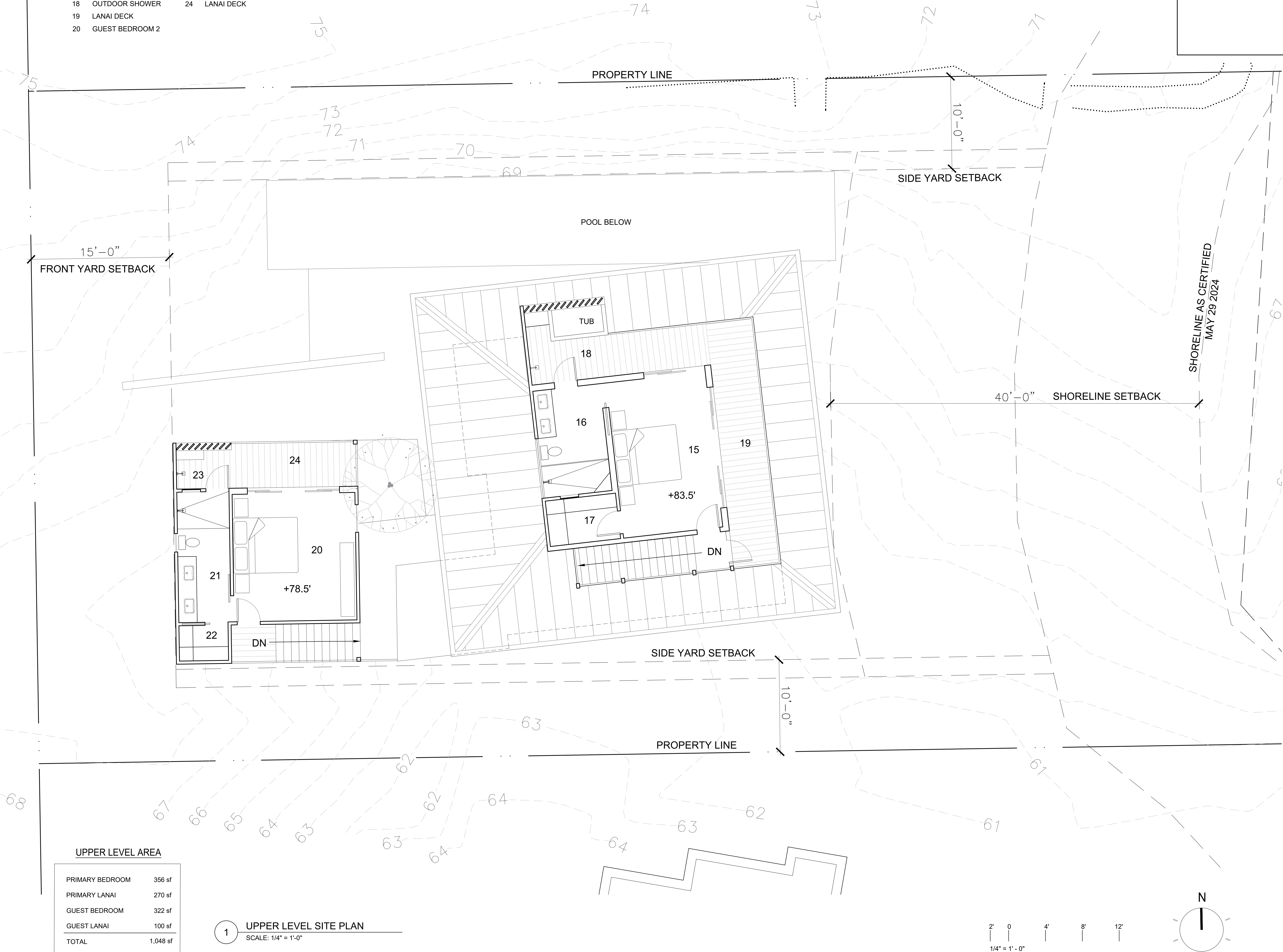
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KEY PLAN:

**UPPER LEVEL
SITE PLAN**

DRAWING NO:

A102



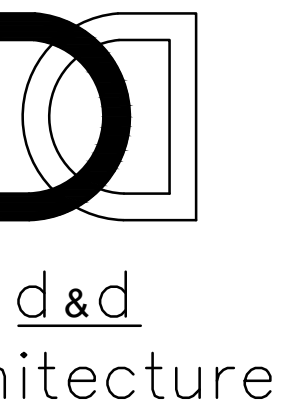
UPPER LEVEL AREA

PRIMARY BEDROOM	356 sf
PRIMARY LANAI	270 sf
GUEST BEDROOM	322 sf
GUEST LANAI	100 sf
TOTAL	1,048 sf

1 UPPER LEVEL SITE PLAN
SCALE: 1/4" = 1'-0"

FIGURE 3 cont.

FIGURE 4



PROJECT: STEHLE RESIDENCE

Kehena Beach Estates,
Hawaii
MK:

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KEY PLAN:

ENLARGED FLOOR PLAN DIMENSION PLAN - ENTRY LEVEL

DRAWING NO:

A300

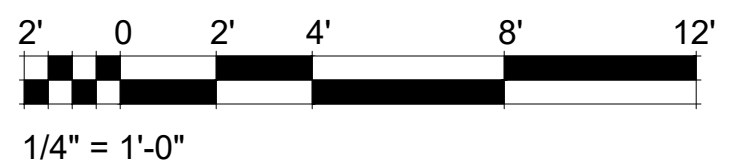
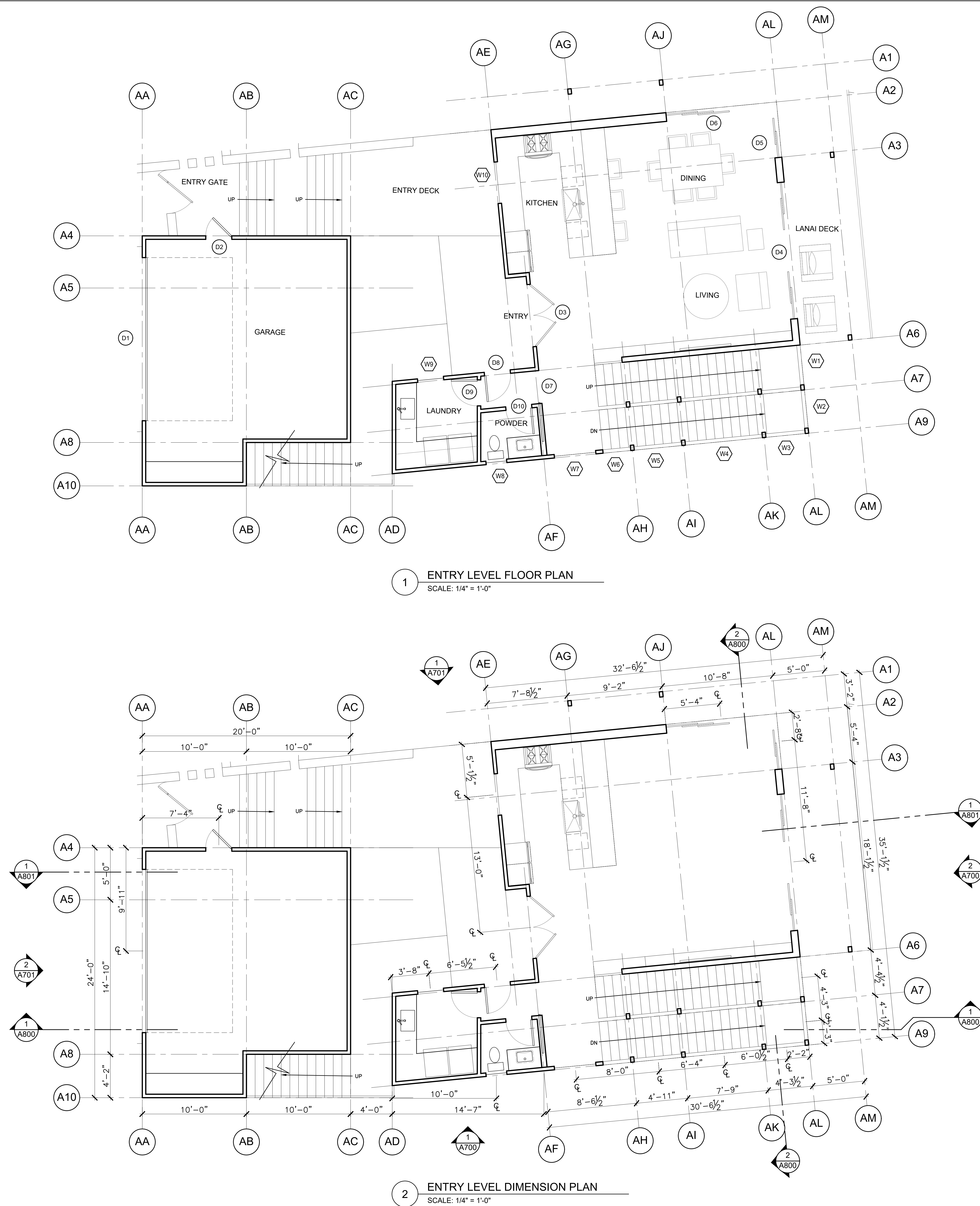
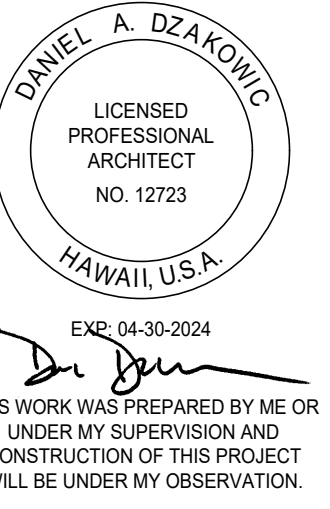


FIGURE 5



PROJECT:
STEHLE
RESIDENCE

Kehena Beach Estates,
Hawaii
MK:

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KEY PLAN:

ENLARGED FLOOR PLAN
& DIMENSION PLAN -
LOWER LEVEL

DRAWING NO:

A301

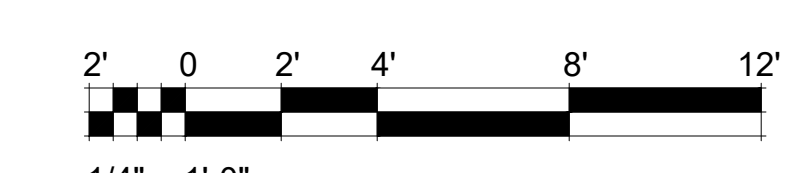
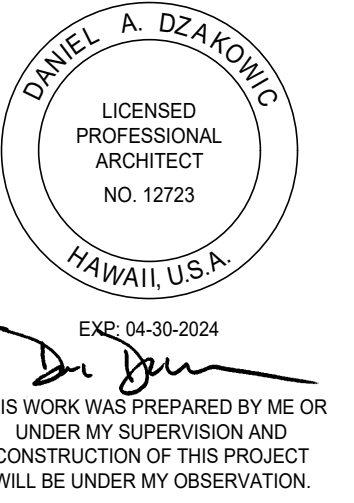
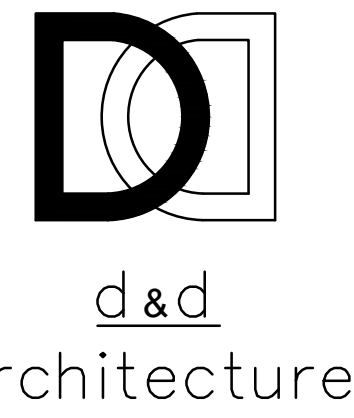
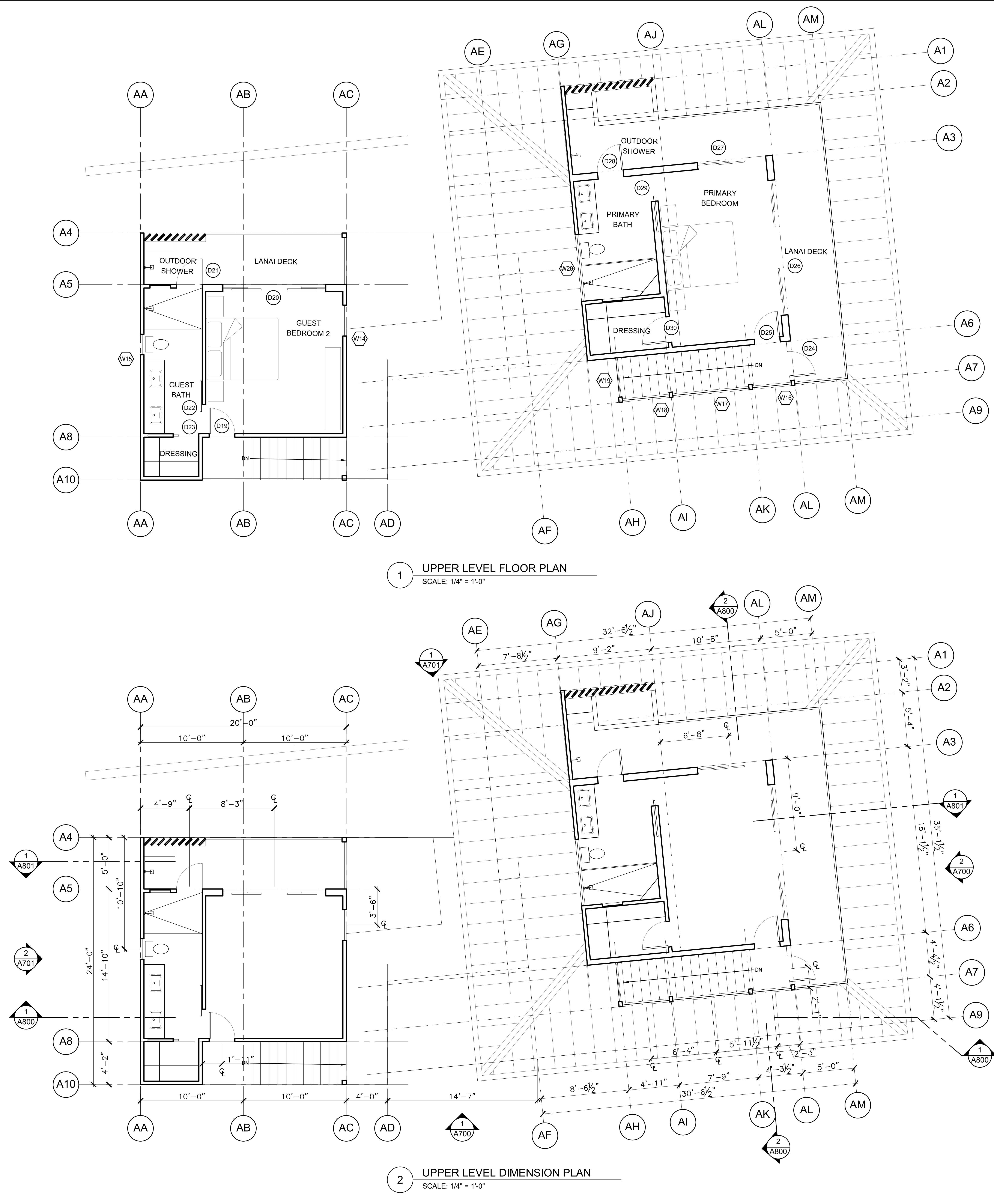


FIGURE 6



PROJECT:
**STEHLE
RESIDENCE**

Kehena Beach Estates,
Hawaii

DATE:
04-30-2024

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**ENLARGED FLOOR PLAN
& DIMENSION PLAN -
UPPER LEVEL**

DRAWING NO.:
A302

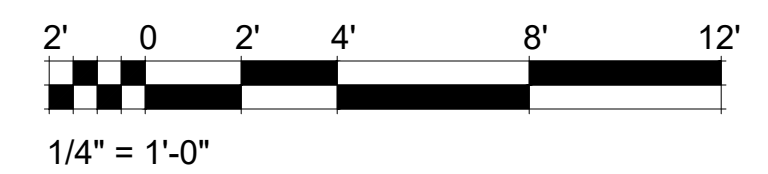
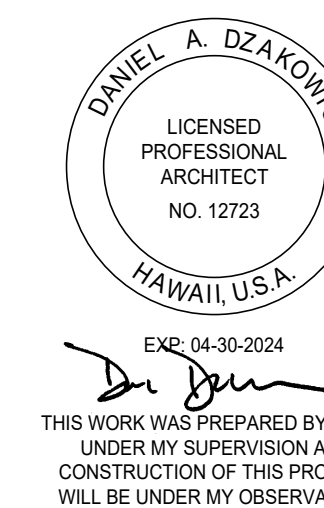
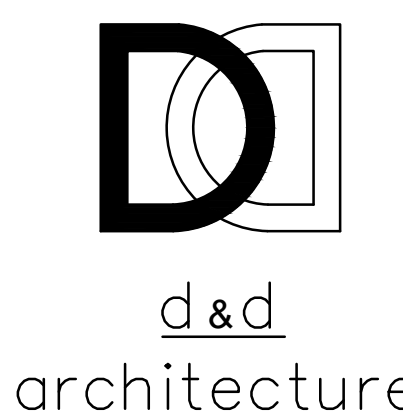


FIGURE 7



PROJECT:
STEHLE
RESIDENCE

Kehena Beach Estates,
Hawaii
TIMK:

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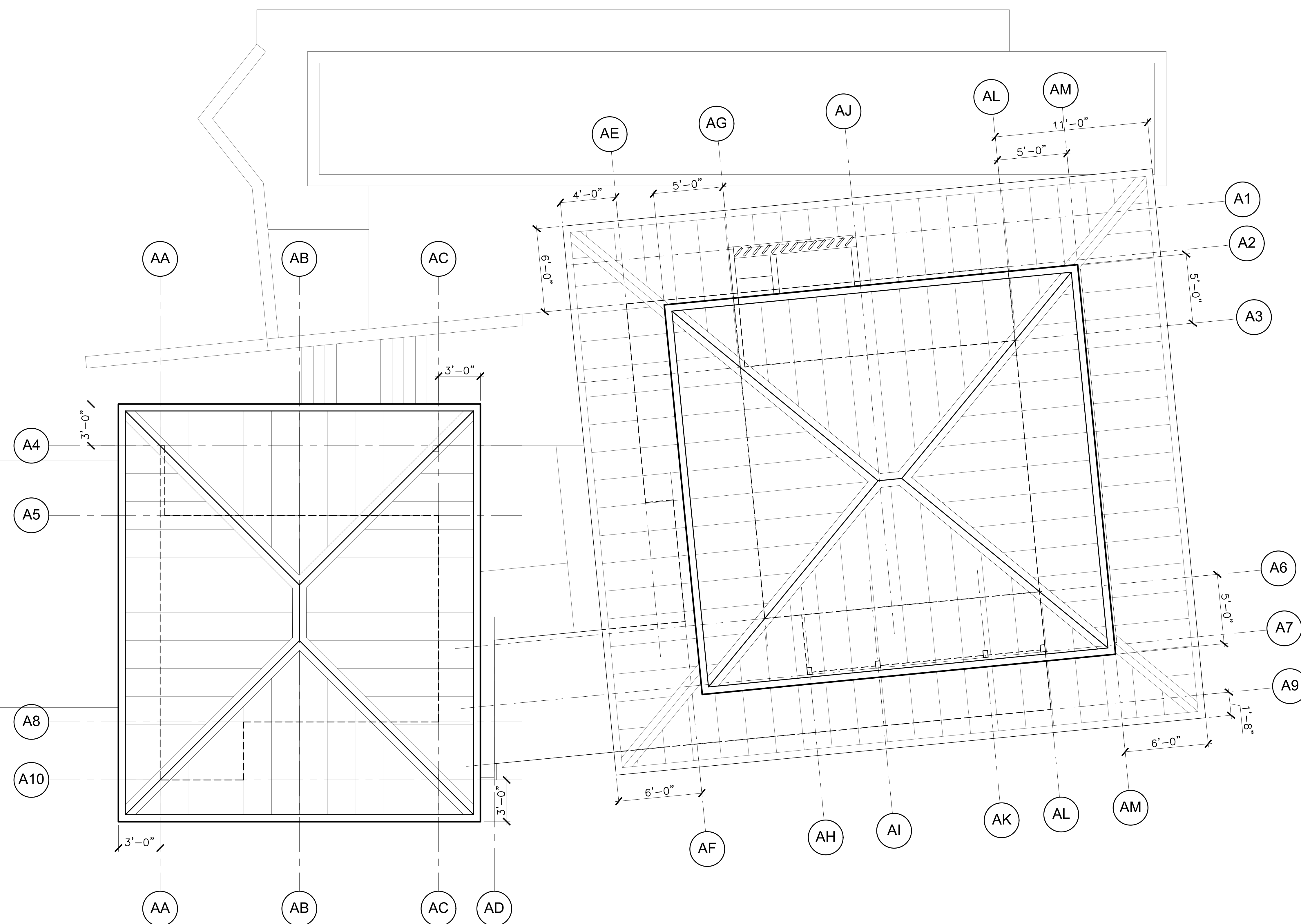
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KEY PLAN:

ENLARGED
OVERALL ROOF PLAN

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1 OVERALL ROOF PLAN
SCALE: 1/4" = 1'-0"

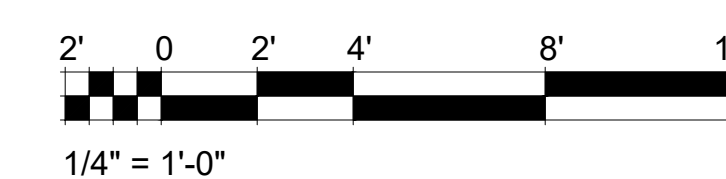
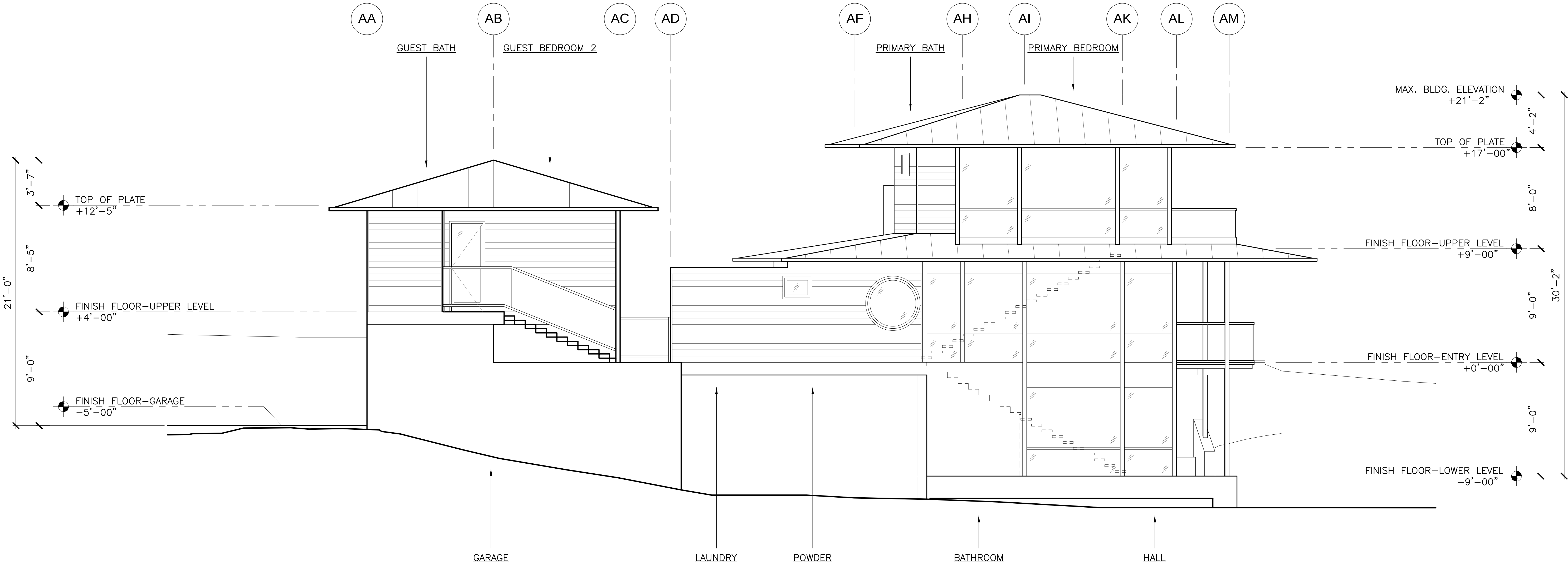
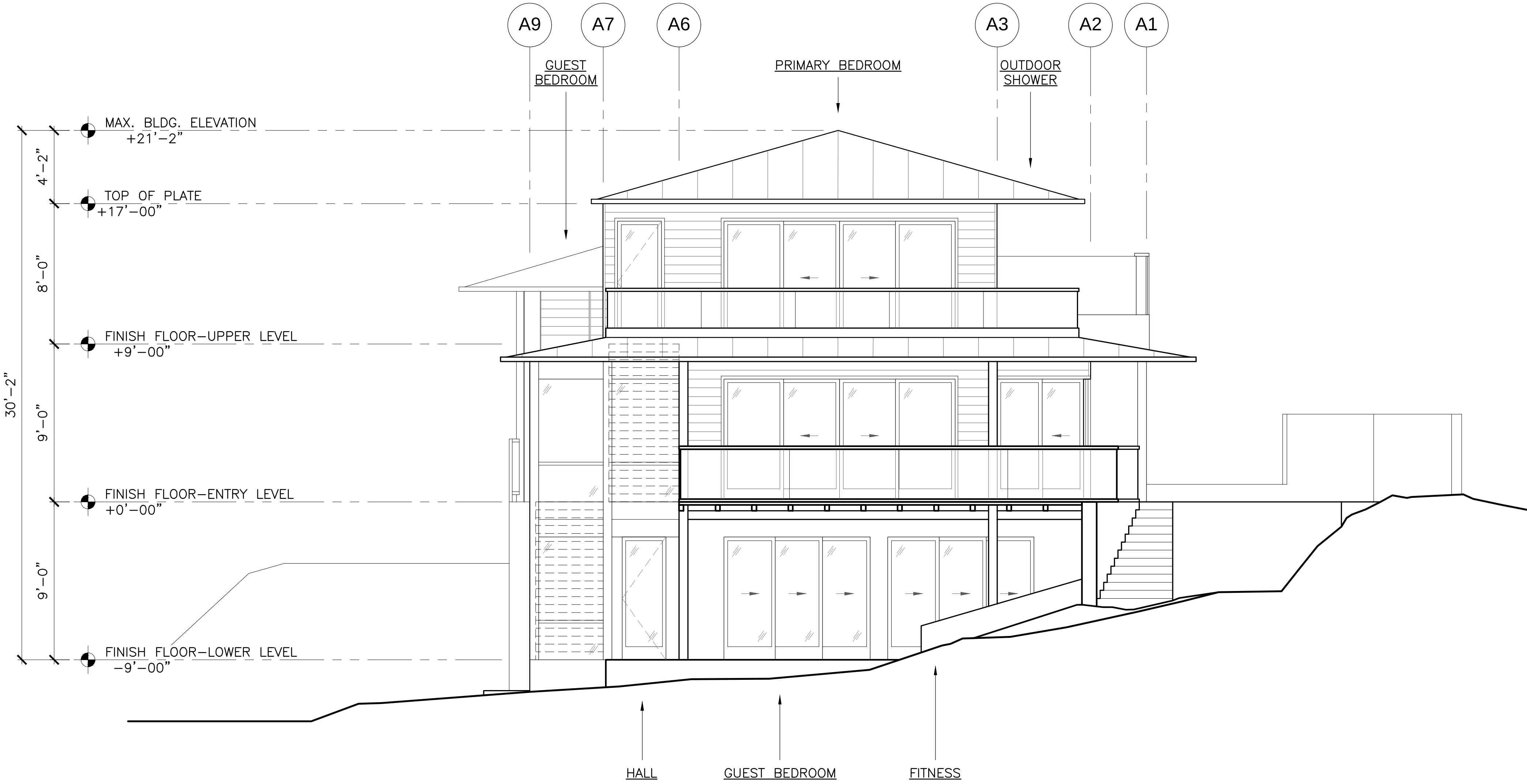


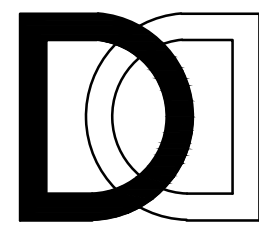
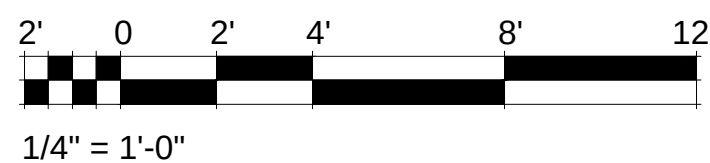
FIGURE 8



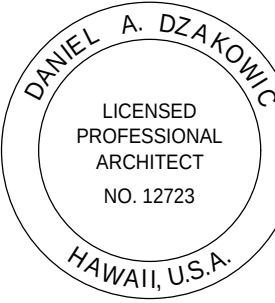
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2 EXTERIOR ELEVATION
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BUILDING
EXTERIOR ELEVATIONS

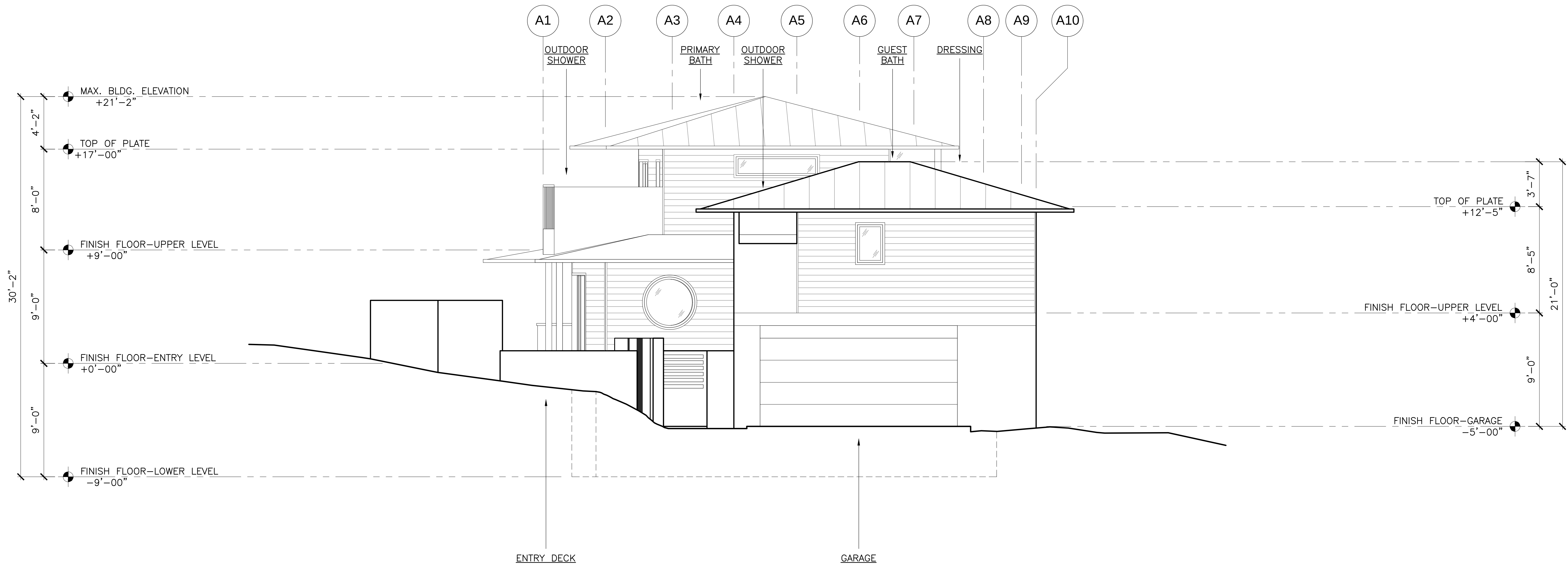
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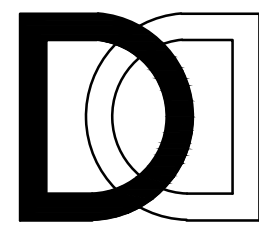
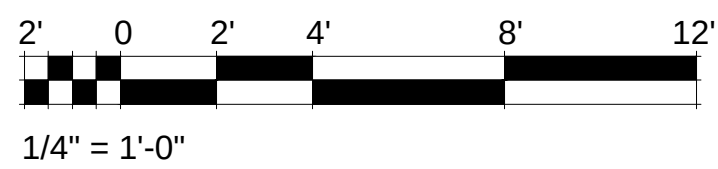
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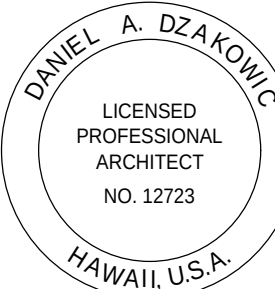
1 EXTERIOR ELEVATION
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2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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RESIDENCE

Kehena Beach Estates,
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PK:

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KEY PLAN:

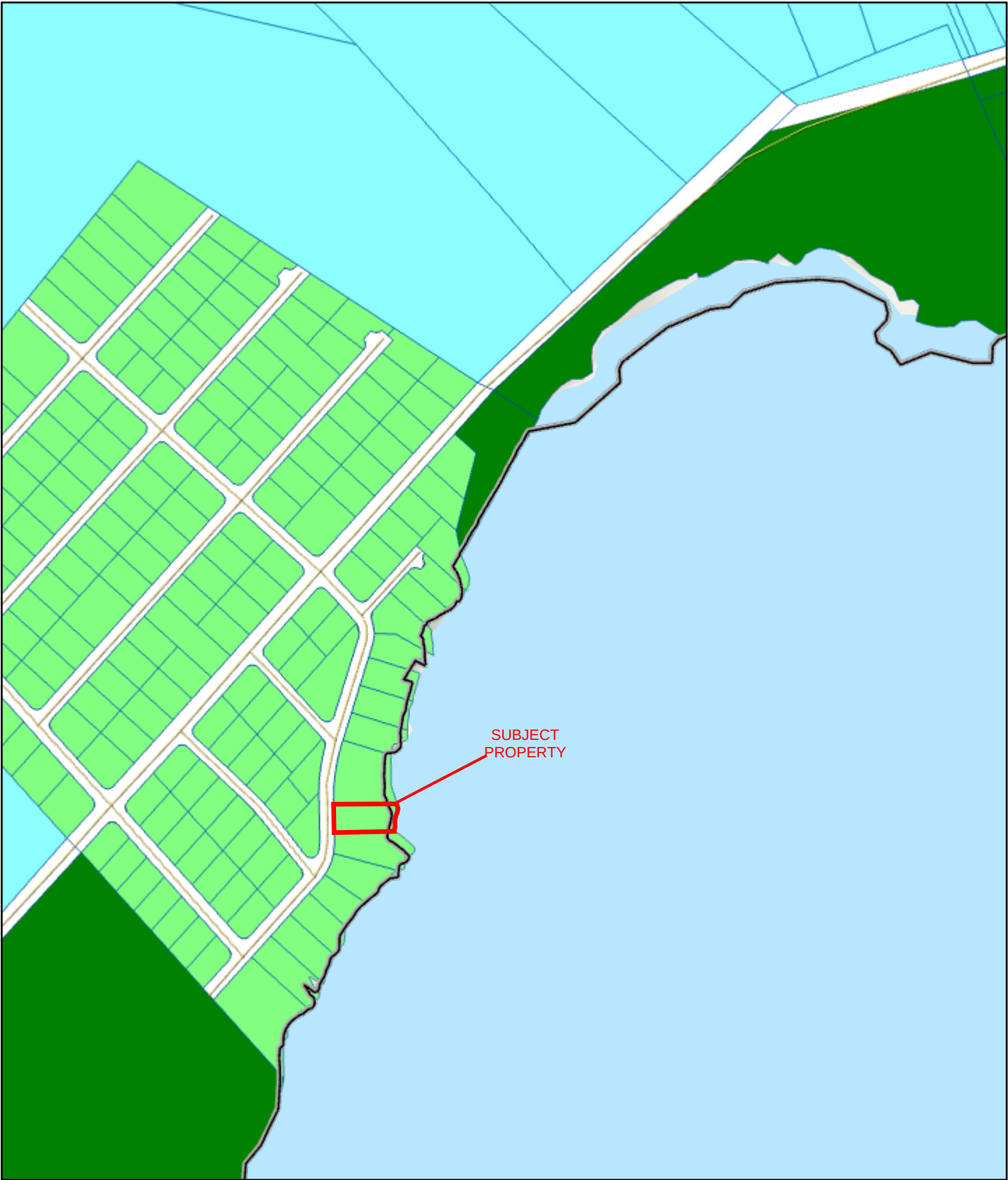
BUILDING
EXTERIOR ELEVATIONS

DRAWING NO:

A701

FIGURE 9

Hawaii County Zoning



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Hawaii County Zoning

(road)

A-1a

A-3a

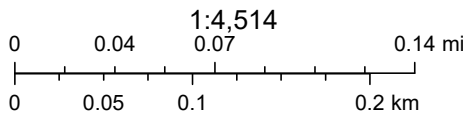
OPEN

Parcels (current boundary lines)

Street Centerlines

Hawaii County District Boundary

Coastline



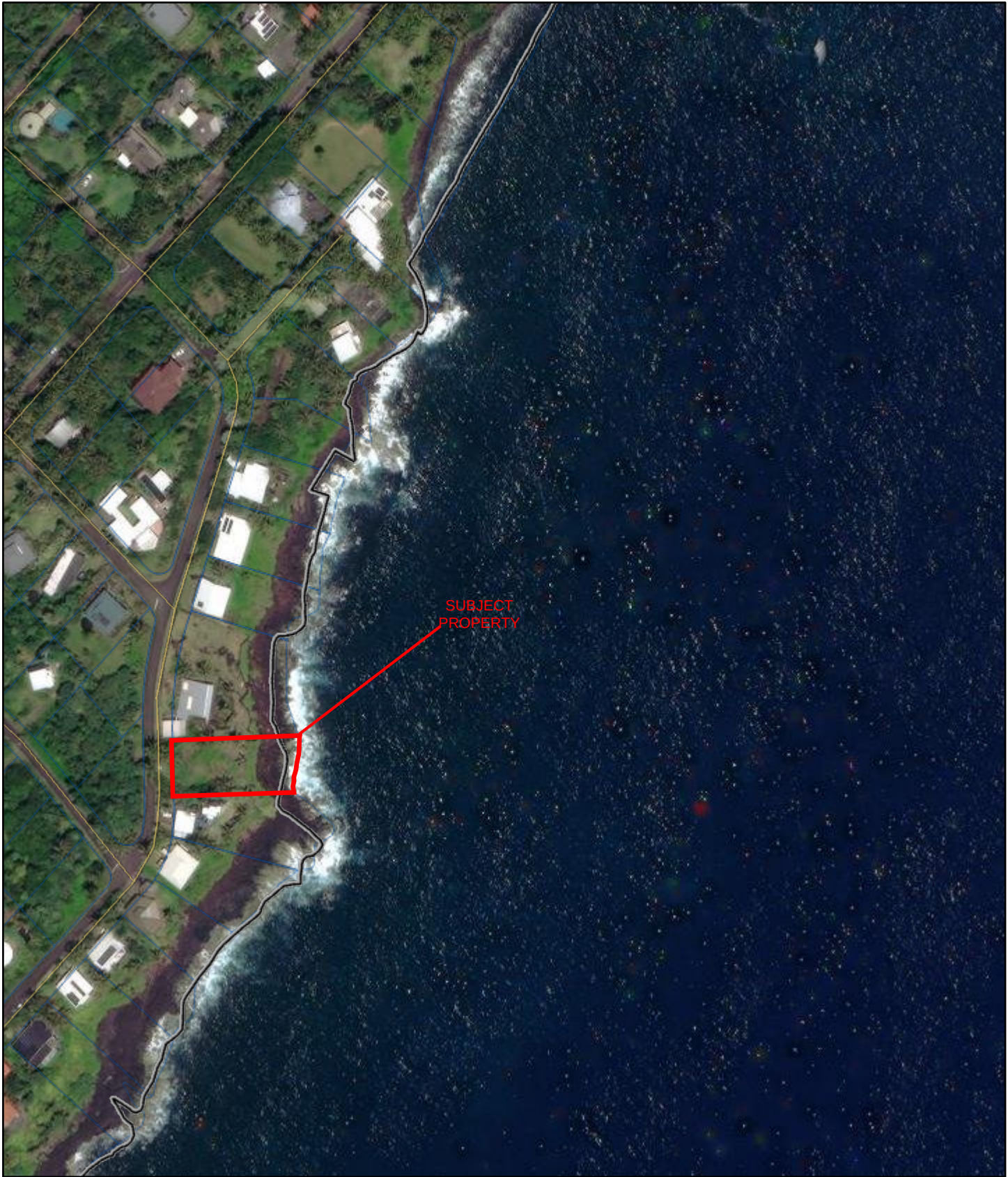
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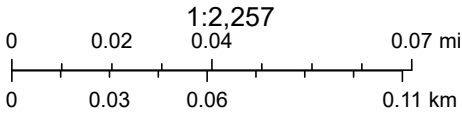
FIGURE 10

Aerial Imagery



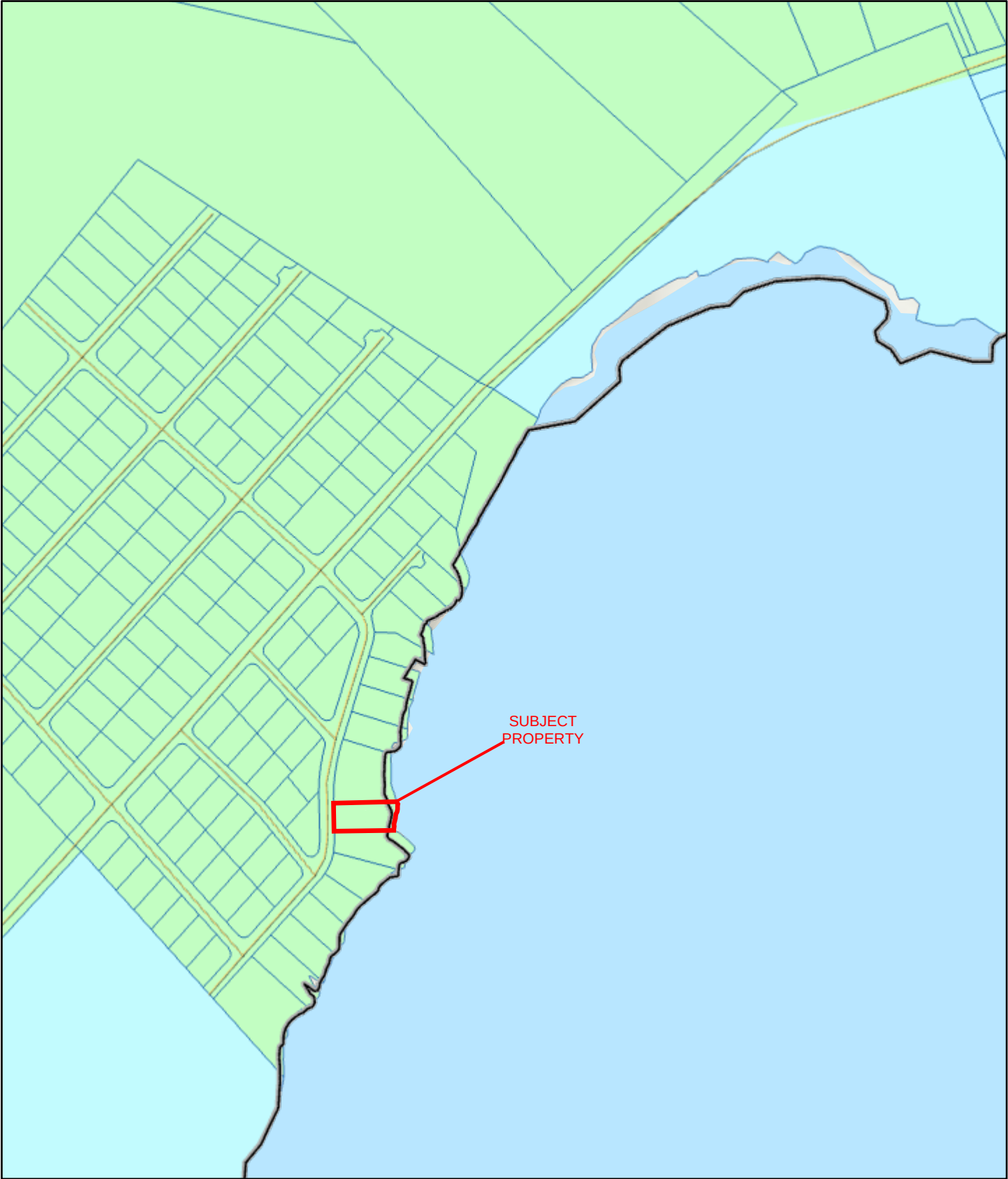
3/20/2025, 10:04:47 AM

-  Parcels (current boundary lines)
-  Street Centerlines
-  Hawaii County District Boundary
-  Coastline



County of Hawaii IT Department, Resource Mapping Hawaii

FIGURE 11 State Land Use Classifications



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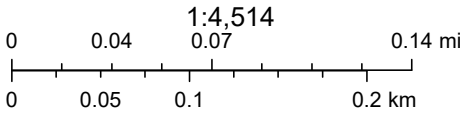
- State Land Use Classifications (SLU)
- Agricultural

Conservation

Parcels (current boundary lines)
- Street Centerlines

Hawaii County District Boundary

Coastline



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DLNR Conservation District

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

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 Open (**Figure 12**). This designation is generally intended for parks and other recreational areas, along with open shoreline areas. However, the LUPAG map is a guide and not “set in stone”. Many nearby properties along the coastline in the Open area also have developed single-family residences. Additionally, while the proposed development is not entirely consistent with the LUPAG Open space designation, it is in line with the goals, policies, and standards outlined in the county General Plan Land Use element guidelines and is consistent with the character of the surrounding subdivision. The proposed dwelling will be placed on the *mauka* side of the property, approximately 40 feet from the shoreline. 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 document.

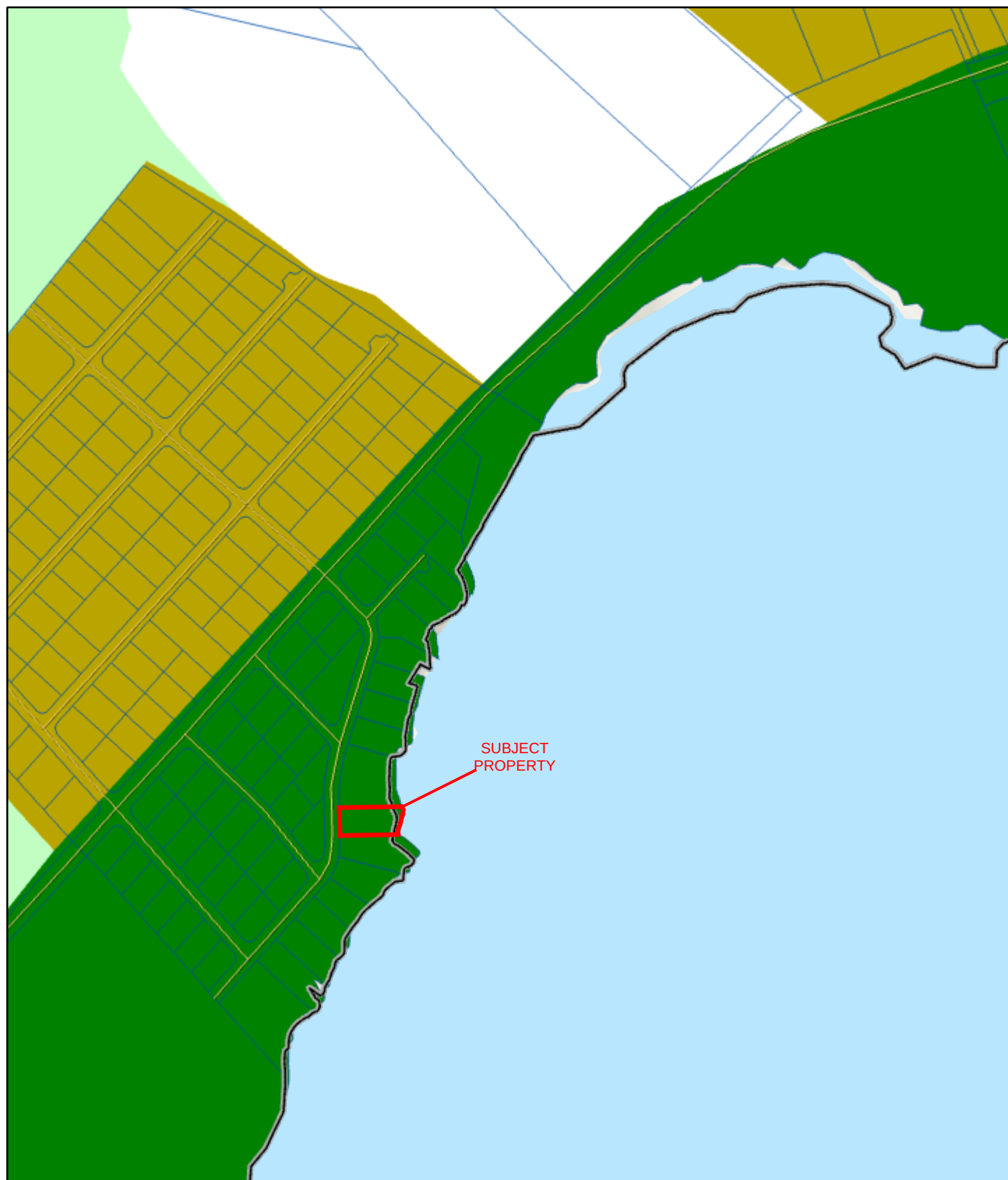
The proposed construction of one (1) single-family residence and associated improvements would provide temporary employment for local construction workers and would support the **economy** through the purchase of construction materials from on-island suppliers. This will stimulate and support the general 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 single-family residence will bring in additional property taxes, adding revenues to the County coffers.

The proposed development would not have adverse effects on the **environment** or the natural resources of the region. The General Plan identifies five (5) areas of environmental concern - 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 solar energy and design features that take advantage of the sun and wind patterns. A solar array is proposed to be installed for electricity and a solar water heater will provide domestic hot water.

FIGURE 12

Land Use Pattern Allocation Guide

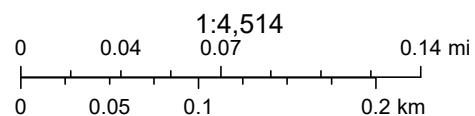


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Land Use Pattern Allocation Guide (LUPAG)

- Extensive Agriculture
- Important Ag. Lands
- Open Area
- Rural

- Parcels (current boundary lines)
- Street Centerlines
- Hawaii County District Boundary
- Coastline



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There may be a modest increase in vehicular emissions during construction, but otherwise all other **air pollution** associated with the project should be negligible. Additionally, the long-term traffic generation, and thus vehicular emission, will be limited to typical residential use. Air pollutants during construction will be limited and temporary. The main sources of short-term air pollutants are construction equipment exhaust and dust. 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.

These regulations will be strictly followed to prevent possible negative impacts from dust. 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 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.

Any grading work will be done in accordance with Chapter 10 of the Hawai'i County Code and the appropriate permit will be acquired prior to commencement of said work. Construction Best Management Practices (BMPs) will prevent impacts from stormwater runoff. These are discussed in Section I, subsection P 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 ecosystems, and soil impacts due to wastewater.

Construction BMPs and mitigating measures will prevent impacts to **soil**. The subject site is zoned Agricultural but has a Land Study Bureau Overall Productivity Rating of "E" or very poor.

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 dwelling, however, there should be little, if any, long-term impacts. The request is consistent with residential use 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. Visual impacts are negligible based on the location of the proposed improvements and gentle downward sloping topography of the area in a *mauka* to *makai* direction. The ocean obscured from view from Moana Kai Pali Street due to existing vegetation. The residence is proposed to be roughly 30 feet in height, which is below the 35-foot maximum allowed within the existing zoning.

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

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

With regard to **flooding**, The Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM) identifies the parcel as partially Zone VE (coastal flood zone with velocity hazard) and majority Zone “X” (areas outside of the 500-year flood). All improvements will be sited within the Zone “X” area of the parcel. The applicants have not observed any significant runoff or erosion in the recent past.

With regard to **historic sites**, although no commissioned archaeological survey of the site was conducted, it is highly unlikely that any historic sites would be found on the property as the parcel has been previously cleared during the subdivision development, as shown in the historic aerial photos. 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. If needed, an archaeological monitoring program can be instituted during any land clearing activity.

The General Plan also emphasizes that developments be mindful of an area's **natural beauty**. Kehena Black Sand Beach is identified as a valued scenic resource in the County General Plan. The beach is located roughly 0.3 miles to the northeast of the subject property and will not be impacted by the proposed development.

Coastal resources and access will be preserved. The proposed development will be located an allowable distance from the shoreline, as supported by the certified shoreline survey, and will not impact the coastline in any way.

In addition, since the construction of a single-family dwelling is consistent with the surrounding area, 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:

14.1.2 Goals

- *Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.*
- *Protect and preserve forest, water, natural and scientific reserves and open areas.*

14.1.3 Policies

- *Promote and encourage the rehabilitation and use of urban areas that are serviced by basic community facilities and utilities.*
- *Encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.*

- *Encourage urban development within existing zoned areas already served by basic infrastructure, or close to such areas, instead of scattered development.*

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

Puna Community Development Plan

The Puna Community Development Plan (PCDP) 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 serve as important framework for a community’s intended outcome and vision and are often used as forum for community input in terms of land-use, availability of public resources, and overall development. The following goals apply to the project area and proposed development:

2.4.1 Goals

- a. Exposure of development to the risks of shoreline subsidence and coastal flooding is reduced.
- b. Shoreline biological, historical, and cultural resources are adequately protected.

3.1.1 Goals

- a. Puna retains a rural character while it protects its native natural and cultural resources.
- b. The quality of life improves, and economic opportunity expands for Puna’s residents.

3.1.2 Objectives

- f. Limit the size of dwellings and accessory uses that are allowed in non-conforming agriculturally zoned subdivisions to discourage excessive lot clearance and speculative building practices.

Discussion: The proposed single-family residence will be located on the *mauka* side of the site, approximately 40 feet from the shoreline, and within Flood Zone X. The property is located within the tsunami evacuation zone. A Civil Defense siren (HA916) is located within 0.5 miles of the subject property in case of an

emergency. There are no anticipated impacts from erosion or subsidence. The proposed residence will be consistent with the residential character of the surrounding area.

F. Special Management Area & HRS 205A Guidelines Discussion

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 the public shoreline access. All development will occur at least 40 feet from the shoreline on the subject property.

(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 upon the establishment of the Kehena Beach Estates subdivision. This land clearing can be observed through historical USGS aerial images in 1954 and 1965 (**Figure 13**). 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 dwelling is proposed to be roughly 30 feet in height. Visual impacts are negligible based on the location of the proposed developments and their consistency with the surrounding land uses. The ocean is not currently visible from Moana Kai Pali Street due to existing vegetation. 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.

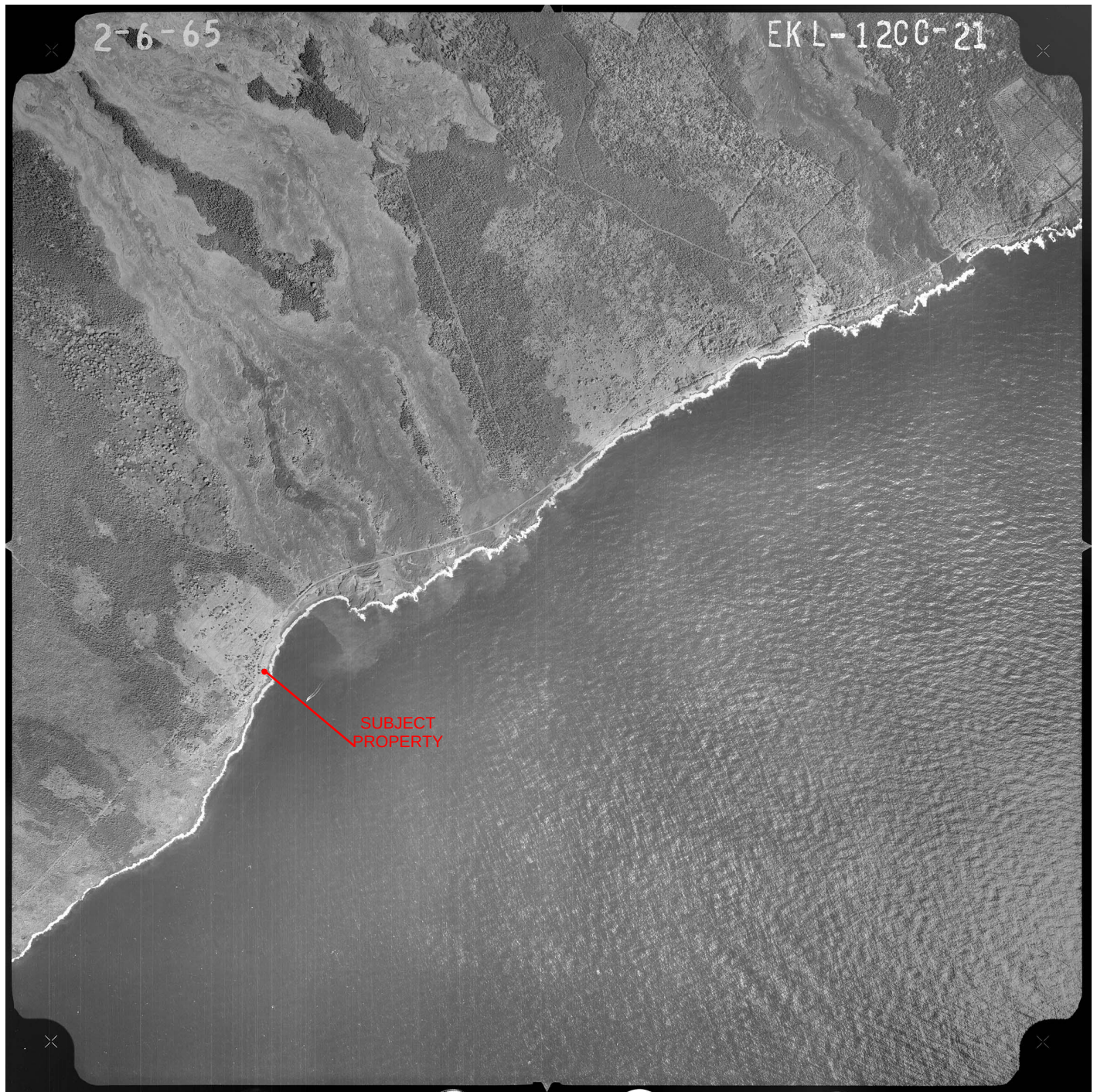
The proposed project will be developed in accordance with construction Best Management Practices to minimize adverse impacts to air pollution, sedimentation, and erosion, control stormwater runoff, and wastewater management. An individual wastewater system approved by the Department of

FIGURE 13



USGS Aerial Photo 1954

FIGURE 13 cont.



USGS Aerial Photo 1965

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) single-family residence 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 single-family residence 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 and proximity to the coastline, the property is within the Civil Defense tsunami evacuation zone and a small portion of the property is within a flood zone. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM) identifies the parcel as partially Zone VE (coastal flood zone with velocity hazard), however the property is primarily classified as Zone "X" (areas outside of the 500-year flood). All improvements will be sited within the Zone "X" area of the parcel and outside the defined shoreline setback, completely within an allowable distance from the shoreline. Further, a Civil Defense tsunami warning siren (HA916) is located within 0.5 miles of the property to notify the public in case of a tsunami warning. 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.

Any grading work will be done in accordance with Chapter 10 of the Hawai‘i County Code and the proper permit will be acquired prior to commencement of any work. 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. By utilizing a previously disturbed site, potential adverse impacts to natural landscapes and ecosystems on alternative locations are avoided.

HRS 205A-2 Policies

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

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

(1)(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:

- (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*
- (ii) Requiring restoration of coastal resources that have significant recreational and ecosystem value, including but not limited to coral reefs, surfing sites, fishponds, sand beaches, and coastal dunes, when these resources will be unavoidably damaged by development; or requiring monetary compensation to the State for recreation when restoration is not feasible or desirable;*
- (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*
- (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*
- (v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;*
- (vi) Adopting water quality standards and regulating point and nonpoint sources*

of pollution to protect, and where feasible, restore the recreational value of coastal waters;

(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and

(viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting that dedication against the requirements of section 46-6;

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

(2)(A) Identify and analyze significant archaeological resources;

(2)(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and

(2)(C) Support state goals for protection, restoration, interpretation, and display of historic resources;

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

(3)(A) Identify valued scenic resources in the coastal zone management area;

(3)(B) Ensure that new developments are compatible with their visual environment by designing and locating those developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;

(3)(C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and

(3)(D) Encourage those developments that are not coastal dependent to locate in inland areas;

Kehena Black Sand Beach is identified as a valued scenic resource in the County General Plan. The property is located approximately 0.3 miles, and not visible from the beach and thus will have no impact on scenic resources. The single-family residence will conform to the character of other developments in the area. Views from nearby properties and roads will not change significantly. Visual impacts are negligible based on the location of the proposed improvements and gentle downward sloping topography of the area in a *mauka* to *makai* direction.

(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 single-family residence will develop 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;

All grading will be done with the appropriate permit. 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 mitigating measures, to minimize potential adverse social, visual, and environmental impacts. Any effect that may result will be minimized to the extent practicable and is clearly outweighed by public health, safety, 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 shoreline properties in the Kehena subdivision contain single-family residences. The request is consistent with surrounding uses and will not be any different from existing developments 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. This report details how the proposed use complies with existing laws and requirements.

- (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 the shoreline setback. The project seeks to conserve as much open space as possible. While the shoreline may be subject to periodic erosion, adherence to the shoreline setback regulations will prevent losses 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 residence will be located approximately 40 feet from the shoreline and at an elevation of roughly 68 feet. 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.

Due to the 60-foot cliffs at the eastern edge of the property, shoreline access would be extremely hazardous. Nevertheless, the applicant will maintain vegetation on the property such that it does not encroach on the shoreline area.

- (10)(A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;*
- (10)(B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;*
- (10)(C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;*
- (10)(D) Promote research, study, and understanding of ocean and coastal processes, impacts of climate change and sea level rise, marine life, and other ocean resources to acquire and inventory information necessary to understand how coastal development activities relate to and impact ocean and coastal resources; and*
- (10)(E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.*

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

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

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

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

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

- B. The proposed activities are consistent with the County General Plan and County Zoning Code.

The proposed project is consistent with the County General Plan and existing zoning of A-1a.

G. Surrounding Zoning and Land Uses

The subject parcel is part of the Kehena Beach Estates subdivision. It is bordered on the west by Moana Kai Pali Street and on the north and south by similar shape/size parcels. The general area consists of a mixture of undeveloped parcels and parcels containing single-family dwellings. All the surrounding properties are also zoned A-1a. Although the property is bordered on the east by the Pacific Ocean, no impacts are anticipated to the shoreline area as the proposed improvements will be sited a significant distance from the shoreline.

H. Flood Insurance Rate Map

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM) identifies the parcel as partially Zone VE (coastal flood zone with velocity hazard) and majority Zone “X” (areas outside of the 500-year flood) (**Figure 14**). All improvements will be sited within the Zone “X” area of the parcel and outside the 3.2-foot sea level rise exposure area (**Figure 15**).

Due to its elevation and proximity to the coastline, the property is within the Civil Defense tsunami evacuation zone. A Civil Defense tsunami warning siren is located nearby to notify the public in case of a tsunami warning.

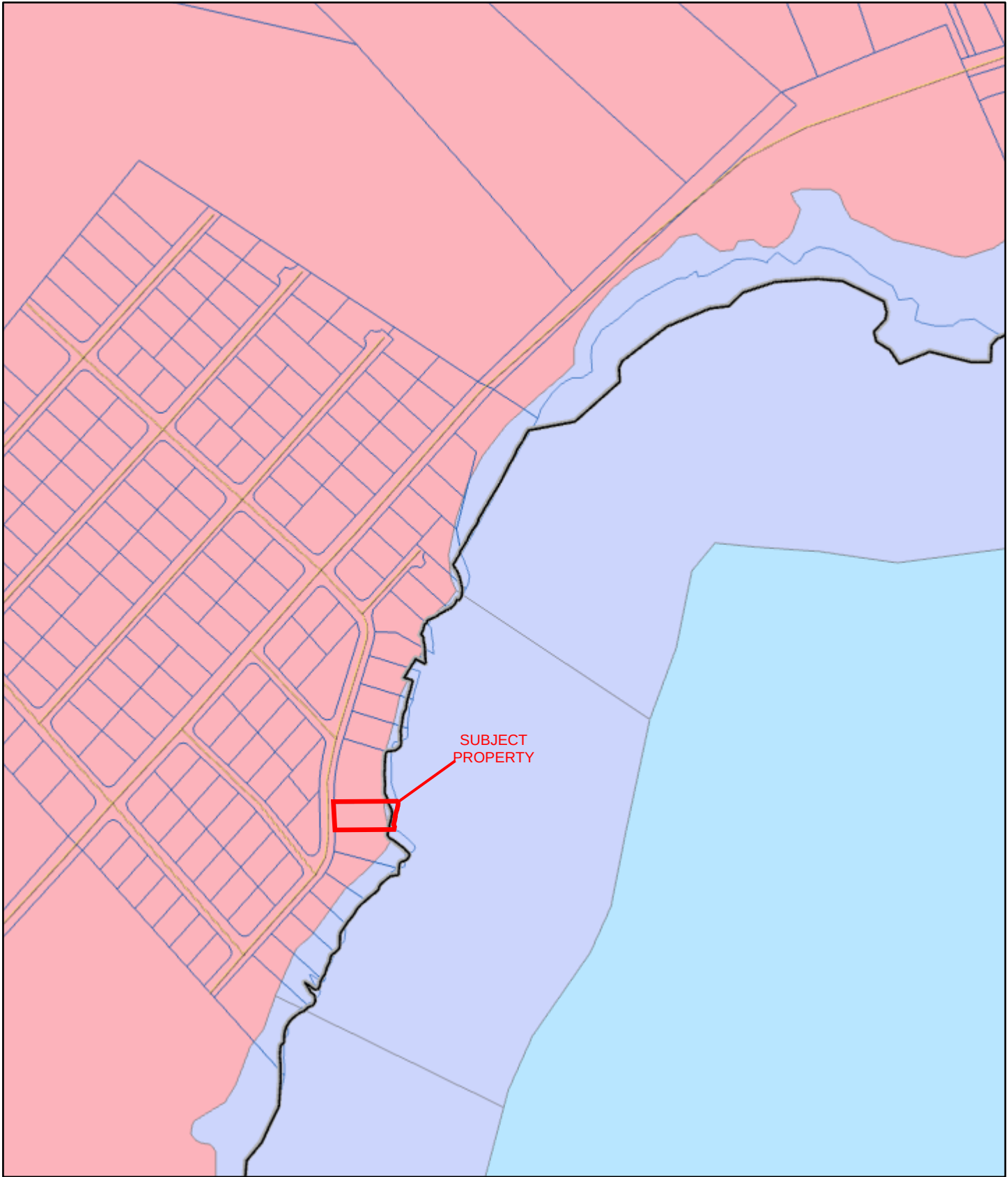
I. Archaeological Resources

A formal archeological study of the site has not been conducted in conjunction with the proposed development. However, as depicted in the aerial photos, the site was previously cleared upon the establishment of the subdivision and thus the applicants do not believe any archaeological resources are present. If necessary, an archaeological monitoring plan can be prepared and implemented in conjunction with further land clearing activity.

In the event any inadvertent discoveries are made during any land disturbance activity relating to this project, work will cease, and the applicants will immediately notify the Planning Department and the State DLNR and secure their clearances before proceeding further.

FIGURE 14

National Flood Hazard Zones



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- National Flood Hazard Layer Flood Zones

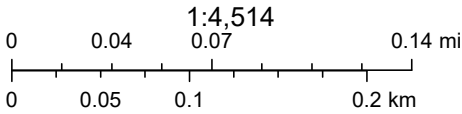
VE

X

Parcels (current boundary lines)
- Street Centerlines

Hawaii County District Boundary

Coastline



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Web AppBuilder for ArcGIS

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

FIGURE 15



State of Hawai'i Sea Level Rise Vulnerability and Adaptation Report Map

J. Floral and Faunal Resources

The parcel was previously cleared prior to 1965, as demonstrated by historic aerial photos. It is currently undeveloped and is primarily vegetated with Coconut Palm (*Cocos nucifera*), Areca Palm (*Chrysalidocarpus lutescens*), Naupaka (*Scaevola taccada*), Hala Tree (*Pandanus tectorius*), Asian sword fern (*Nephrolepis brownii*), Plumeria Tree (*Plumeria rubra*) and Ti (*Cordyline fruticosa*).

Vegetation in the surrounding area consists of Ti (*Cordyline fruticosa*), Hibiscus (*Hibiscus sp.*), Norfolk (*Araucaria heterophylla*), Ironwood (*Olneya tesota*), Century plant (*Agave americana*), Butterfly palm (*Dypsis lutescens*), Chinese fan palm (*Livistona chinensis*), Octopus tree (*Heptapleurum actinophyllum*), Spider lily (*Hymenocallis littoralis*), and Sword fern (*Polystichum munitum*).

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 applicants' landscaping plans include native and non-invasive plants consistent with the coastal area and surrounding properties. Such plants may include ti (*Cordyline fruticosa*), naupaka (*Scaevola taccada*), coconut (*Cocos nucifera*), hala (*Pandanus tectorius*), kukui nut (*Aleurites moluccanus*), citrus, and other low and non-invasive grasses or ornamentals.

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 'Opeʻapeʻa (*Lasiurus cinereus semotus*) flying over, roosting, or utilizing resources near the property.

The State listed Hawaiian Hoary Bat (*Lasiurus cinereus semotus*) has the potential to occur in the vicinity of the project area and may roost in nearby trees. Hoary Bats may be sensitive to disturbance between June 1st and September 15th, throughout which no shrubs or trees taller than 15 feet may be disturbed, removed, or trimmed without consulting the DLNR Division of Forestry and Wildlife (DOFAW). The State listed Hawaiian Hawk, or 'Io (*Buteo solitarius*) is also known to occur in the project vicinity. If any tree cutting occurs between March and September, DOFAW must be consulted first. A pre-construction hawk nest search by a qualified ornithologist using standard methods must be conducted. If nests are found, no land clearing is permissible until October.

According to DOFAW, artificial lighting can adversely impact seabirds that may pass through the area at night by causing disorientation. The disorientation can result in collision with manmade artifacts or grounding of birds. For nighttime lighting that

might be required, DOFAW recommends that all lights be fully shielded to minimize impacts. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season from September 15th through December 15th. This is the period when young seabirds take their maiden voyage to the open ocean.

The movement of plant or soil material between worksites, such as fill, must be minimized. Soil and plant material may contain invasive fungal pathogens such as Rapid 'Ōhi'a Death (ROD), vertebrate and invertebrate pests such as Little Fire Ants (*Wasmannia auropunctata*), or invasive plant parts that could harm native species and ecosystems. All equipment, materials, and personnel should be cleaned of excess soil before leaving the site. Gear that may contain soil, such as work boots and vehicles, should be thoroughly cleaned, and sprayed with 70% alcohol solution to prevent the spread of ROD and other harmful fungal pathogens. If any material removed from the site is moved to areas without fire ants or ROD, the material will be inspected and treated. No 'Ōhi'a trees are present on the Property; therefore, none will be cut down during construction.

K. Valued Cultural Resources

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

All proposed improvements will be located a considerable distance from the shoreline. 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 site has been cleared and the surrounding area has been used extensively for residential use for many years, it would appear very unlikely that the site would serve such a purpose today and/or in the recent past. Additionally, the 60-foot sea cliffs make it unlikely the property would be a site for traditional practices. 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 applicants intend to respect and honor such claims and provide the legal and needed access within the site.

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

L. Public Access

The 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, which is not a publicly accessible area due to the sea cliffs. Kehena Black Sand Beach is located approximately 0.3 miles to the north. Access to this area will not be impacted.

M. Description of Access

Access to the property is from Moana Kai Pali Street, approximately 125 feet northeast of its intersection with Kamakoa Street. Moana Kai Pali Street is a County owned and maintained road. The road is adequate to support the proposed use. The development proposes a driveway from Moana Kai Pali Street.

N. Traffic Impacts

The proposed project seeks to build one (1) single-family residence within an existing subdivision. Traffic will therefore not increase substantially and will remain at the level that exists today.

O. Availability of Utilities

Water

County water is not available to the site. The applicants intend to utilize water catchment and install a 10,000-gallon storage tank below the house.

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.

Other Utilities

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

P. Potential Areas of Concern

Coastal Hazards

Apart from very rare events, the proposed activity will not be directly affected by any coastal hazards. The proposed single-family residence will be located within Flood Zone X and outside the 3.2-foot sea level rise exposure area. The dwelling is proposed to be located approximately 40 feet from the shoreline and will therefore not likely be subject to impacts from high waves, erosion, or subsidence. The

property is located within the Civil Defense tsunami evacuation zone. A Civil Defense siren is located nearby.

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 will be followed. This is not a comprehensive list; any other mitigating measures identified during the permitting process that are required to prevent significant impacts will be adhered to.

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. Dust impacts will be minimized by erecting a screen or fence.
5. Routine inspection and maintenance of structural BMPs will be performed by trained personnel.
6. Significant leaks or spills will be properly cleaned and disposed of at an approved site.

The applicants have 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.

II. ANTICIPATED IMPACTS

A. Environmental Setting

General Description

The subject property contains 11,921 square feet of land. It is rectangular in shape with its eastern boundary abutting the coastline. The western perimeter of the property is at an elevation of approximately 68 feet and the remainder of the property gently slopes downward toward the ocean, with an elevation of approximately 60 feet at the cliffs edge.

The mean average temperature in this general area is approximately 70-77 degrees Fahrenheit. Annual rainfall in the vicinity is approximately 100 inches.

Soils

The soil is primarily (90%) comprised of Hakuma highly organic hydrous loam, dry, with 2 to 10 percent slopes (2mrl9). This soil type consists of volcanic ash over pahoehoe lava. It is considered moderately well drained with a high runoff class. It is not considered prime farmland. Although the property is designated within the State Land Use Agricultural District, the poor soil quality and small size of the parcel render it ill-suited for agricultural uses.

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

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

Flora and Fauna

Although there were no professional surveys conducted of the floral or faunal resources of the site, the applicants do not believe that rare or endangered floral or faunal resources are likely to be found within the subject site.

The parcel was previously cleared in 1963 upon the creation of the Kehena Beach Estates subdivision. It is currently undeveloped and is primarily vegetated with Coconut Palm (*Cocos nucifera*), Areca Palm (*Chrysalidocarpus lutescens*), Naupaka (*Scaevola taccada*), Hala Tree (*Pandanus tectorius*), Asian sword fern (*Nephrolepis brownii*), Plumeria Tree (*Plumeria rubra*) and Ti (*cordyline*

fruticosa). The applicants' landscaping plans include native and non-invasive plants consistent with the coastal area and surrounding properties. Such plants may include ti (*Cordyline fruticosa*), naupaka (*Scaevola taccada*), coconut (*Cocos nucifera*), hala (*Pandanus tectorius*), kukui nut (*Aleurites moluccanus*), citrus, and other low and non-invasive grasses or ornamentals.

The site is not known to be a habitat for any rare or endangered animal life. However, it would be possible to find the Hawaii Hawk (I'o) (*Buteo solitarius*), the Hawaiian Owl (Pueo) (*Asio flammeus sandwichensis*), and the Hawaiian Hoary Bat or 'Ope'ape'a (*Lasiurus cinereus semotus*) flying over, roosting, or utilizing resources near the property. Best Management Practices to protect these species and seabirds in the area are discussed in Section I, subsection J of this report.

Volcanic and Earthquake Hazards

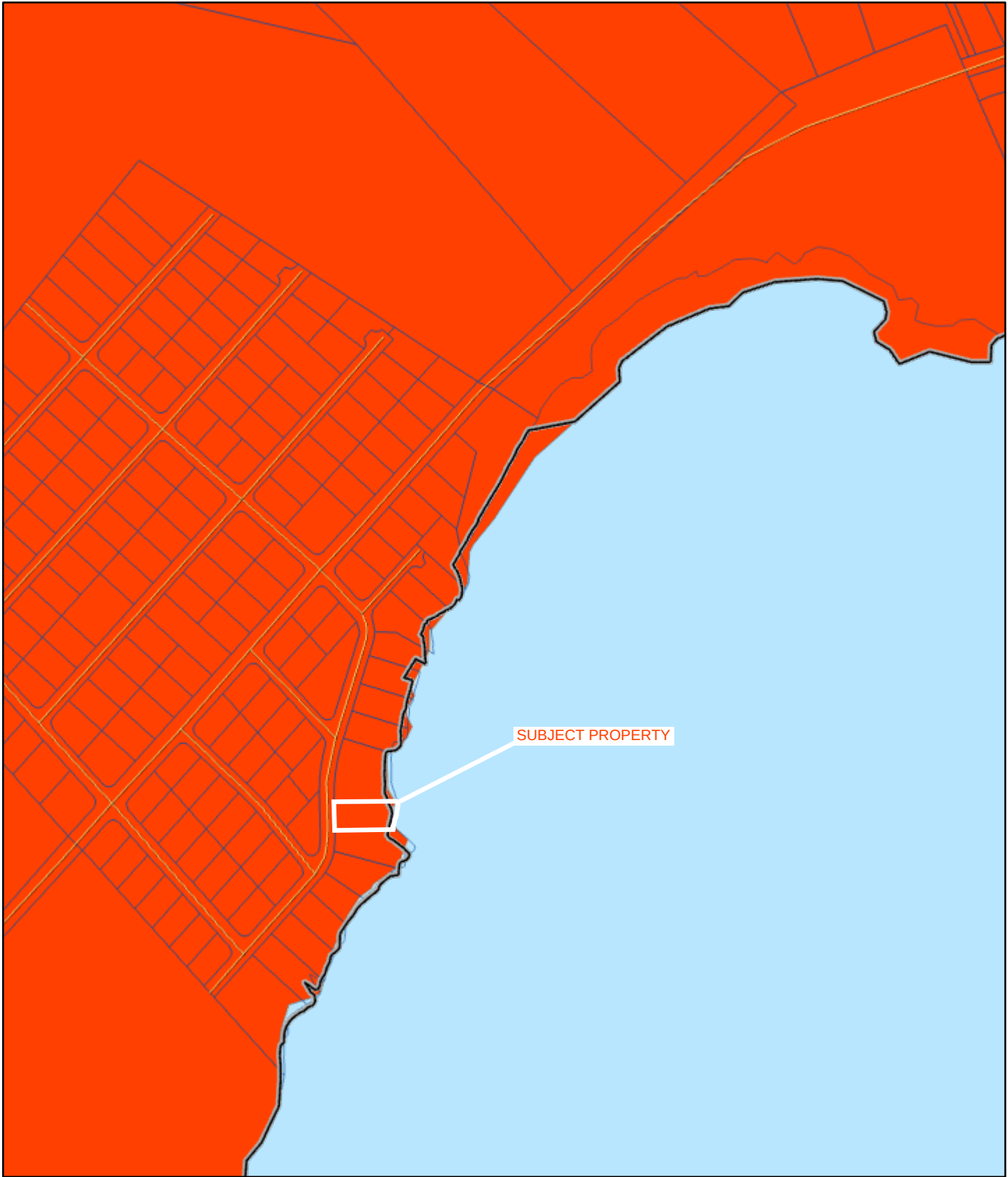
According to the United States Geological Survey maps, the project site is located within Lava Flow Hazard Zone 2, on a scale of ascending risks 9 to 1 (**Figure 16**). There is little that can be done to mitigate the volcanic risk.

The site is approximately 4 miles from the eastern rift zone of Kīlauea and thus if a lava flow were to threaten the area, there would likely be adequate time to evacuate to a safe location.

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

FIGURE 16

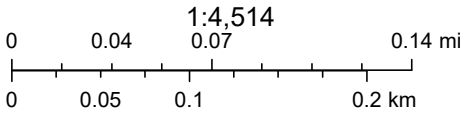
Volcano Hazard Zones



3/20/2025, 9:48:09 AM

Volcano Hazard Zones

- 2
- Parcels (current boundary lines)
- Street Centerlines
- Hawaii County District Boundary
- Coastline



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

Web AppBuilder for ArcGIS

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

Flood/Drainage

The western perimeter of the property is at an elevation of approximately 68 feet and the remainder of the property gently slopes downward to 60 feet at the cliff edge. The applicants have 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. All grading will be done pursuant to an approved grading permit. 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

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

Special Management Area

The subject site is situated within the County Special Management Area (SMA). As such, a Special Management Area Use 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 Impact

There are no probable 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 in Section I, subsection P.

D. Unavoidable Adverse Environmental Effects

The proposed action and land use will not have any significant adverse effects to natural resources. The applicants intend to utilize the land for a single-family residence, which is consistent with the residential use of the surrounding area.

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

E. Alternatives to Proposed Action

No Project

An alternative to the proposed project would be to not build the single-family 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 impacts to 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 avoids restrictive flood zones and maintains a significant distance from the shoreline. 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 highly unlikely that any historic, archaeological, or cultural resources are present on the property as the parcel was previously cleared. 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 40 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 the most logical and reasonable and is wholly consistent with established Special Management Area objectives and regulations.

Shoreline Survey

Lots 54, Kehena Beach Estates, Unit 1
A Portion of Grant 999 to
Hauai, Kamaka and Kahopukahi, Situated at
Keauohana, Puna,
Island and County of Hawaii, Hawaii.

TMK(3) 1-2-030: 012

Sheet 1 of 2, Map Sheet

NOTES:

Field survey completed February 13, 2024.

Owners:

Equity Trust Co fbo M.T. Stehle IRA
Stehle, Michael
Doggett-Stehle, Lisa A
1200 R St Apt B
Anchorage AK. 99501 4288

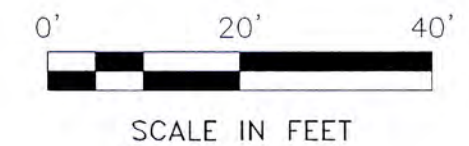
Site:

Tax Map Key (3) 1-2-030:012
Street No. Not Assigned
Pahoa, HI 96778

Lot dimensions are Record per Kehena Beach Estates
Subdivision, Unit 1, filed as DAGS File Plan # 905

Symbols:

- Indicates found (FD.) 1/2" pipe at property corner, unless noted otherwise.
- Indicates set spike at proposed Shoreline alignment, unless noted otherwise.



SCALE IN FEET

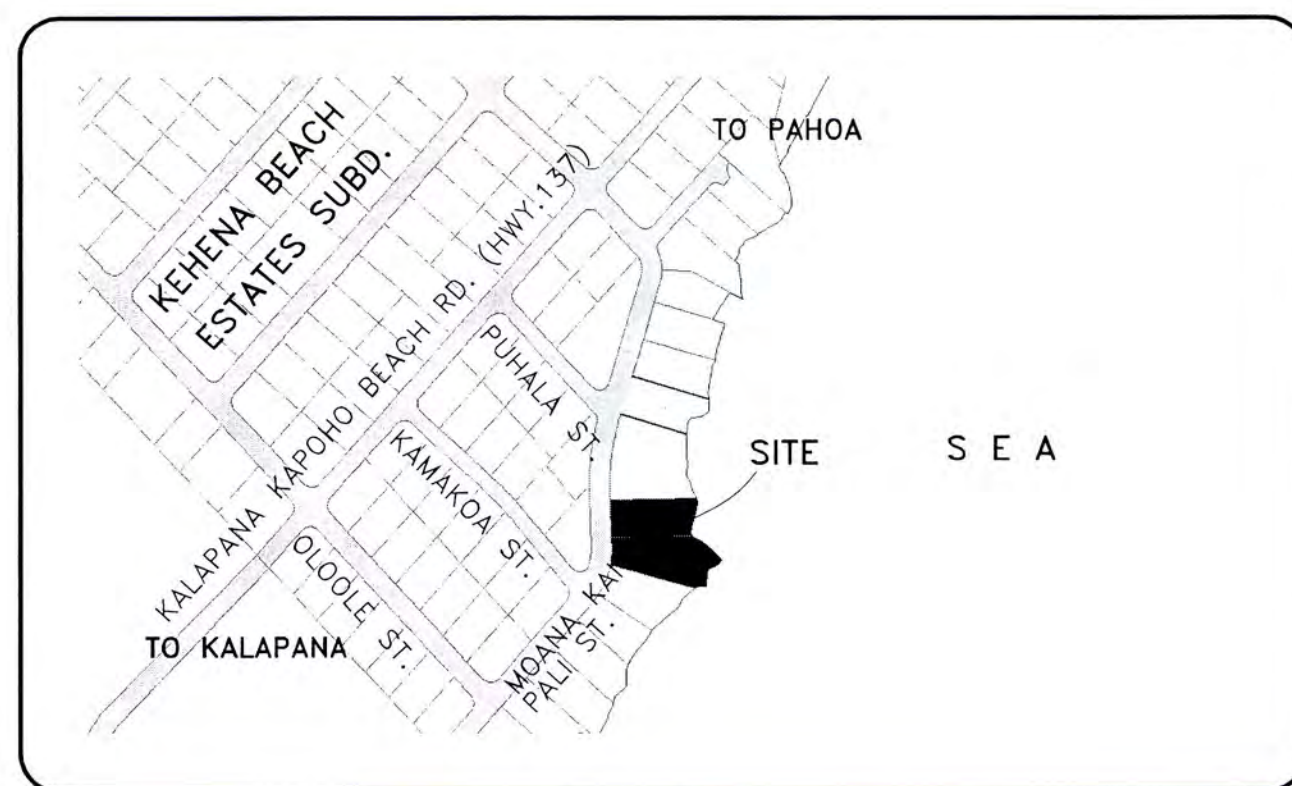
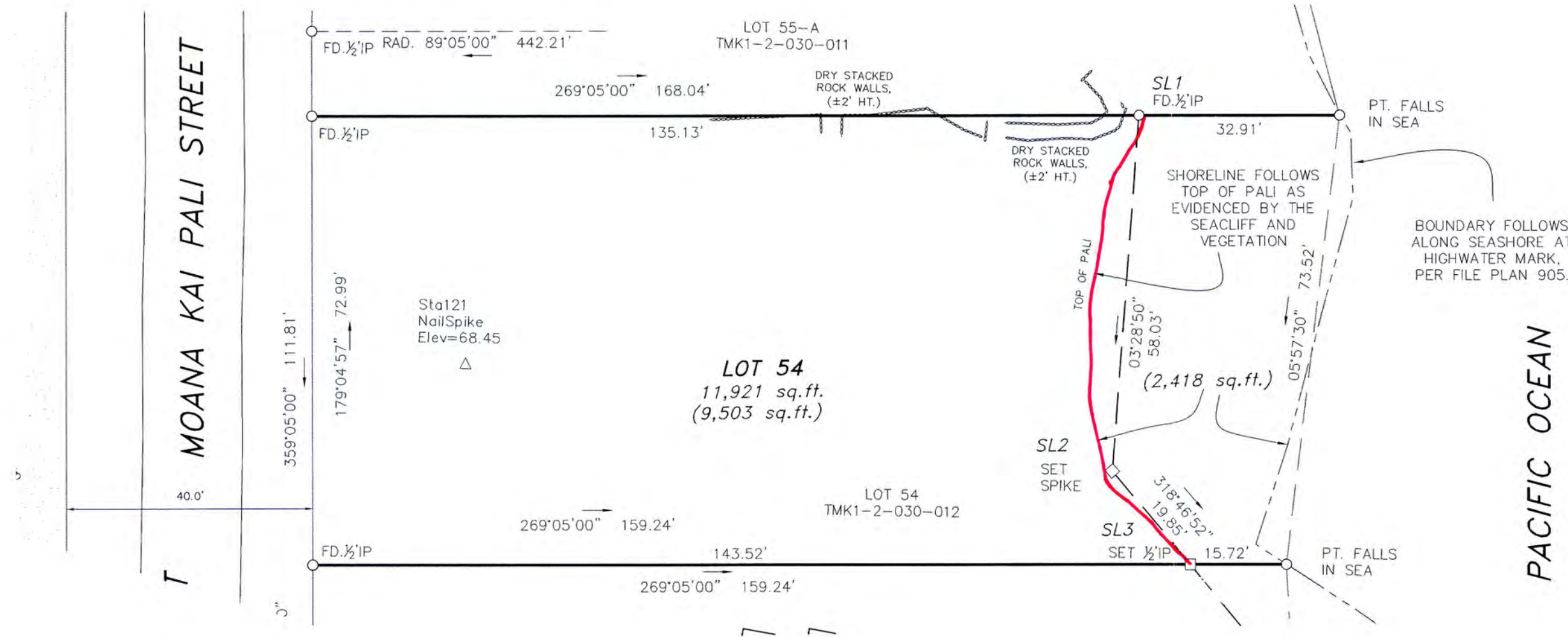


This work was prepared by me or
under my direct supervision.

Daniel L. Berg
Daniel L. Berg
Licensed Professional Land Surveyor
License Number 11245



P.O. Box 49-2281 Kea'au, HI. 96749
Ph. 966-4206 Fx. 982-6830
www.dlbassoc.com



VICINITY MAP
NO SCALE

Date: February 18, 2024
Project: J2024-036
Dwg: J2024-036, Tab: Lot 54_MAP

SURVEY OFFICE COPY

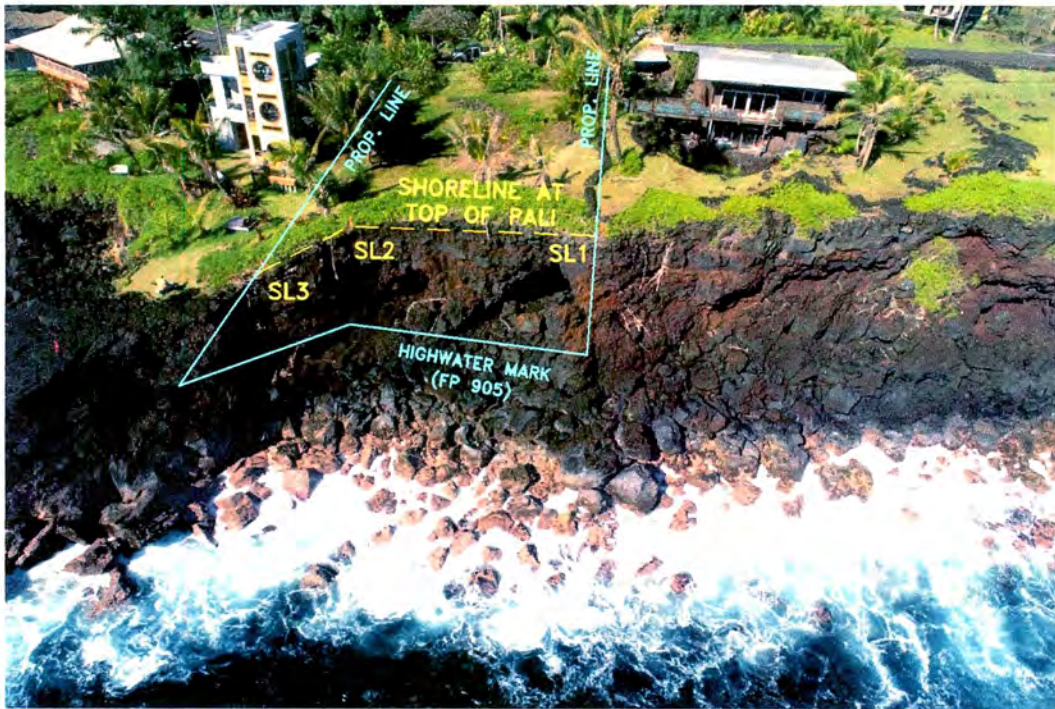


IMAGE 479

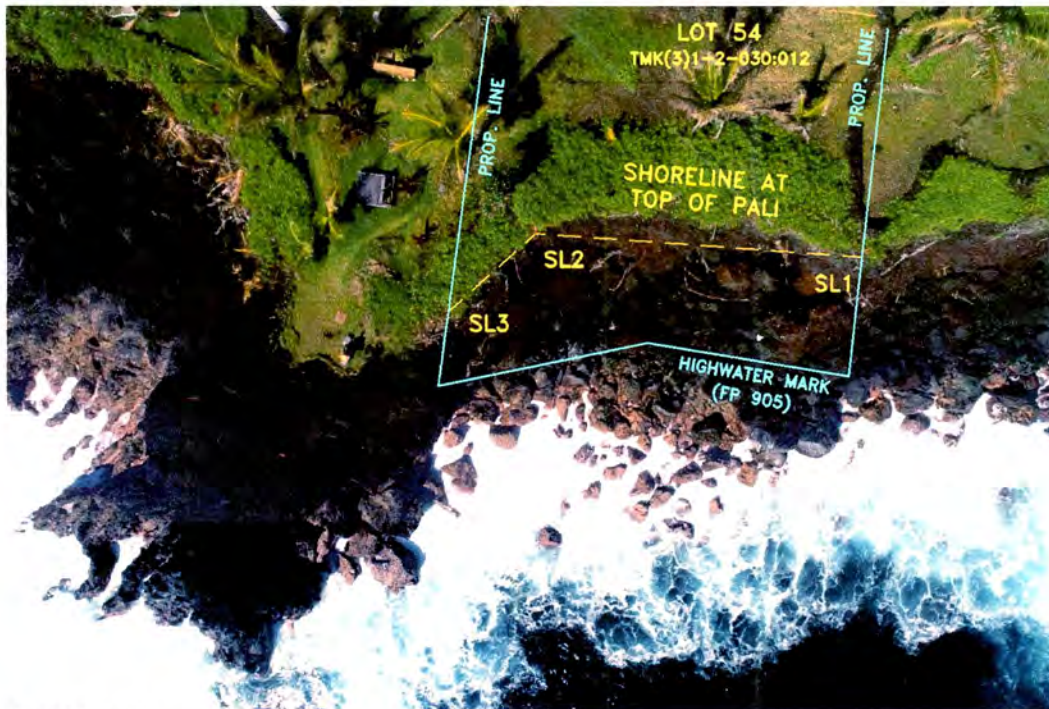


IMAGE 473



IMAGE 481



IMAGE 483

Shoreline Survey
Lots 54, Kehena Beach Estates, Unit 1
A Portion of Grant 999 to
Hauī, Kamaka and Kahopukahi, Situated at
Keauohana, Puna,
Island and County of Hawaii, Hawaii.
TMK(3) 1-2-030: 012

Sheet 2 of 2, Photo Sheet

NOTES:

Photos taken February 14, 2024.

Shoreline runs along top of pali as evidenced by vegetation and the seacliff (approx. elev 60 ft. MSL).

Highwater Mark shown hereon is an interpretation of the alignment labeled "Boundary Follows Along Seashore at Highwater Mark" shown on File Plan 904, and is included for informational use only.

Owners:
Equity Trust Co fbo M.T. Stehle IRA
Stehle, Michael
Doggett-Stehle, Lisa A
1200 R St Apt B
Anchorage AK. 99501 4288

Site:
Tax Map Key (3) 1-2-030:012
Street No. Not Assigned
Pahoa, HI 96778



This work was prepared by me or under my direct supervision.

Daniel L. Berg

Daniel L. Berg
Licensed Professional Land Surveyor
License Number 11245



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Ph. 966-4206 Fx. 982-6830
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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

June 16, 2025

REC'D HAND DELIVERED

COH PLANNING DEPT
JUN 17 2025 AM 10:19

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

SUBJECT: **SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
(PL-SMA-2025-000081)**
**APPLICANTS: MICHAEL STEHLE AND LISA DOGGETT-
STEHLE**
**REQUEST: TO CONSTRUCT A NEW SINGLE-FAMILY
DWELLING AND ASSOCIATED IMPROVEMENTS**
TAX MAP KEY: (3) 1-2-030:012, PAHOA, PUNA, HAWAI'I

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 Todd Pataray, Puna Patrol, at 965-2716 or via email at Todd.Pataray@hawaiiicounty.gov.

From: [Javar-Salas, Chelsie](#)
To: [Planning Internet Mail](#)
Subject: Comments for PL-SMA-2025-000081 | SMA Application for Michael Stehle and Lisa Doggett-Stehle | TMK: (3) 1-2-030:012
Date: Tuesday, June 24, 2025 3:51:34 PM
Attachments: [IPaC Info Letter](#) [Species List Instructions](#) [PIFWO 20Apr2022 Final.pdf](#)

Aloha,

Thank you for the opportunity to comment on the SMA Application for Michael Stehle and Lisa Doggett-Stehle on Hawai'i Island. The U.S. Fish and Wildlife Service (Service) has updated how we manage our technical assistance workload and process section 7 consultations.

We have streamlined portions of the consultation process. Your first step in our updated process is to obtain an Official Species List through our Information for Planning and Consultation (IPaC) online tool by accessing this link: <https://ipac.ecosphere.fws.gov/>.

After entering basic project information, including a map of the project (you can use the map drawing tool or upload a GIS polygon that contains the project area(s)), please navigate to request an Official Species List. In addition to creating your species list, this process automatically generates an ECOSphere Project in our system, facilitating our work on your project. Each submitted project is assigned a unique Project Code; please provide this Project Code in any correspondence with our office relating to the project.

Your IPaC-generated Official Species List will include all federally listed species, critical habitat, migratory birds, and wetland habitat that occurs, or may transit through, the project vicinity. For projects in Hawai'i, each species on your Official Species List page (links directly below it) provides the Service's recommended avoidance and minimization measures for that species. Our general avoidance and minimization measures for both animals and plants are provided at our website here: <https://www.fws.gov/office/pacific-islands-fish-and-wildlife/library>, please refer to them in the preliminary stages of project design. These "General project design guidelines" are our avoidance and minimization measures intended to avoid or minimize adverse effects to federally protected species and each measure should be incorporated into your compliance document for every species expected to be exposed or affected by the project described in your compliance document.

Lastly, we recommend incorporating into your project design our best management practices to minimize and avoid sedimentation and erosion impacts to water quality [<https://www.fws.gov/media/best-management-practices-work-or-around-aquatic-environments-bmps>] and our biosecurity protocols [<https://www.fws.gov/media/invasive-species-biosecurity-protocols>].

We appreciate your efforts to conserve federally protected species. Please contact me for

additional assistance.

Mahalo,

Chelsie

Chelsie Javar-Salas (she/her) | Island Team Manager - Maui Nui and Hawai'i | U.S. Fish and Wildlife Service, Pacific Islands Fish and Wildlife Office | 300 Ala Moana Blvd., Room 3-122 Honolulu, HI 96850 | office phone: 808-210-6131 | work cell: 808-490-5451 | email: chelsie_javar-salas@fws.gov | website: <https://www.fws.gov/office/pacific-islands-fish-and-wildlife>



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122
Honolulu, Hawai'i 96850



Subject: IPaC generated official species list for the Pacific Islands Fish and Wildlife Office

Dear Action Agency or Applicant:

The Pacific Islands Fish and Wildlife Office (PIFWO) is transitioning to the Information for Planning and Consultation (IPaC) online portal, <https://ipac.ecosphere.fws.gov/> for federal action agencies and non-federal agencies or individuals to obtain official species lists, including threatened and endangered species, designated critical habitat, and avoidance and minimization measures to consider in your general project design. IPaC has been used by continental USFWS offices to provide official species lists and avoidance and minimization guidance since 2017. Using IPaC expedites the process for species list distribution. Obtaining a species list in IPaC is relatively straightforward and takes minimal time to complete. Step by step instructions are included below.

Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of your species list should be verified after 90 days. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change the species list. Verification can be completed by visiting the IPaC website at regular intervals during project planning and implementation. An updated list may be requested through the IPaC system by completing the same process used to obtain the initial species list.

We hope this process provides efficiencies to our partners in obtaining a species list. For federal action agencies, it also opens additional IPaC functionality that the PIFWO office is still working on, such as the use of Determination Keys for informal section 7 programmatic consultations. We will let our agency partners know when that functionality becomes available.

If you have questions about a species list obtained through the IPaC system or need assistance in completing an IPaC species list request, please contact the Service at 808-792-9400 or via email at pifwo_admin@fws.gov. We appreciate your efforts to conserve listed species across the Pacific Islands.

INTERIOR REGION 9 COLUMBIA-PACIFIC NORTHWEST

IDAHO, MONTANA*, OREGON*, WASHINGTON

*PARTIAL

INTERIOR REGION 12 PACIFIC ISLANDS

AMERICAN SĀMOA, GUAM, HAWAI'I, NORTHERN
MARIANA ISLANDS

Instructions for Action Agencies and partners to obtain an official species list in IPaC

- Navigate to <https://ipac.ecosphere.fws.gov/>
- You can get an unofficial species list without logging in. However, if you want an official species list you will need to log in first using your Login.gov account. If you don't have an IPaC account, they are easy to create.

Log in

×

LOGIN.GOV LOGIN

You can use your Login.gov profile as your IPaC account. You will need to allow IPaC to read your [basic profile information](#).

LOG IN WITH  LOGIN.GOV

IPAC LOGIN

> Why do I need an IPaC account?

Select Log in with Login.gov and sign in using your email and password.

Email address

Password

☐ Show password

Sign in

Create an account

[Sign in with your government employee ID](#)

If you have a PIV or CAC card, you can sign in using that method as well.

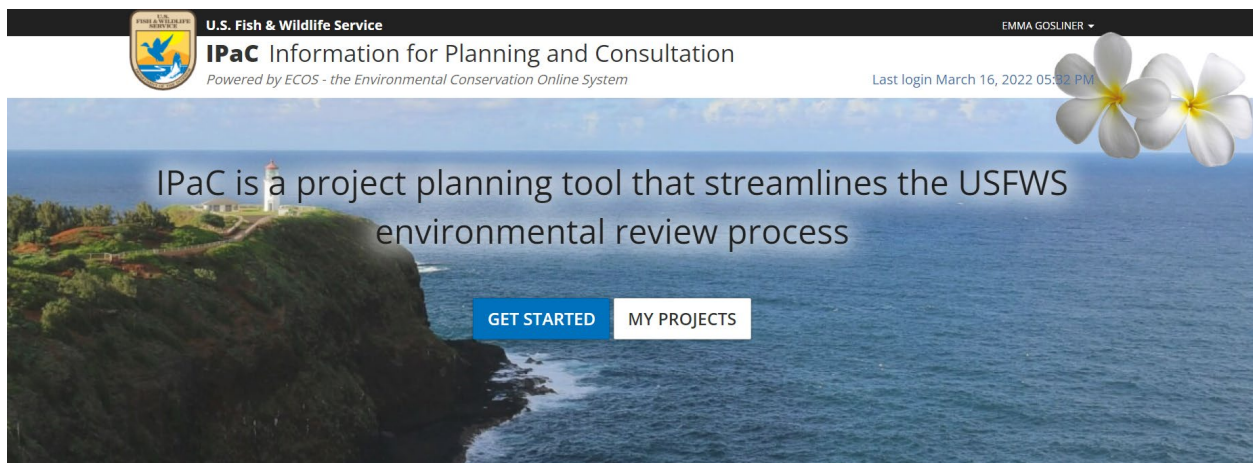
Sign in with your PIV or CAC

Make sure **you have a Login.gov account** and **you've set up PIV/CAC** as a two-factor authentication method.

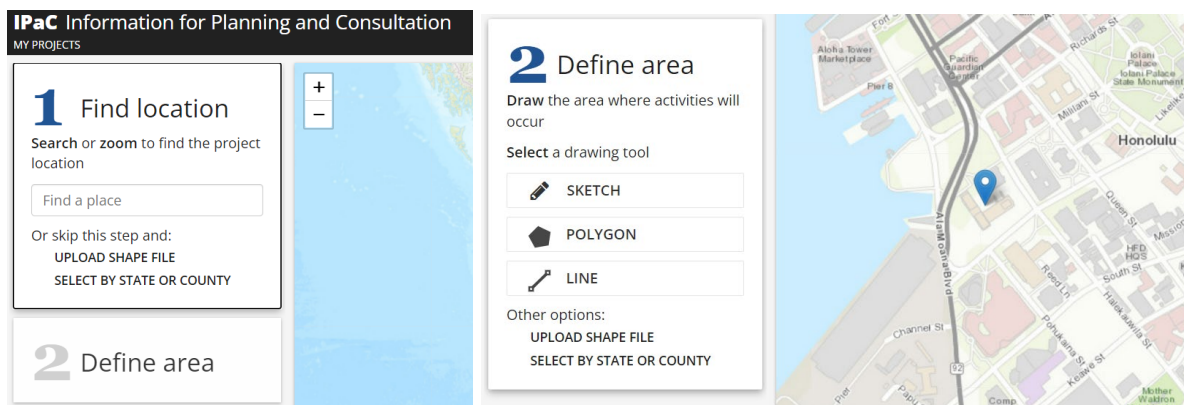
Insert your PIV/CAC

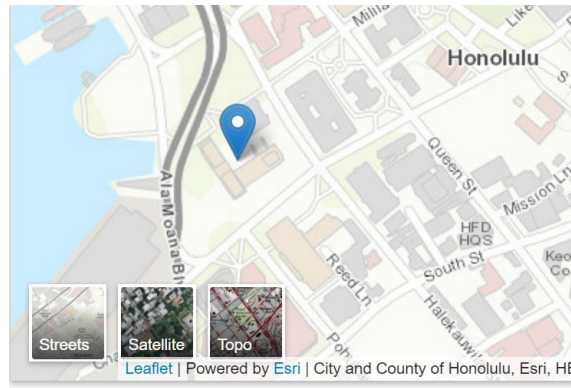
[Cancel](#)

- Once you log in, select “Get Started”.

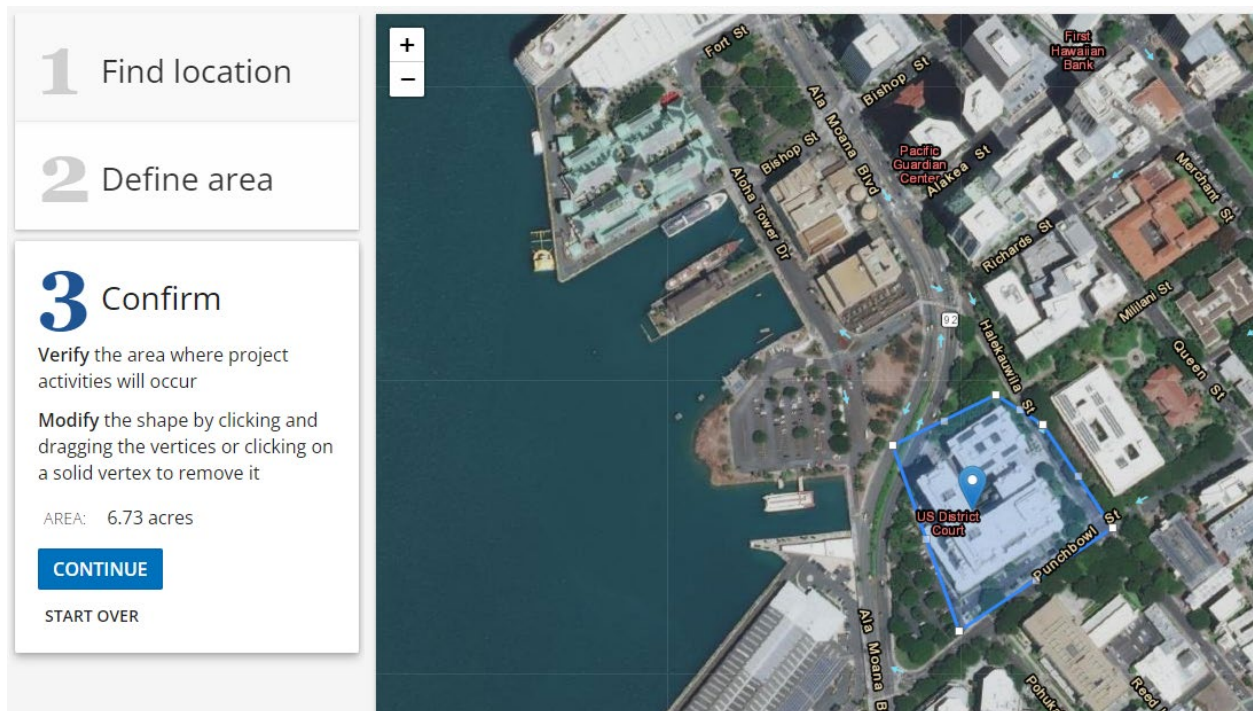


- Define the action area: Identify the location of the proposed action by uploading an existing shapefile or by entering an address or coordinates of the action area. Once identified on the map, you can manually draw the action area using the drawing tools.





To help identify your action area you can choose between multiple base maps available.



Press continue when you have finished drawing or uploading the action area location.

- The species information on the page that follows is not official. However, it identifies the project County, local Fish and Wildlife Field Office, species covered under NOAA Fisheries as well as Migratory Bird Treaty Act species. The list can be viewed in Thumbnail or List format.
- Once the species list populates you will see images of the species that may occur on, near, or transgress across your project. Click on SPECIES GUIDELINES on your top right to see Avoidance and Minimization measures to incorporate into your General Project Design Guidelines.

Explore location

LOCAL OFFICE PACIFIC ISLANDS FISH AND WILDL OFC

LOCATION
Honolulu County,
Hawaii
[CHANGE LOCATION](#)

Resources

ENDANGERED SPECIES	20
MIGRATORY BIRDS	5
FACILITIES	
WETLANDS	!

[PRINT RESOURCE LIST](#)

What's next?

Define a project at this location to evaluate potential impacts, get an official species list, and make species determinations.

[DEFINE PROJECT](#)

Endangered species

Listed species ⁽¹⁾ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries ⁽²⁾).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

Additional information on endangered species data is provided [below](#).

The following species are potentially affected by activities in this location:

THUMBNAILS

LIST

[SPECIES GUIDELINES](#)

Mammals

Endangered

Hawaiian Hoary Bat
Lasiurus cinereus semotus
Wherever found

- Continue with the following steps to comply with the requirements of ESA section 7 to obtain an **official species list**.
- Select Define Project

What's next?

Define a project at this location to evaluate potential impacts, get an official species list, and make species determinations.

[DEFINE PROJECT](#)

Define project

Define a project at this location to evaluate potential impacts, get an official species list, and make species determinations.

Project name

Project description
Describe the location, size, scope, and timing of this project.

OPTIONAL

[SAVE](#) [CANCEL](#)

Enter the Project Name and a brief description of the project (a description is not mandatory, but recommended for future coordination with the Service). Click SAVE at bottom of page.

- At the bottom of the What's next box on the right, click Request Species List

Test Project

Testing

LOCATION Honolulu County, Hawaii

CREATED March 17, 2022

1 MEMBER 2 DOCUMENTS

What's next?

ESA REVIEW
Review this project's effects on listed species pursuant to the Endangered Species Act (ESA), as part of the overall regulatory review.

START REVIEW

SPECIES LIST
Requesting an official species list is now part of IPaC's ESA Review.

REQUEST SPECIES LIST

Local office

Pacific Islands Fish And Wildlife Office

- on the following screen, click Yes, Request Species List

Endangered Species Act Review

← BACK EXIT REVIEW

1 Request an official species list

2 Evaluate determination keys
No Dkeys for project

3 Analyze project (optional)

4 Download documentation

Step 1: Request an official species list

An official species list is a letter from the local U.S. Fish and Wildlife Service field office that assists in the evaluation of potential impacts of your project. It includes a list of species that should be considered under [Section 7](#) of the Endangered Species Act, a project tracking number, and other pertinent information from the field office.

Does this project require an official species list?

Federal agencies are required to "request of the Secretary of Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action" ([Section 7](#) of the Endangered Species Act).

This requirement applies to projects that are conducted, permitted, funded, or licensed by any Federal agency.

YES, REQUEST A SPECIES LIST SKIP / DOES NOT APPLY

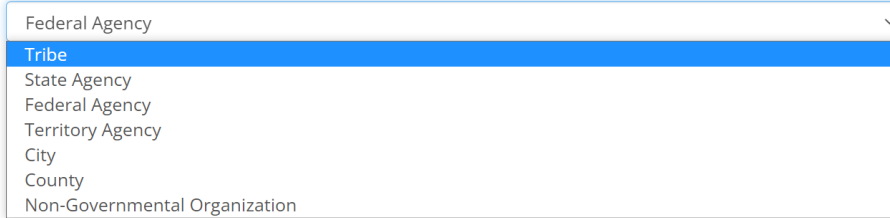
- Fill out the contact information for yourself or your agency. Contractors, state partners, and any other project proponents may request a species list and should be covered using the dropdown menus.

Tell us about the project and your organization or agency

Is this project being conducted, permitted, funded, or licensed by a Federal agency?

- ☐ Yes
☐ No

What kind of organization are you working for directly?



A dropdown menu with a light blue border and a downward arrow on the right. The menu is open, showing a list of organization types. The first option, "Federal Agency", is highlighted in blue. The other options are "Tribe", "State Agency", "Federal Agency", "Territory Agency", "City", "County", and "Non-Governmental Organization".

- Federal Agency
- Tribe
- State Agency
- Federal Agency
- Territory Agency
- City
- County
- Non-Governmental Organization

- From the pull-down menu for Classify Type of Project, select the project type that best fits the proposed action.

Enter your project information

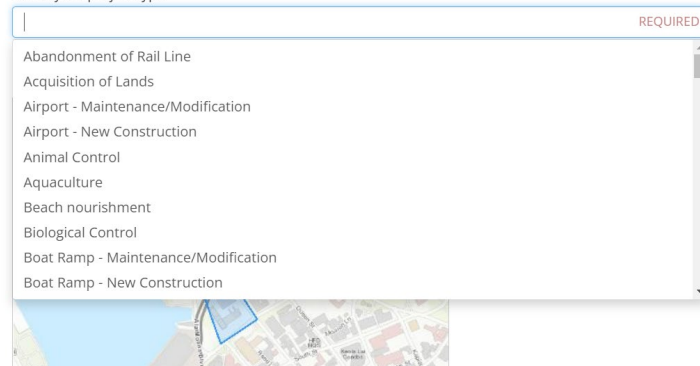
Project name

Test Project

Project description

Testing

Select your project type

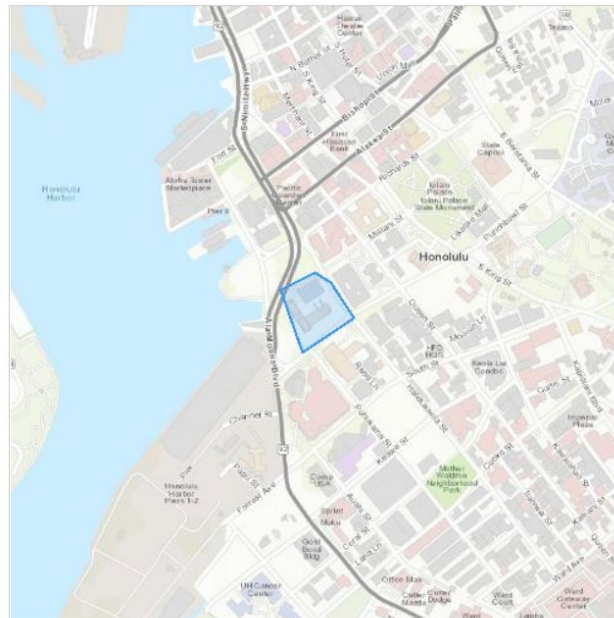


A dropdown menu with a light blue border and a downward arrow on the right. The menu is open, showing a list of project types. The first option, "Abandonment of Rail Line", is highlighted in blue. The other options are "Acquisition of Lands", "Airport - Maintenance/Modification", "Airport - New Construction", "Animal Control", "Aquaculture", "Beach nourishment", "Biological Control", "Boat Ramp - Maintenance/Modification", and "Boat Ramp - New Construction".

- Abandonment of Rail Line
- Acquisition of Lands
- Airport - Maintenance/Modification
- Airport - New Construction
- Animal Control
- Aquaculture
- Beach nourishment
- Biological Control
- Boat Ramp - Maintenance/Modification
- Boat Ramp - New Construction

- Once all required sections are filled out, press SUBMIT OFFICIAL SPECIES LIST REQUEST

Location



[SUBMIT OFFICIAL SPECIES LIST REQUEST](#)

- An Official Species List should be generated and available for download in a couple of seconds.
- If you need additional information on a species, click on their name that is hot-linked to their species information page. A brief overview of the species' status, description and critical habitat will appear as well as a link to their ECOS species profile.

Resources

- ENDANGERED SPECIES 20
- MIGRATORY BIRDS 5
- FACILITIES
- WETLANDS !
- [PRINT RESOURCE LIST](#)

What's next?

Define a project at this location to evaluate potential impacts, get an official species list, and make species determinations.

[DEFINE PROJECT](#)

ʻIiwi

Drepanis coccinea



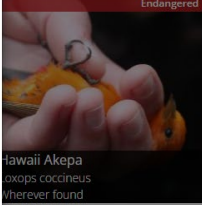
STATUS

Threatened: A species likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

DESCRIPTION

The Iiwi is an Hawaiian forest bird in the endemic honeycreeper subfamily of the Fringillidae (finch family). Iiwi are medium-sized forest birds (total body length is approximately 14 centimeters (cm) (5.5 inches (in)) with bright scarlet feathers, black wings and tail, and a small white patch on the inner secondary flight feathers. The bill is long, deeply

Endangered



Hawaii Akepa
Akoxops coccineus
Wherever found

From: [Hekekia, Joshua K](#)
To: [Planning Internet Mail](#)
Subject: DTS 202506031607HE - SMA Use Permit Application (PL-SMA-2025-000081)
Date: Wednesday, July 2, 2025 5:02:15 PM
Attachments: [image001.png](#)
[JH 1607HE PL SMA 2025-000081 - SFR - Doggett-Stehle, Paho, HI Island \(part 1\) - signed.pdf](#)

Mr. Darrow,

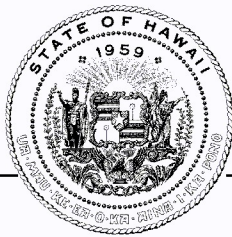
Please see the SMA Use Permit comment letter from our Director Mary Alice Evans. This agency response letter is in regard to PL-SMA-2025-000081 application for a Single Family Residential Dwelling by Michael Stehle and Lisa Doggett-Stehle, located in Puna, Hawai'i Island.

If you have any questions or concerns regarding our SMA comment letter, feel free to contact me via the information listed below.

Thank you



Joshua K. Hekekia
Office of Planning & Sustainable Development
Planner, Coastal Zone Management Program
235 S. Beretania Street, 6th Floor
Honolulu, Hawai'i 96813
Ph.: (808) 587-2846
Joshua.k.hekekia@hawaii.gov



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

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

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

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

DTS202506031607HE

July 2, 2025

Coastal Zone
Management
Program

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: Tracie-Lee Camero

Dear Mr. Darrow:

Subject: Special Management Area Use Permit Application (PL-SMA-2025-000081) to Construct a New Single-Family Dwelling and Associated Improvements, Pāhoa, Puna, Hawai'i; Tax Map Key: (3) 1-2-030: 012

Thank you for the opportunity to provide comments on the Special Management Area (SMA) Use Permit Application (PL-SMA-2025-000081), transmitted via memorandum dated June 2, 2025, to construct a single-family residence (SFR) and related improvements located at Lot 54, Kehena Beach Estates, Pāhoa, Hawai'i.

According to the subject SMA Use Permit application, the applicants, Michael Stehle and Lisa Doggett-Stehle, propose to build a three-story, three bedrooms and three and a half bathrooms, 3,548 square-foot single-family residence on a shoreline parcel. A certified shoreline survey for the property was obtained in May 2024.

The Federal Emergency Management Agency Flood Insurance Rate map (FIRM) identifies the parcel as partially Zone VE, coastal flood zone with velocity hazard, and majority Zone "X", areas outside of the 500 -year flood.

All development will be situated within the Flood Zone "X" area of the parcel, and outside the 3.2-foot sea level rise exposure area.

The dwelling will utilize a State of Hawai'i Department of Health approved individual wastewater system. As County water is not available to the site, potable water will be sourced via catchment system with a 10,000-gallon tank beneath the building. As for electrical power, the dwelling will use solar panel array.

Construction is anticipated to be completed within one year, and the estimated cost of the project is approximately \$900,000.

The Office of Planning and Sustainable Development (OPSD) has reviewed the subject SMA Use Permit Application forwarded to us by the County of Hawai‘i and has the following comments to offer:

1. Permissible uses within the Agricultural District

The parcel consists of 11,921 square feet of land zoned Agricultural 1-acre (A-1a). The County General Plan Land Use Pattern Allocation Guide (“LUPAG”) map designates the site as Open, which is intended for parks and other recreational areas along with open shoreline areas. The County of Hawai‘i Planning Department shall ensure that the proposed three-story dwelling development, including pool and fitness room, is consistent with the county land use policies and zoning before a SMA use permit is granted pursuant to Hawai‘i Revised Statutes (HRS) § 205A-26.

According to the application, the proposed residential structure will be approximately 30 feet in height. The OPSD recommends that the applicant provide site-specific mitigation measures, including building height and design, building color and landscaping, to minimize the alteration of natural landforms and existing public views to and along the coast, and ensure the proposed three-story building structure is compatible with the existing visual environment, taking into account cumulative impacts.

2. Low Impact Development/Stormwater Runoff Mitigation

On page 32 of the application, under promoting water quality, it states that “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.”

OPSD recommends that site-specific best management practices (BMPs) shall be prepared and implemented to prevent any runoff, sediment, soil and debris potentially resulting from associated construction activities from adversely impacting the coastal ecosystems and the State waters as specified in Hawai‘i Administrative Rules Chapter 11-54.

The Low Impact Development (LID) Practitioner’s Guide for Hawai‘i provides informational guidance on how to plan for and implement LID practices for new development and redevelopment in Hawai‘i. LID consists of nature-based solutions, including infiltration basins or trenches, rain gardens, green roofs, and vegetated filter strips, to preserve or enhance the natural hydrology of a place that existed prior to development. OPSD recommends the subject development refer to LID Guide when developing mitigation approaches for runoff control at https://files.hawaii.gov/dbedt/op/czm/ormp/ormp_implementation/2023LIDPractitionersGuide.pdf.

3. Shoreline Setback Requirements

The SMA Use Permit application should provide geological assessments on the cliff in front of the property. Please note that the shoreline setback line, which may be more than minimum 40 feet inland from the certified shoreline on the subject site, shall be determined by the County of Hawai'i Planning Department. Except as provided in HRS § 205A-44(b), without a variance, structures shall be prohibited within the shoreline area as defined in HRS § 205A-41.

4. Artificial Lighting Within the SMA

In enacting Act 224, Session Laws of Hawai'i 2005, the legislature found that light pollution in Hawai'i's coastal areas and artificial lighting illuminating the shoreline and ocean waters can be disruptive to avian and marine life. All exterior lighting and lamp posts associated with the proposed residential development should cut off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas and lessen possible seabird strikes. No artificial light, except as provided in HRS §§ 205A-30.5(b) and 205A-71(b), shall be directed to travel across the property boundaries toward the shoreline and ocean.

5. Archaeological or Cultural Resources

OPSD concurs that should any archaeological or cultural resources, or burials be discovered during ground excavation, all construction work should cease immediately. Subsequent work should progress only upon an archaeological clearance and written guidance from the State Historic Preservation Division, Department of Land and Natural Resources. If needed, an archaeological monitoring program can be instituted during any land clearing activity.

If you respond to this comment letter, please include DTS202506031607HE in the subject line. For any questions regarding this letter, please contact Josh Hekekoa of our office at (808) 587-2846 or by email at Joshua.K.Hekekoa@hawaii.gov.

Sincerely,



Mary Alice Evans
Director

From: [Severn, Raymond S](#)
To: [Planning Internet Mail](#)
Subject: PL SMA 2025 000081 Request for SFD for Michael and Lisa Dogget-Stehle in Pahoia Puna Hawaii
Date: Thursday, July 3, 2025 10:56:45 AM
Attachments: [2025 06 20 Drft Reply Ltr for a SFD SMA in Keneha Beach for the Stehle applicants Puna Hawaii - Pre Esign Review rev1 \(part 1\) - signed.pdf](#)
[2025 06 20 Drft Reply Ltr for a SFD SMA in Keneha Beach for the Stehle applicants Puna Hawaii - Pre Esign Review rev1 \(part 2\) - signed.pdf](#)
[2025 06 20 Drft Reply Ltr for a SFD SMA in Keneha Beach for the Stehle applicants Puna Hawaii - Pre Esign Review rev1 \(part 3\) - signed.pdf](#)

Attention Tracie-Lee Camero

Aloha Tracie,

Here are our responses ...

Please let me know if you do have questions.

Thanks,

Ray

Raymond Severn AICP

Planner

Department of Land and Natural Resources – Land Division

Kalanimoku Building

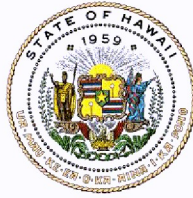
1151 Punchbowl Street, Room 220

Honolulu, Hawaii 96813

808-587-0554

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

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



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

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

P.O. BOX 621
HONOLULU, HAWAII 96809

July 3, 2025

Tracie-Lee Camero, Planner
County of Hawai'i
Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

via email: planning@hawaiicounty.gov

SUBJECT: Special Management Area Use Permit Application (PL- SMA-2025-000081)
application for Michael Stehle and Lisa Doggett-Stehle for a Single-Family
Residence and related improvements, Keneha Beach Subdivision, Pahoehoe, Puna,
Hawai'i; TMK (3) 1-2-0030:012

Dear Ms. Camero:

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request to the DLNR Divisions for their review and comments.

Currently, we have received two responses: 1) from the Office of Conservation and Coastal Lands dated July 1, 2025, and 2) from the Engineering Division dated July 2, 2025.

If you have any questions, please contact Raymond Severn at (808) 587-0554 or email raymond.severn@hawaii.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Ian C. Hirokawa".

Ian C. Hirokawa
Acting Land Administrator

Enclosures
cc: Central Files

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

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



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

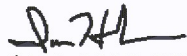
STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

June 19, 2025

MEMORANDUM

TO: **DLNR Agencies:**
___ Div. of Aquatic Resources (kendall.l.tucker@hawaii.gov)
___ Div. of Boating & Ocean Recreation (richard.t.howard@hawaii.gov)
X Engineering Division (DLNR.ENGR@hawaii.gov)
X Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
___ Div. of State Parks (curt.a.cottrell@hawaii.gov)
X Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
X Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
X Land Division – Hawaii District (candace.m.martin@hawaii.gov)
X Aha Moku Advisory Committee (leimana.k.damate@hawaii.gov)

FROM: Ian C. Hirokawa, Acting Land Administrator 

SUBJECT: Special Management Area (SMA) Use Permit (PL-SMA-2025-000081) request for new Single Family Dwelling and associated improvements in Pahoā, Puna, Hawaii

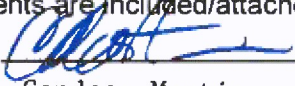
LOCATION: Pahoā, Puna, Hawaii; TMK: (3) 1-2-030:012 (por.)

APPLICANT: John Pipan of Land Planning Hawaii LLC, Consultant on Behalf of Michael Stehle and Lisa Doggett-Stehle, applicant and landowner

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **July 3, 2025**. If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Raymond Severn at raymond.severn@hawaii.gov. Thank you.

BRIEF COMMENTS:

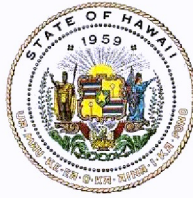
- ☐ We have no objections.
☒ We have no comments.
☐ We have no additional comments.
☐ Comments are included/attached.

Signed: 
Print Name: Candace Martin
Division: Land-HDLO
Date: July 1, 2025

Attachments
cc: Central Files

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

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



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

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

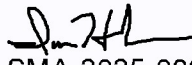
June 19, 2025

MEMORANDUM

FROM: TO:

DLNR Agencies:

- ☐ Div. of Aquatic Resources (kendall.i.tucker@hawaii.gov)
- ☐ Div. of Boating & Ocean Recreation (richard.t.howard@hawaii.gov)
- ☒ Engineering Division (DLNR.ENGR@hawaii.gov)
- ☒ Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
- ☐ Div. of State Parks (curt.a.cottrell@hawaii.gov)
- ☒ Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
- ☒ Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
- ☒ Land Division – Hawaii District (candace.m.martin@hawaii.gov)
- ☒ Aha Moku Advisory Committee (leimana.k.damate@hawaii.gov)

TO: FROM: Ian C. Hirokawa, Acting Land Administrator 

SUBJECT: Special Management Area (SMA) Use Permit (PL-SMA-2025-000081) request for new Single Family Dwelling and associated improvements in Pahoia, Puna, Hawaii

LOCATION: Pahoia, Puna, Hawaii; TMK: (3) 1-2-030:012 (por.)

APPLICANT: John Pipan of Land Planning Hawaii LLC, Consultant on Behalf of Michael Stehle and Lisa Doggett-Stehle, applicant and landowner

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **July 3, 2025**. If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Raymond Severn at raymond.severn@hawaii.gov. Thank you.

BRIEF COMMENTS:

- ☐ We have no objections.
- ☐ We have no comments.
- ☐ We have no additional comments.
- ☒ Comments are included/attached.

Signed: 
Print Name: Dina U. Lau, Acting Chief Engineer
Division: Engineering Division
Date: Jul 2, 2025

Attachments
cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/Ian C. Hirokawa

**Ref: Special Management Area (SMA) Use Permit (PL-SMA-2025-000081)
request for new Single Family Dwelling and associated improvements in
Pahoa, Puna, Hawaii**

Location: Pahoa, Puna, Hawaii

TMK(s): (3) 1-2-030:012 (por.)

**Applicant: John Pipan of Land Planning Hawaii LLC, Consultant on Behalf
of Michael Stehle and Lisa Doggett-Stehle, applicant and landowner**

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

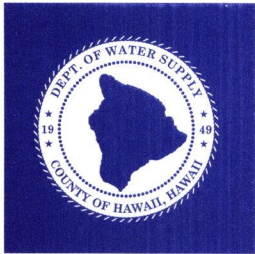
The owner of the project property and/or their representative is responsible for researching the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA's Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA's Map Service Center (msc.fema.gov). Our Flood Hazard Assessment Tool (FHAT) (fhathawaii.gov) could also be used to research flood hazard information.

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7139.
- Kauai: County of Kauai, Department of Public Works (808) 241-4849.

Signed: 
DINA U. LAU, ACTING CHIEF ENGINEER

Date: Jul 2, 2025



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAI'I

345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAI'I 96720

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

July 8, 2025

COH PLANNING DEPT
JUL 10 2025 PM4:21

TO: Mr. Jeffrey Darrow, Director
Planning Department

FROM: Keith K. Okamoto, Manager-Chief Engineer

REC'D HAND DELIVERED

SUBJECT: Special Management Area Use Permit Application (PL-SMA-2025-000081)
Applicants: Michael Stehle and Lisa Doggett-Stehle
Request: To Construct a New Single-Family Dwelling and Associated
Improvements
Tax Map Key 1-2-030:012

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 Ms. Robyn Matsumoto of our Water Resources and Planning Branch at (808) 961-8070, extension 255.

Sincerely yours,

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

RM:makk

copy - Land Planning Hawaii LLC
Michael Stehle and Lisa Doggett-Stehle