

## **COUNTY OF HAWAI'I PLANNING DEPARTMENT BACKGROUND REPORT**

### **JESSICA STEVENS USE PERMIT APPLICATION (PL-USE-2026-000042)**

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**JESSICA STEVENS** is requesting a Use Permit to allow the establishment of an outpatient medical clinic within the first floor of an existing two-story dwelling on a 5.74-acre parcel of land in the Single-Family Residential zoning district. The subject property is located at 28-1167 Old Mamalahoa Highway, about 230 feet north of Pepe'ekeō Street, South Hilo, Hawai'i, TMK: (3) 2-8-007:084.

### **APPLICANT'S REQUEST**

1. **Request:** The applicant requests approval of a Use Permit to establish an outpatient medical clinic within an existing single-family residence located in Pepe'ekeō. The proposed clinic is intended to provide outpatient medical evaluation, diagnosis, treatment, and follow-up care specializing in neuromodulation services, including non-invasive Transcranial Magnetic Stimulation (TMS), for individuals with treatment-resistant depression and related conditions. The clinic is proposed to operate by scheduled appointment only, with approximately 8 to 12 patients per day and 2 to 3 on-site personnel. Proposed improvements are limited to minor interior renovations, ADA accessibility upgrades, and minor driveway and parking area improvements, with no expansion of the existing building footprint proposed. The second level of the dwelling would remain a residence.
2. **Reason for Request:** The request is being made to allow the establishment and operation of a small outpatient medical clinic within an existing structure on the subject property. The Use Permit is required because a medical clinic within the RS-10 zoning district is permitted only upon approval of a Use Permit by the Planning Commission. The request also facilitates the adaptive reuse of the existing structure for professional medical services while maintaining the rural residential character of the surrounding area.

3. **Staffing/Employees:** The proposed clinic is expected to employ approximately 2 to 3 on-site personnel.
4. **Hours of Operation:** The proposed clinic would operate by scheduled appointment only, with anticipated hours of operation from 9:00 a.m. to 5:30 p.m., Monday through Friday.
5. **Definition of “Medical Clinic”:** According to Section 25-1-5 of the Hawai‘i County Zoning Code, a “medical clinic” means *an office building or group of offices for persons engaged in the practice of a medical or dental profession or occupation. A medical clinic does not have beds for overnight care of patients but can involve the treatment of outpatients.*
6. **Landowners:** Jessica Stevens (under a signed purchase agreement with Young Hoe Park & Kyong Sun Shin).
7. **Supportive Information:** The applicant has submitted the attached in support of the request. **(Planning Department Exhibit 1 – Use Permit Application dated February 27, 2026)**

#### **DESCRIPTION OF STATE AND COUNTY PLANS**

8. **State Land Use District:** Urban.
9. **General Plan Land Use Pattern Allocation (LUPAG) Map:** Low Density Urban (Idu), which allows for residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses; overall residential density may be up to 6 units per acre.
10. **County Zoning:** Single-Family Residential – 10,000 square feet (RS-10).
11. **Hamakua Community Development Plan (HCDP):** The Hāmākua Community Development Plan was adopted by the Hawai‘i County Council by Ordinance No. 18-078 on August 22, 2018.
12. **Special Management Area (SMA):** The project parcel is located approximately 1 mile from the nearest shoreline and approximately 0.9 miles from the mauka edge of the SMA boundary. As such this project does not fall within the SMA and does not require SMA review or approval.
13. **Coastal Zone Management:** The entire State of Hawai‘i lies within the Coastal Zone Management area.

## **DESCRIPTION OF PROPERTY AND SURROUNDING AREA**

14. **Subject Property:** The subject property consists of approximately 5.737 acres and is developed with an existing two-story residential structure, established driveway access, landscaping, and associated parking areas. The developed area surrounding the structure is generally level, while the remainder of the property consists primarily of open agricultural land. The following building permits have been issued for the property:
- Building Permit No. 032330\_LTS, finalized on August 17, 2004, for a new 2-story single-family residence.
  - Building Permit No. BH2013-00866\_MGT, finalized on May 13, 2013, for a roof mounted photovoltaic system.
15. **Surrounding Zoning/Land Uses:** The subject property is situated within an area characterized by a mix of Single-Family Residential-10,000 sq ft (RS-10) and Agricultural 20-acre (A-20a) zoning. Across the highway is an area of Village Commercial-10,000 sq ft (CV-10) and Multiple-Family Residential- 3,500 sq ft (RM-3.5). Surrounding properties are developed primarily with single-family residential dwellings, accessory residential structures, and agricultural uses, including open pasture and cultivated agricultural lands. The surrounding area maintains a rural, low-density development pattern consisting of dispersed residential development interspersed with agricultural and undeveloped open land.
16. **Flood Insurance Rate Map (FIRM):** The property is located within Zone “X,” an area determined by FEMA to be an area of minimal flood hazard and is not located within a Special Flood Hazard Area.
17. **Flora/Fauna Resources:** No formal survey was conducted of the floral and faunal resources of the site. The subject property consists primarily of an existing developed residential area surrounded by open agricultural land. The developed portion of the property contains the existing structure, driveway access, and associated cleared areas. The applicant notes that no significant vegetation removal is proposed and that the project area is already developed. No formal biological, botanical, or wildlife surveys were submitted or referenced by the applicant. The application does not identify any specific floral or faunal species,

habitats, or sensitive biological resources on the project site or within the immediate surrounding area.

18. **Archaeological/Cultural/Historical Resources:** The subject property consists of an existing developed residential site and surrounding agricultural land in Pepe'ekeo, Hawai'i. The application states that no known historic or archaeological resources are located within the developed portion of the property and that the proposed work is limited primarily to minor interior renovations and limited surface improvements associated with the existing driveway and parking area. The application further states that no known traditional or customary Native Hawaiian rights are exercised on the developed portion of the property and that no cultural or historic resources were identified within the project area. No archaeological inventory survey or cultural impact assessment was submitted as part of the application materials. The State Historic Preservation Division (SHPD) has completed its review pursuant to Chapter 6E-42, Hawai'i Revised Statutes, and determined that "no historic properties will be affected," per letter dated April 16, 2026.
19. **Public Access:** No public access to the ocean, shoreline, hiking trails, or mountain areas is identified on or through the subject property. The property is privately owned and accessed via an existing driveway from Old Mamalahoa Highway. The application materials do not identify any established public access easements, trails, or public rights-of-way across the property.

#### **PUBLIC UTILITIES AND SERVICES**

20. **Access/Parking/Traffic:** Access to the subject property is via an existing residential driveway from Old Mamalahoa Highway, which is a county roadway under the jurisdiction of the County of Hawai'i. The applicant proposes to retain the existing access configuration, with minor grading and asphalt surfacing improvements to define the parking area serving the clinic. No additional driveway access points are proposed. The proposed parking area measures approximately 60 feet by 100 feet and is expected to accommodate approximately 8 to 12 parking spaces, depending on the final layout. The clinic would operate by scheduled appointment only, with patient visits staggered throughout the day to limit on-site



occupancy and parking demand. Traffic generation associated with the proposed use is anticipated to be low and comparable to that of a small professional office use, with approximately 8 to 12 patients anticipated per day. The application states that no significant traffic impacts are anticipated due to the limited patient volume and appointment-only operations.

21. **Water:** The Department of Water Supply (DWS) notes that there is an existing 5/8-inch meter serving the subject parcel off the existing 6-inch waterline on Old Mamalahoa Highway, which is limited to an average daily usage of 400 gallons and as such suitable for only one (1) single-family residence. However, DWS states that water can be made available from the existing 6-inch waterline fronting the subject parcel, in accordance with the DWS water availability conditions and requirements such as providing estimated maximum daily water usage, and the installation of a reduced pressure type backflow assembly. Additionally, DWS states that their water system standards require that a minimum flow of 2,000 GPM be available at the site for fire protection use. Since the existing 6-inch water line fronting the subject parcel is inadequate to provide the required fire flow, the applicant will be required to contact the Fire Department to determine any other fire protection requirements or alternatives.
22. **Wastewater:** There is no public sewer available in the immediate area. The applicant notes that the existing dwelling is currently serviced by one (1) permitted cesspool. Planning staff notes that the State Dept. of Health stated (via email) that *“if there is a change of use of the existing dwelling to a medical center then the existing cesspool shall be required to be upgraded”*. The applicant shall submit plans for treatment facilities to the Department of Health and to the Department of Environmental Management (DEM) director for review as required by Section 21-11.
23. **Solid Waste:** The DEM notes that solid waste shall be properly disposed of at DOH-permitted solid waste management facilities. The applicant states that commercial solid waste service will be arranged through a licensed waste collection provider upon commencement of clinic operations.

24. **Essential Utilities and Services:** Electrical and telephone services are available to the subject property. The nearest fire protection services to the subject property are provided by Fire Station 1A – Hawai'i Fire Department, located in Pepe'ekeo approximately 1 mile from the project site, while Police services are provided by the Hawai'i Police Department, with the nearest police facilities located in Hilo and Laupāhoehoe. The nearest staffed police station appears to be Hawai'i Police Department in Hilo, located approximately 8 to 9 miles south of the property.

#### **AGENCY COMMENTS**

25. **Department of Environmental Management (DEM): (Planning Department Exhibit 2 – April 23, 2026, Memo).**
26. **Department of Water Supply (DWS): (Planning Department Exhibit 3 – April 23, 2026, Letter).**
27. **County Police Dept.: (Planning Department Exhibit 4 – March 27, 2026, Memo).**
28. **Dept. of Public Works – Building Div.: (Planning Department Exhibit 5 – April 21, 2026, Memo).**
29. **State Dept. of Health (DOH): (Planning Department Exhibit 6 – March 27, 2026, Memo).**
30. **State Department of Health-Wastewater Branch: (Planning Department Exhibit 7 – March 20, 2026, Email).**
31. **State Historic Preservation Division (SHPD): (Planning Department Exhibit 8 – April 16, 2026, Letter).**

#### **AGENCIES – NO COMMENTS/NO CONCERNS**

32. DLNR – Land Division; State Office of Planning and Sustainable Development.

#### **AGENCIES – NO RESPONSE**

33. Department of Public Works- Engineering Division, Fire Department, DLNR – DOFAW.

#### **PUBLIC COMMENTS**

34. **Pepe'ekeo Community Development Corporation (PCDC): (Planning Department Exhibit 9 – March 23, 2026, Letter).**

### **APPLICANT RESPONSES TO COMMENTS**

35. **Applicant Community Notification and Outreach timeline: (Planning Department Exhibit 10 – (undated Letter).**
36. **Applicant Response to DWS/DEM: (Planning Department Exhibit 11 – April 30, 2026, Letter).**
37. **Applicant Response to Fire/DWS: (Planning Department Exhibit 12 – May 4, 2026, Letter).**
38. **Applicant's Agent Response to DWS: (Planning Department Exhibit 13 – May 2, 2026, Letter).**
39. **Applicant's Agent Response to DEM: (Planning Department Exhibit 14 – May 4, 2026, Letter).**

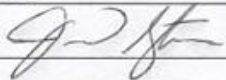


## USE PERMIT APPLICATION

### COUNTY OF HAWAII PLANNING COMMISSION

(Type or legibly print the requested information)

APPLICANT(S): JESSICA STEVENS

APPLICANT'S SIGNATURE:  DATE: 2/27/26

ADDRESS: 1787 Hale o Kea St. Hilo, HI 96720

LIST APPLICANT'S INTEREST (if not owner): Buyer listed on Purchase Contract

PHONE: (Bus.) 702-354-2704 (Res.) \_\_\_\_\_ (Email) [REDACTED]

REQUEST: Use Permit for Medical Clinic

TAX MAP KEY(S): 328007084 ZONING: RS-10

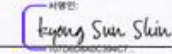
SIZE OF PROPERTY / AREA OF REQUESTED USE: 5.73 acres / 1st flr - Existing Structure,  
no expansion of building footprint proposed.

LANDOWNER(S): Younghoe Park and Kyong Sun Shin

#### FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION

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

I, Younghoe Park authorize the filing of Use Permit. Signature:  DATE: 2/27/2026 | 7:17p19 PST

I, Kyong Sun Shin authorize the filing of Use Permit. Signature:  DATE: 2/27/2026 | 7:17p18 PST

AGENT: N/A

AGENT ADDRESS: \_\_\_\_\_

PHONE: (Bus.) \_\_\_\_\_ (Res.) \_\_\_\_\_ (Email) \_\_\_\_\_

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

ORIGINAL: Jessica Stevens COPIES: Jessica Stevens

Planning Dept.  
Exhibit 1

**Big Island Neuro Health Foundation**  
Hilo, Hawai'i | [REDACTED] | 702-354-2704



## **BINHF Project Narrative**

**Use Permit Application – TMK: 3-2-8-007-084**

**Proposed Outpatient Medical Clinic**

**Big Island Neuro Health Foundation**

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### **Project Overview**

The proposed project involves the use of an existing, lawfully established residential structure for a **small outpatient medical clinic specializing in neuromodulation services, including non-invasive Transcranial Magnetic Stimulation (TMS)**. The clinic will provide evaluation, treatment, and follow-up care for individuals with treatment-resistant depression and related conditions.

The clinic will operate as an **outpatient medical facility only**, and no overnight care or residential services will be provided. Patients will be scheduled individually throughout the day, resulting in a low daily patient volume and limited on-site occupancy at any given time. The facility will operate in a manner similar to a small professional medical office.

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### **Site Plan and Access**

A conceptual site plan has been provided showing the location of the existing structure, driveway access, ingress/egress, and the proposed parking area.

The property currently has an **existing residential driveway providing access from Old Mamalahoa Highway**. Minor grading and asphalt surfacing are proposed to improve the existing driveway and define the parking area serving the clinic. No additional driveway access points are proposed.

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### **Parking and Traffic**

The proposed parking area is approximately **60 feet by 100 feet**, which can accommodate multiple vehicles and is expected to provide approximately **8-12 parking spaces depending on final layout**.

The clinic will operate with **scheduled patient appointments throughout the day**, resulting in limited patient volume at any given time. Due to the outpatient nature of the



services and staggered appointment scheduling, parking demand and traffic generation are expected to be low and comparable to a small professional office use.

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### **Existing Structure and Floor Plan**

A conceptual floor plan has been provided showing the intended room uses within the existing structure.

The proposed clinic layout includes:

- Reception / administrative area
- Waiting room
- Consultation room for provider evaluations
- Two treatment rooms for TMS services
- ADA-accessible restroom

The floor plan is conceptual and illustrates the intended use of interior spaces.

### **Residential Use (Second Floor Dwelling)**

The second floor of the existing structure will remain as a residential dwelling with no proposed changes. The residential space may be utilized for provider housing associated with the clinic.

The residential use is accessory and incidental to the primary outpatient medical clinic use located on the first floor. No patient care, clinical services, or public access will occur within the residential portion of the structure.

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### **Proposed Improvements**

Improvements to the structure are limited primarily to **minor interior renovations** necessary to accommodate outpatient medical use. These improvements include:

- Minor interior wall adjustments
- Installation of a reception window
- Conversion of an existing bathroom to an ADA-accessible restroom
- Interior finish improvements
- Minor site work associated with driveway surfacing and parking area definition



No expansion of the building footprint is proposed.

### Utilities (Water and Wastewater)

The property is served by an **existing potable water source and cesspool** currently serving the residence. The proposed clinic is expected to have water demand comparable to a small professional office with limited daily occupancy.

The existing cesspool is anticipated to accommodate the proposed use. Coordination with the appropriate agencies will occur if additional review or confirmation is required.

NEW CESSPOOL INFORMATION CARD AUG 04 2004

TMK: (3)-2-8-007:084 Lot No: \_\_\_\_\_

Property Owner: ROBERT COVE

Project Address: OLD HAMALAHUA HWY District: SOUTH HILO

Engineer: R. NICKEL Contractor: CHIZHI ABC 9550

Distance from Building: 40' Distance from Property Line: 79'

Diameter (Clear) Feet: 7' Depth Feet: 14'6"

No. Feet to Water Table: 20'± Ground Slope: SLOPING TO CP

Type of Lining: NATURAL Reinforced Concrete Cover: YES 7-28-04

Distance from Finished Ground to Top of Cover (Feet): 10

Date Inspected by Engineer: 7-23-04 No. of bedrooms: 2

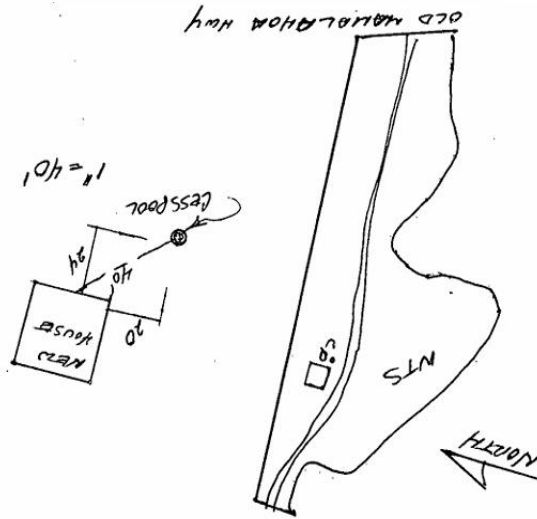
As the engineer performing the final inspection, I submit the above information and the cesspool as drawn on the back of this card. I also submit the following statement:

☒ The cesspool has been installed in strict accordance with the plans submitted and approved by DOH.

☐ The noted changes to the approved plans have been made, and the cesspool installed is acceptable to me.

☐ The construction of the cesspool is not in accordance with the approved plans and I do not accept the changes made to the plans designed by me.

Engineer's Signature and Date: Ronald Nickel 8-1-04



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### Solid Waste

Commercial solid waste service will be arranged through a licensed waste collection provider once clinic operations commence.

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### Signage

Only minimal signage is anticipated, likely limited to a small identification sign for the clinic near the entrance. Any signage will comply with applicable County of Hawai'i signage regulations.

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### Change of Use

The existing structure was originally permitted as a residence. The applicant understands that a **Change of Use Permit through the Department of Public Works** will be required as part of the conversion to clinic use and will coordinate with the appropriate department as necessary.

This process typically involves building permit review, ADA accessibility confirmation, and life-safety review as required prior to occupancy.





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## **Project Timeline**

The anticipated project timeline is as follows:

- Permit review and approvals: 2026
- Interior renovations and site improvements: approximately 3–6 months following approvals
- Clinic operations anticipated to begin following completion of renovations and inspections

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## **Community Considerations**

Pepe'ekeo Community Development Committee EOB Meeting for project presentation is scheduled for 3/23/26 @ 0900am. The clinic is expected to operate with limited daily patient volume and minimal traffic, consistent with a small professional office use.

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## **Project Valuation**

The estimated valuation of the proposed project, including property acquisition, improvements, and equipment, is approximately **\$6,000,000**.

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## **Attachments**

- Fee-Simple Landowner Authorization
- USE Permit Application
- Conceptual Site Plan
- Property Pictures
- Flood Hazard Map of property
- Clinic Floor Plan – 1st floor
- Clinic Floor Plan – 2nd floor (no changes)
- Sample – Notification of USE Permit Application to neighboring properties
- Map of properties within 500ft of property to be notified
- List of property owners to be receive "Letter of Notification of USE Permit Application"



## **USE Permit Narrative**

**TMK:** 3-2-8-007-084

**Address:** 28-1167 Old Mamalahoa Highway, Pepe'ekeo, Hawai'i

**Request:** Establishment of a Medical Clinic (Outpatient Use) within an Existing Structure

### **Background Information (Items A–K)**

#### **A. Detailed Description of the Proposed Use**

The applicant requests approval of a Use Permit to establish a Medical Clinic (outpatient use) within an existing, lawfully established structure located at 28-1167 Old Mamalahoa Highway, Pepe'ekeo, Hawai'i (TMK 3-2-8-007-084).

The clinic will provide outpatient medical evaluation, diagnosis, treatment, and follow-up care under physician oversight. No inpatient services, overnight accommodations, or emergency room functions are proposed.

The clinic will operate by scheduled appointment only, with anticipated hours of operation from approximately 9:00 a.m. to 5:30 p.m., Monday through Friday. The clinic is expected to serve an average of approximately 8–12 patients per 8-hour business day. Patient visits will be staggered to prevent congestion and maintain a low-intensity operational profile.

Initial staffing is anticipated to include approximately 2–3 on-site personnel. No expansion of the existing building footprint is proposed.



Improvements will be limited to interior renovations necessary to accommodate examination rooms, consultation space, administrative areas, and accessibility compliance.

## **B. Description of the Subject Property**

The subject property consists of approximately 5.737 acres located in Pepe'ekeo, Hawai'i. The parcel contains an existing developed structure, established access, and associated parking areas.

The developed area surrounding the structure is generally level. The remainder of the property consists primarily of open agricultural land. The proposed Medical Clinic will utilize only the existing structure and immediate developed area; the remainder of the property will remain unchanged.

## **C. State and County Plans Affecting the Subject Request**

**State Land Use District:** The property is located within the State Land Use Agricultural District pursuant to Chapter 205, Hawai'i Revised Statutes.

**County General Plan Designation:** The property is designated Agricultural under the Hawai'i County General Plan.

**County Zoning:** The property is zoned RS-10 (Single-Family Residential – 10,000 sq. ft. minimum building site area). A Medical Clinic is permitted within the district subject to approval of a Use Permit.

**Property Tax Classification:** The property is classified as Agricultural for real property tax purposes. Tax classification does not alter zoning



designation.

Special Management Area: The property is not located within the Special Management Area.

Community Development Plan: The property is located within the East Hawai'i region. The proposed clinic supports access to local community services while maintaining rural character.

#### **D. Surrounding Zoning and Land Uses**

Surrounding properties are primarily zoned RS-10 and Agricultural and consist of rural residential dwellings and agricultural uses. The surrounding area is characterized by low-density residential development and open agricultural land.

#### **E. Flood Insurance Rate Map (FIRM)**

The property is located within FEMA Flood Zone X (Area of Minimal Flood Hazard) and is not within a Special Flood Hazard Area.

#### **F. Archaeological and Historic Resources**

No known historic or archaeological resources are located within the developed portion of the property. The proposed project does not involve significant ground disturbance beyond limited surface preparation for driveway improvements, if required.

#### **G. Valued Cultural Resources**

No known traditional or customary Native Hawaiian rights are exercised on the developed portion of the property. The proposed use will not impair access to cultural or historic resources.



## **H. Floral and Faunal Resources**

The project involves use of an existing developed structure. No significant vegetation removal or habitat alteration is proposed. No adverse impacts to floral or faunal resources are anticipated.

## **I. Access**

Access is provided via Old Mamalahoa Highway utilizing an existing access corridor. The roadway is paved and in functional condition. No new access points are proposed.

## **J. Traffic Impacts**

Traffic generation is expected to be minimal due to appointment-only scheduling and limited patient volume (approximately 8–12 patients per day). Traffic levels are comparable to other small professional office uses. No significant traffic impacts are anticipated.

## **K. Availability of Utilities**

The property is served by existing utilities, including electricity, telephone service, water, and solid waste service. Sewage disposal is provided through an existing approved system. The proposed use will not require expansion of public infrastructure.

## **Required Use Permit Findings (Items 4A–C)**

### **4A. Consistency with Zoning Code and General Plan**

The proposed Medical Clinic is consistent with the intent and purpose of the RS-10 zoning district when approved through a Use Permit. The clinic will operate at a small rural scale within an existing structure and will not alter the residential character of the district.



The project supports General Plan objectives promoting locally accessible services while preserving rural and agricultural character.

#### **4B. No Material Detriment to Public Welfare or Community Character**

The clinic will operate during standard business hours, by appointment only, with limited daily patient volume and minimal staffing. No emergency services, outdoor operations, amplified sound, or high-intensity activity is proposed.

The use will not be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or surrounding properties.

#### **4C. No Unreasonable Burden on Public Infrastructure**

The project utilizes existing developed infrastructure and utilities. Traffic generation is minimal and comparable to other small professional office uses.

The proposed use will not unreasonably burden roads, drainage systems, water supply, public safety services, schools, or other public infrastructure.

#### **Conclusion**

The proposed Medical Clinic represents a small-scale outpatient medical use within an existing developed structure. The project maintains compatibility with surrounding rural and agricultural properties, minimizes operational intensity through appointment-only



scheduling, and utilizes existing infrastructure.

For the reasons stated herein, approval of the requested Use Permit is respectfully requested.



Pocusign Envelope ID: 592344DD-FCC9-82A4-81F3-11903A91F7A4

### FEE SIMPLE LANDOWNER AUTHORIZATION

*Use Permit Application – TMK (3) 2-8-007-084*

Property Address: 28-1167 Old Mamalahoa Highway, Pepe'ekeo, Hawai'i

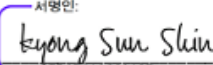
We, Younghoe Park and Kyong Sun Shin, certify that we are the fee simple owners of the above-referenced property and hereby authorize Big Island Neuro Health Foundation to submit and process a Use Permit application for establishment of a Medical Clinic (outpatient use) within the existing structure located on the property.

This authorization is limited solely to the filing and processing of the Use Permit application and does not convey any ownership interest or create any financial obligation beyond the existing Purchase Agreement between the parties.

서명인:  
  
371D2EF6654F4D5...  
Younghoe Park

2/27/2026 | 7:17p19 PST

Date

서명인:  
  
107D6D8A0C394C7...  
Kyong Sun Shin

2/27/2026 | 7:17p18 PST

Date





## CLINIC SITE

**Parcel Number** 280070840000  
**Location Address** 28-1167 OLD MAMALAHOA HIGHWAY  
**Project Name**  
**Property Class** AGRICULTURAL  
**Property Class refers to Tax Classification ONLY. For Zoning information, please go to [Planning Department GIS Public Layers \(hawaiicounty.gov\)](#) or email [planning@hawaiicounty.gov](mailto:planning@hawaiicounty.gov)**  
**Neighborhood Code** 2849B-5  
**Legal Information** LOT 6 5.737 AC DES POR RP 7192 LCAW 8559-B:17 & 18  
**Land Area (acres)** 5.7370  
**Land Area (approximate sq ft)** 249,904

(1 of 4)

**328007084**

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Name 328007084

created\_date

last\_edited\_date

[Zoom to](#)

**RS-10**

**328007084**



| Room Type                      | Area |
|--------------------------------|------|
| A Main Area                    | 1218 |
| B BASMENT GARAGE               | 675  |
| C PORCH CEILED/UNCEILED ENCLS  | 522  |
| D PORCH CEILED SHED ROOF - MAS | 99   |
| E PORCH CEILED W/RAILING - MAS | 78   |



## Conceptual Site Plan

TMK: 3-2-8-007-084

### Proposed Outpatient Medical Clinic

Existing residential driveway access will remain. Minor grading and asphalt surfacing are proposed to define the parking area serving the clinic. No additional driveway access points are proposed. Patient visits are scheduled by appointment only, resulting in low traffic volume and no anticipated parking overflow.



**Big Island Neuro Health Foundation**

Hilo, Hawai'i | [REDACTED] | 702-354-2704







## National Flood Hazard Layer FIRMette



**Big Island Neuro Health Foundation**

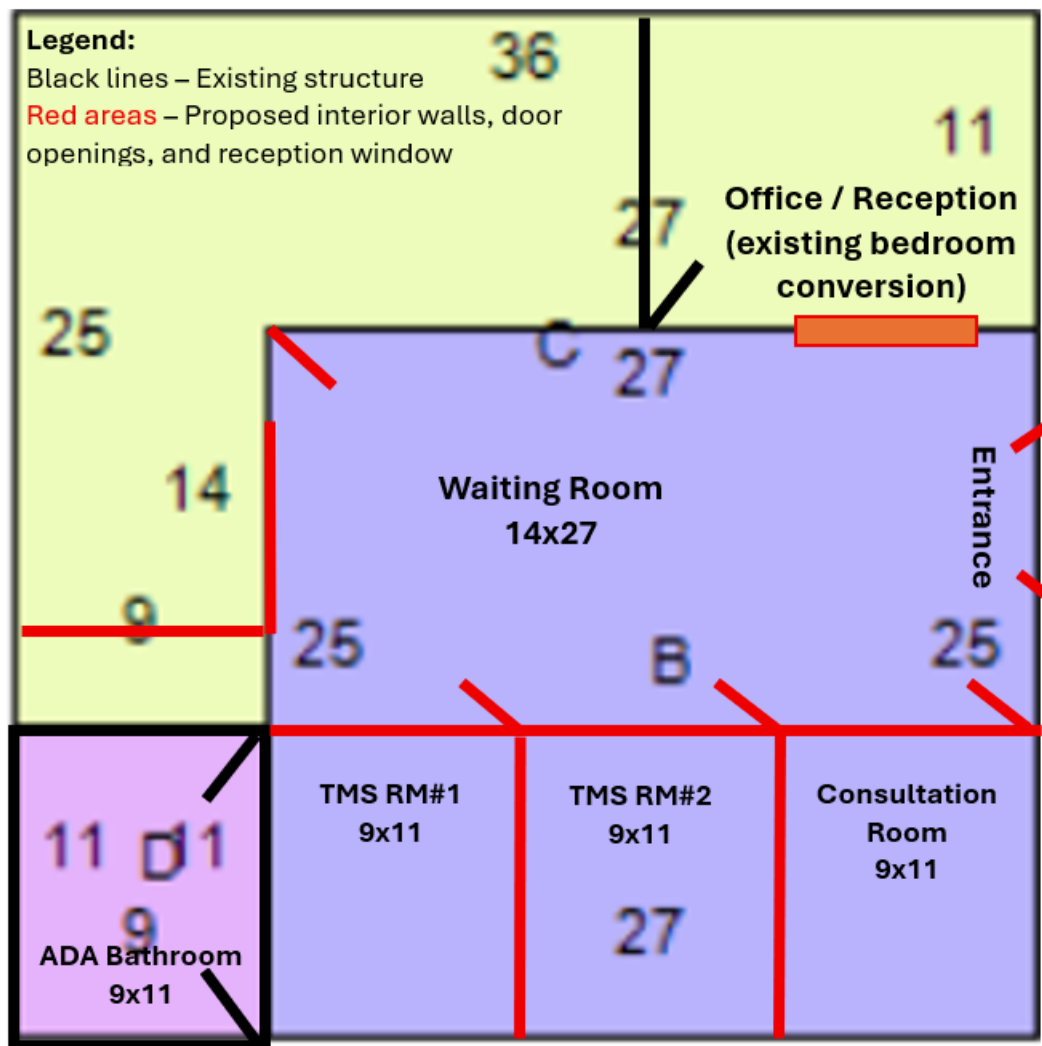
Hilo, Hawai'i | [REDACTED] | 702-354-2704



## Clinic Floor Plan – 1st Floor

TMK: 3-2-8-007-084

### Proposed Outpatient Medical Clinic



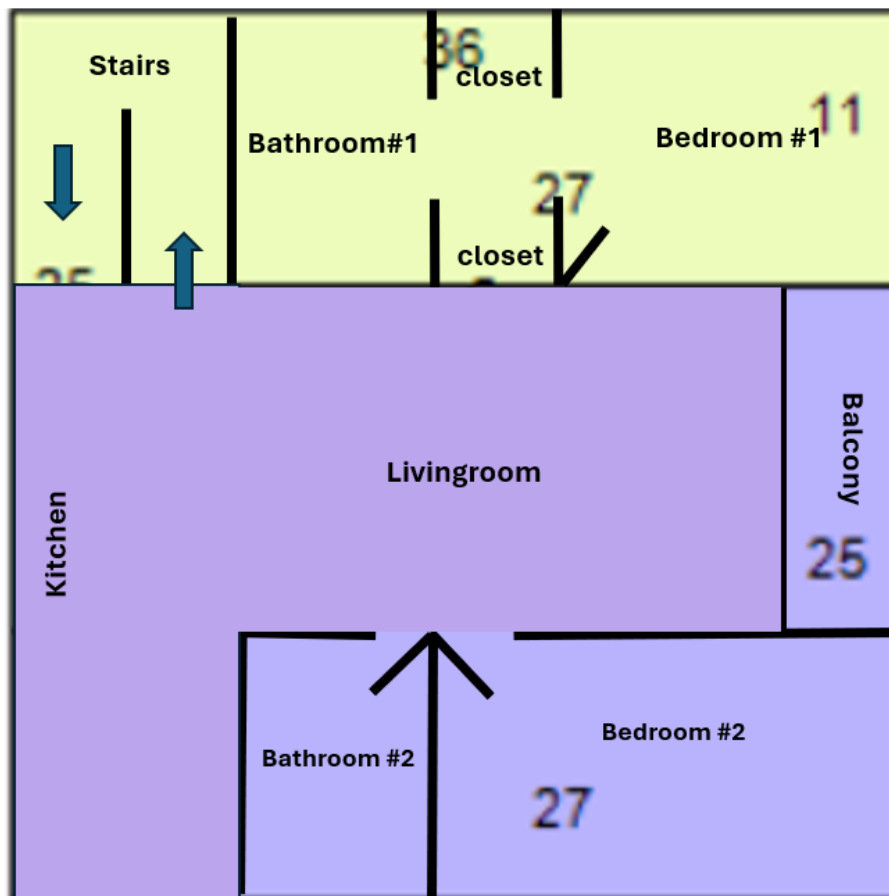
- Proposed ADA Accessible Restroom (Sink & Toilet)
- Conceptual floor plan showing intended room uses for the proposed outpatient clinic.
- Interior layout may be adjusted slightly during renovation.



**2<sup>nd</sup> Story Floorplan**  
**TMK: 3-2-8-007-084**  
**Proposed Outpatient Medical Clinic**

**Legend:**

2<sup>nd</sup> Floor dwelling is existing with no proposed changes.



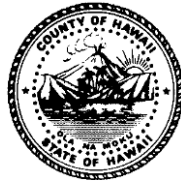
**Residential Use (Second Floor Dwelling)**

The second floor of the existing structure will remain as a residential dwelling with no proposed changes. The residential space may be utilized for provider housing associated with the clinic.

The residential use is accessory and incidental to the primary outpatient medical clinic use located on the first floor. No patient care, clinical services, or public access will occur within the residential portion of the structure.

C. Kimo Alameda, Ph.D.  
Mayor

William V. Brilhante Jr.  
Managing Director



Daniel Girvan, P.E.  
Director

Craig Kawaguchi  
Deputy Director

# County of Hawai'i

## DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

345 Kekūanāo'a Street, Suite 41 · Hilo, Hawai'i 96720 · cohdem@hawaiiicounty.gov

Ph: (808) 961-8083 · Fax: (808) 961-8086

### MEMORANDUM

Date : April 23, 2026

To : Jeffrey Darrow, Director  
Planning Department

From : Daniel Girvan, Director  
Department of Environmental Management

Subject : PL-USE-2026-000042

The Wastewater Division has reviewed the subject application and offers the following comments and/or recommendations:

- ☐ No Comments
- ☐ The proposed subdivision is *accessible to a sewer*. The applicant is required to connect all existing and proposed structures to the public sewer in accordance with Section 21-6 and Division 2 of the Hawaii County Code.
- ☐ The proposed subdivision is within 300-linear feet of an existing sewer system. The applicant shall install sewer lines as required by Section 23-85 of the Hawaii County Code. Sewer lines shall comply with Chapter 21, Division 2
- ☐ Extensions of the public sewer system:  
The applicant shall submit a letter application to the director detailing where and why the sewer extension is being requested, and a payment mechanism:
  - ☐ The applicant constructs and pays full cost for the extension and may receive for 10 years after completion one-half of all sewer charges collected by the County from other properties that connect to the extension, provided the reimbursement does not exceed the cost incurred by the applicant.
  - ☐ County constructs the extension (the County has yet to create a program to allow this):
    - ☐ The applicant pays the full cost for the extension and may receive for 10 years after completion one-half of all sewer charges collected by the County from other properties that connect to the extension, provided the reimbursement does not exceed the cost incurred by the applicant.
    - ☐ The applicant pays one-half the cost and the County pays the other half of the extension cost. The applicant shall submit sewer engineering plans and sewer study to the Wastewater Division for review.

- ☐ The applicant shall submit a study documenting proposed additional sewer flows so the director can evaluate the capacity of the existing system to handle them. Contact Wastewater Division staff for *Sewer Study* requirements.
- ☐ The proposed subdivision may be subject to existing or future federal, state, or county regulation under Title 40 CFR 403. Contact the Wastewater Division Pretreatment Group for information regarding pretreatment standards and requirements.
- ☒ The proposed project is about 200 feet from nearest Hawai'i County Sewer. The applicant shall comply with Department of Health requirements, and all other applicable federal, state, and county regulations. The applicant shall submit plans for treatment facilities to the Department of Health and to the Department of Environmental Management director for review as required by Section 21-11.

For sewers in private roadways:

- ☐ Sewers will be dedicated to the County in accordance with Section 21-19. Contact the Wastewater Division for sewer and easement details and requirements. Applicant shall hold the County harmless for any damage to roadway corridors during or caused by the construction. Contact Wastewater Division for *Permit to Perform Work on the Public Sewer System*.
- ☐ Sewers will be private and will not be dedicated to the County. The applicant shall comply with all Department of Public Works requirements. Contact the Wastewater Division for *Permit to Perform Work on the Public Sewer System*.
- ☐ Other:





**DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII**

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

April 23, 2026

COH PLANNING DEPT  
APR 23 2026 PM 3:18

TO: Mr. Jeffrey Darrow, Director  
Planning Department

REC'D HAND DELIVERED

FROM: Keith K. Okamoto, Manager-Chief Engineer

**SUBJECT: Use Permit Amendment Application (PL-USE-2026-000042)**

**Applicant: Jessica Stevens**

**Request: To Establish an Outpatient Medical Clinic Within the First Floor  
of an Existing 2-Story Residential Structure**

**Tax Map Key 2-8-007:084**

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

Please be informed that there is an existing 5/8-inch meter (Account No. 490-28000) serving the subject parcel off the existing 6-inch waterline on Old Māmalahoa Highway, which is limited to an average daily usage of 400 gallons and suitable for only one (1) single-family dwelling.

Water can be made available from the existing 6-inch waterline within Old Māmalahoa Highway fronting the subject parcel, in accordance with the Department's existing water availability conditions, which are subject to change without notice.

The Department has no objection to the proposed application subject to the applicant understanding and accepting the following conditions:

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

Upon receipt of the water usage calculations above, the Department will make a determination as to the water commitment deposit amount and prevailing facilities charge (subject to change) to be paid, if necessary.

2. The proposed use will require the installation of a reduced pressure type backflow prevention assembly within five (5) feet of the existing meter on private property. If a larger or additional meter is required, a backflow prevention assembly will also be required for that meter. The

Planning Dept.  
Exhibit 3

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

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

Mr. Jeffrey Darrow, Director

Page 2

April 23, 2026

3. installation of the backflow prevention assembly(s) must be inspected and approved by the Department before water service can be granted.
4. The Department's Water System Standards require that a minimum flow of 2,000 GPM be available at the site for fire protection use. Please be informed that the existing 6-inch waterline within Old Māmalahoa Highway is inadequate to provide the required fire flow and the nearest fire hydrant is more than the required 150 feet. The applicant should contact the Fire Department to determine any other fire protection requirements or alternatives.

Subject to other agencies' requirements to construct improvements within the road right-of-way fronting the property affected by the proposed development, the applicant shall be responsible for the relocation and adjustment of the Department's affected water system facilities, should they be necessary.

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:dfg

copy – Ms. Jessica Stevens

C. Kimo Alameda, Ph.D.  
Mayor

William V. Brilhante Jr.  
Managing Director



Reed K. Mahuna  
Police Chief

Sherry D. Bird  
Deputy Police Chief

## County of Hawai`i

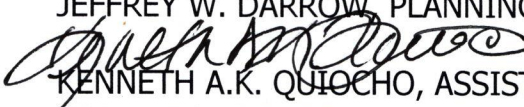
### POLICE DEPARTMENT

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

March 27, 2026

CDH PLANNING DEPT  
MAR 30 2026 AM 10:36

REC'D HAND DELIVERED

TO : JEFFREY W. DARROW, PLANNING DIRECTOR  
FROM :  KENNETH A.K. QUIOCHO, ASSISTANT POLICE CHIEF, AREA I  
OPERATIONS BUREAU  
SUBJECT: USE PERMIT APPLICATION (PL-USE-2026-000042)  
APPLICANT: JESSICA STEVENS  
REQUEST: TO ESTABLISH AN OUTPATIENT MEDICAL CLINIC  
WITHIN THE FIRST FLOOR OF AN EXISTING 2-STORY  
RESIDENTIAL STRUCTURE  
TAX MAP KEY: (3) 2-8-007:084, PEPE`EKEO, SOUTH HILO,  
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 our South Hilo District Commander, Captain Aaron Carvalho, at (808) 961-2316 or via email at [aaron.carvalho@hawaiipolice.gov](mailto:aaron.carvalho@hawaiipolice.gov).

AC:ws/26HQ0235

Planning Dept.  
Exhibit 4

# BUILDING DIVISION – DPW

---

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

April 21, 2026

**TO:**

Alex Roy - County of Hawaii – Planning Dept.  
County Of Hawaii Planning Department  
101 Pauahi St. Ste. #3  
Hilo, HI. 96720

**SUBJECT:** Use Permit Application (PL-USE-2026-000042)

**Applicant:** Jessica Stevens

**Request:** To Establish an Outpatient Medical Clinic Within the First Floor  
of an Existing 2-Story Residential Structure

**Tax Map Key:** (3) 2-8-007:084; Pepe'ekeō, South Hilo, Hawai'i

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

- ☐ No Building permit was issued for work done on the premises.
- ☐ No building permit was issued for the change of occupancy.
- ☐ At the time of completion, the subject complied with all Building Code regulations that were in effect.
- ☐ Variance from any building regulation (Building, Electrical, Plumbing, or Sign) was/was not granted.
- ☐ The following violations(s) still outstanding:
  - ☐ Building      ☐ Electrical      ☐ Plumbing      ☐ Sign
- ☒ Others:

Owner shall acquire and complete the necessary Non-Residential Building Permit(s) to convert/alter the existing 2-story single-family dwelling unit to a mixed-use commercial structure as required per Hawaii County Code – Chapter 5 Construction Administration Code, Section 5-3-1.

- <https://www.hawaiicounty.gov/our-county/legislative/office-of-the-county-clerk/county-code>
- <https://www.hawaiicounty.gov/home/showpublisheddocument/14/638743634861870000>

Applicant shall note that if the 2<sup>nd</sup> story is intended for use as “provider housing associated with the clinic”, this shall be considered a change of use from the

permitted single-family dwelling unit use and shall be addressed in the required Non-Residential Building Permit.

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





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

MEMORANDUM

DATE: March 27, 2026

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

FROM: Eric Honda  
District Environmental Health Program Chief

SUBJECT: Use Permit Application (PL-USE-2026-000042)  
Applicant: Jessica Stevens  
Request: To Establish an Outpatient Medical Clinic Within the First Floor  
of an Existing 2-Story Residential Structure  
TMK: 2-8-007:084; Pepe'ekeō, South Hilo, Hawai'i

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

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

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

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

**Clean Air Branch**

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.

2. Control of Fugitive Dust: You must reasonably control the generation of all airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.
3. Standard comments for the Clean Air Branch are at: <https://health.hawaii.gov/epo/landuse/>

### **Clean Water Branch**

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

### **Hazard Evaluation & Emergency Response Office**

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

### **Indoor and Radiological Health Branch**

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

### **Safe Drinking Water Branch**



1. Agencies and/or project owners are responsible for ensuring environmental compliance for their projects in the areas of 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related to the Safe Drinking Water program: <https://health.hawaii.gov/sdwb/>.
2. Standard comments for the Safe Drinking Water Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

### **Solid & Hazardous Waste Branch**

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

### **Wastewater Branch**

For comments, please email the Wastewater Branch at [doh.wwb@doh.hawaii.gov](mailto:doh.wwb@doh.hawaii.gov).

### **Sanitation / Local DOH Comments:**

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

**Other**

1. [CDC - Healthy Places - Healthy Community Design Checklist Toolkit](#) recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Hawaii District Health Office, at (808) 933-0917.

**Roy, Alex**

---

**From:** Roy, Alex  
**Sent:** Friday, March 20, 2026 9:20 AM  
**To:** [REDACTED]; [REDACTED]  
**Subject:** FW: Request for Information - Planning Commission Application  
**Attachments:** 26628-328007084-OldMamalahoHwy-Cspl-Dated-2004-08-01.pdf

Jessica,

I received a response from DOH (see below) that the cesspool will need to be converted to a new IWS to covert the home to a medical clinic. I understand that this introduces additional costs, so I recommend looking into what that would require to see if the project is still feasible. You will want to reach out to IWS companies on island and see what they charge for the upgraded IWS, as well as the closure of the cesspool.

LMK if you have any questions,

Aloha,

*Alex J. Roy, MSc  
County of Hawaii  
Planning Department – Hilo Office  
SMA Section – Planner VI*

---

**From:** Tomomitsu, Mark S <mark.tomomitsu@doh.hawaii.gov>  
**Sent:** Friday, March 20, 2026 8:28 AM  
**To:** Roy, Alex <Alex.Roy@hawaiicounty.gov>  
**Cc:** Enos, Kaylin <kaylin.enos@doh.hawaii.gov>  
**Subject:** FW: Request for Information - Planning Commission Application

Hello Alex,

We have a cesspool record that the existing 2-bedroom building located at TMK 328007084 is being served by a cesspool. **If there is a change in use of the existing dwelling to a medical center then, the existing cesspool shall be required to be upgraded.** Depending on the ww quality and quantity associate with the change in use of the building a wastewater treatment works may be required for the cesspool upgrade.

Thank you,  
Mark

Mark Tomomitsu  
Environmental Engineer | EMD/Wastewater Branch  
Hawai'i State Department of Health | Ka 'Oihana Olakino  
2827 Waimano Home Road, Pearl City, HI 96782  
Office: (808) 586-4294

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---

**From:** Enos, Kaylin <[kaylin.enos@doh.hawaii.gov](mailto:kaylin.enos@doh.hawaii.gov)>

**Sent:** Tuesday, March 17, 2026 11:38 AM

**To:** Tomomitsu, Mark S <[mark.tomomitsu@doh.hawaii.gov](mailto:mark.tomomitsu@doh.hawaii.gov)>; Roy, Alex <[Alex.Roy@hawaiicounty.gov](mailto:Alex.Roy@hawaiicounty.gov)>

**Subject:** RE: Request for Information - Planning Commission Application

Hi Mark,

Could you please assist Alex with his IWS conversion inquiry?

Alex, the 2 bedroom dwelling is connected to an approved to use cesspool.

Thank you,

**Kaylin Enos**

Office Assistant | Environmental Management Division | Hilo Wastewater Branch

Hawai'i State Department of Health | Ka 'Oihana Olakino

1582 Kamehameha Avenue | Hilo, HI 96720

**Office:** (808) 933-0401

**HILO TMK Zones are (3) 1, 2, 3, 4, 9-4 to 9-9**, email request to [kaylin.enos@doh.hawaii.gov](mailto:kaylin.enos@doh.hawaii.gov)

**KONA TMK Zones are (3) 5, 6, 7, 8, 9-1 to 9-3**, email request to [wwbkona@gmail.com](mailto:wwbkona@gmail.com)

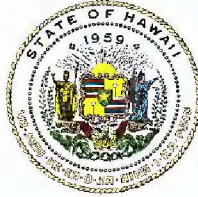
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**! Please Note:**

Our jurisdiction does not extend to properties serviced by sewer. To see if you are serviced by sewer, check your water bill for a sewer charge or check if you receive a sewer bill. Any complaints or questions related to wastewater issues on these properties should be directed to the relevant county department or private sewer system provider.

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

SYLVIA LUKE  
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



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

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

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

RYAN K.P. KANAKA'OLE  
FIRST DEPUTY

CIARA W.K. KAHABANE  
DEPUTY DIRECTOR - WATER

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

April 16, 2026

Jeff Darrow, Director  
County of Hawaii  
Department of Public Works  
101 Pauahi Street, Suite 3  
Hilo, HI 96720  
Email: [planning@hawaiiicounty.gov](mailto:planning@hawaiiicounty.gov)

IN REPLY REFER TO:  
Project No. 2026PR00267  
Doc. No. 2604SN09  
Archaeology

Dear Jeff Darrow:

SUBJECT: **Hawaii Revised Statutes (HRS) §6E-42 Historic Preservation Review –  
County of Hawai'i Special Use Permit Application (PL-USE-2026-000042)  
Stevens Medical Clinic Project  
Pepe'eke'o Ahupua'a, South Hilo District, Island of Hawai'i  
TMK: (3) 2-8-007:084**

This letter provides the State Historic Preservation Division's (SHPD's) review of the subject County of Hawaii (COH) special use permit application received by our office on March 17, 2026. The submittal included a COH permit application (PL-USE-2026-000042), construction plans, and an aerial photo of the project area.

The proposed project area comprises a 1.00-acre portion of the 5.73-acre parcel. The applicant is requesting a COH special use permit to establish a Medical Clinic within an existing structure located on the subject parcel. The project will also consist of minor grading to the existing driveway access and additional grading or a parking area (60 ft. x 100 ft.). The submittal indicates that ground disturbance will be minimal.

A review of SHPD records indicates no archaeological inventory survey has been conducted in the project area, and no historic properties have been previously identified within the parcel. Historic aerial imagery shows prior ground-disturbing activity from past agricultural use, making it unlikely that any surface historic properties remain intact within the parcel.

Based on the information provided, SHPD's project effect determination is **"No historic properties affected"** pursuant to HAR §13-284-7(a)(1) for the current project. Additionally, pursuant to HAR §13-284-7(e), when SHPD comments that the proposed project shall not affect significant historic properties, the HRS Chapter 6E historic preservation review process ends. The permit issuance process may continue.

Attach to permit: If historic properties such as lava tube openings, concentrations of artifacts, structural remains or human skeletal remains are found during construction activities please cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division at (808) 933-7653.

Please contact Sean Nāleimaile, Hawai'i Island Archaeologist IV, at [Sean.P.Naleimaile@hawaii.gov](mailto:Sean.P.Naleimaile@hawaii.gov), for any questions or concerns regarding this letter.

Jeff Darrow  
April 16, 2026  
Page 2

Aloha,

A handwritten signature in black ink, appearing to be 'JPuff'.

Jessica Puff, PhD  
Administrator, State Historic Preservation Division  
Deputy State Historic Preservation Officer

cc: Alex Roy, [alex.roy@hawaiiicounty.gov](mailto:alex.roy@hawaiiicounty.gov)  
Jessica Stevens, [REDACTED]



March 23, 2026

Jeff Darrow -Planning Director  
Hawaii County Planning Division  
101 Pauahi Street, Suite 3  
Hilo, Hawaii, 96720

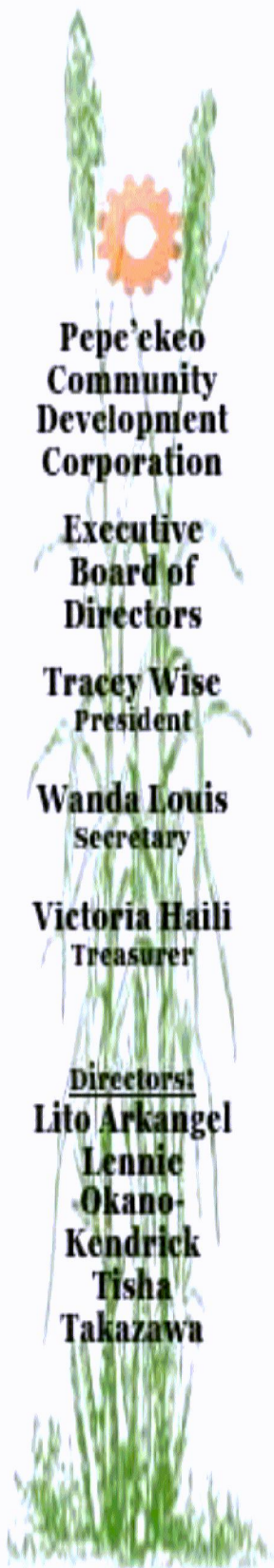
Aloha Mr. Darrow:

**RE: Big Island Neuro Health Foundation proposed project, 28-1167  
Old Mamalahoa Highway Pepekeo, Hawaii 96783**

This letter is not intended to take a position of support or against, regarding the proposed rural healthcare project by Big Island Neuro Health Foundation, which will be located at 28-1167 Old Mamalahoa Highway in Pepekeo. This letter intends to provide the Planning Department with a point in time reference in our information gathering process regarding this project. Additionally, to gain clarification if the Department believes this permit use is in alignment with the Hamakua Community Development Plan.

We, Pepe'ekeo Community Development Corporation (PCDC), met with their CEO Jessica Stevens, today, for the first time. At this meeting, we were made aware that they are applying for a land use permit to include an outpatient mental health clinic on an agricultural zone property. From our discussion, we collectively agreed that Mrs. Stevens and her Medical Director, Dr. Emmanuel would be placed on the agenda for our next community meeting in May. At this time, neither Big Island Neuro Health Foundation and/or Mrs. Stevens has informed any of the neighboring residents to the property about this potential project. Mrs. Stevens shared that she was instructed that notification was to happen twice, once after the application was approved and the other ten days prior to the Planning Commission hearing on June 5th, 2026. Ms. Stevens intends to follow that advice.

Because of no prior notification till today, we are concerned that our neighbors have not had an opportunity to reflect on this proposed project, ask the various questions that they may have, share any concerns that they may have regarding this permit use change. We are hopeful that in PCDC's May's community meeting, we can assist in getting the residents up to par in knowing what's being proposed on this property and the proposed buffers that Big Island NeuroHealth





**Pepe'keo  
Community  
Development  
Corporation**

**Executive  
Board of  
Directors**

**Tracey Wise  
President**

**Wanda Louis  
Secretary**

**Victoria Haili  
Treasurer**

**Directors:  
Lito Arkangel  
Lennie  
Okano-  
Kendrick  
Tisha  
Takazawa**

Foundation will take in order to be granted this permit of use. We are hopeful that our residing neighbors will be able to determine their collective position: if they are for, against, or neutral to this project and permit use change for 28-1167 Old Mamalahoa Highway in Pepekeo.

We would like to know if the Department feels that the land permit use request is consistent with the Hamakua CDP and Zoning. We also would like to know from the Department when the application was filed, where we can see the application submitted, and if there are any conditions being considered with this request. More importantly, what is the requested timeline of this permit request? At the 6/5/2026 Planning meeting will residents be able to place in their testimony for or against the proposal? Any information to help our residents prepare is greatly appreciated. We look forward to hearing back from you. If you have any questions or any concerns, please feel free to contact us at [pcdc96783@gmail.com](mailto:pcdc96783@gmail.com) or call Wanda at (808) 895-2172 or Tracey at (808) 895-2593.

We thank you for your time and consideration.

Mahalo,



Tracey Wise - President  
Pepeekeo Community Development Corporation



## **Notification & Outreach Timeline**

**Project:** Big Island Neuro Health Foundation – Proposed Outpatient Medical Clinic

**Location:** 28-1167 Old Mamalahoa Highway, Pepe‘ekee, Hawai‘i

**Application:** PL-USE-2026-000042

**Applicant:** Big Island Neuro Health Foundation (Jessica Stevens, President & CEO)

**Community Organization:** Pepe‘ekee Community Development Corporation (PCDC)

---

### **February 2026 – Initial Outreach (Pre-Application / Courtesy)**

- **February 3, 2026**

From: BINHF → To: PCDC

Initial outreach requesting an opportunity to present the proposed project.

- **February 6, 2026**

From: BINHF → To: PCDC

Project details, including scope, purpose, and community need, were provided along with an offer to present and provide additional materials.

#### **Attachment included with email:**

- **Exhibit A:** BINHF Project Presentation (overview of proposed clinic, services, and community need)

- **February 10, 2026**

From: PCDC → To: BINHF

PCDC advised that presentation could be scheduled for a future meeting and requested a preliminary meeting with the board.

---

### **March 2026 – Continued Engagement & Information Sharing (Courtesy)**

- **March 16–17, 2026**

From: BINHF ↔ To: PCDC





Ongoing coordination to schedule a meeting with the board; Applicant confirmed availability and provided materials in advance for review.

**Attachment included with email:**

- **Exhibit B:** Same documented shared on 2/6/26 - BINHF Project Presentation (overview of proposed clinic, services, and community need)
- **March 23, 2026 (Morning)**  
From: BINHF & PCDC (In-Person/Virtual Meeting)  
Meeting held with PCDC representatives to introduce and discuss the project.
- **March 23, 2026 (Follow-Up Email)**  
From: BINHF → To: PCDC  
Applicant confirmed that notification materials would be shared and reiterated availability to respond to community questions.
- **March 23, 2026 (Evening)**  
From: PCDC → To: BINHF  
PCDC acknowledged the meeting and confirmed that the Applicant would be invited to participate in the May community meeting.

**Attachment included with email:**

- **Exhibit C:** PCDC Email Confirming May Community Meeting Invitation

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**March 30, 2026 – Courtesy Notification Materials Shared**

- **March 30, 2026**  
From: BINHF → To: PCDC  
At the request of PCDC, the Applicant provided a courtesy update confirming that formal notification mailings would be sent in accordance with Planning requirements and that the required notice sign had been posted on-site.



The materials were shared to ensure PCDC had access to the same information being provided to surrounding property owners.

- **Attachments included with email:**
    - **Exhibit D:** Use Permit Notification Letter (copy of official notice mailed to surrounding property owners)
    - **Exhibit E:** BINHF Community Brochure (project overview and community-facing information)
  - **March 30, 2026 (Response)**

From: PCDC → To: BINHF

Acknowledgement of receipt of notification materials and brochure.
- 

#### **March–April 2026 – Formal Planning Compliance (Required)**

- **March 28, 2026**

Posting of on-site notice sign visible from the roadway
  - **March 31, 2026**

Mailing of notification letters to property owners and lessees within required 300-foot radius (per Hawai'i County Planning requirements)
  - Submission of:
    - Affidavit of Mailing uploaded to EPIC: **March 31, 2026**
    - Affidavit of Posting uploaded to EPIC: **March 31, 2026**
  - All actions completed in accordance with Planning Department requirements
- 

#### **April 2026 – Transparency & Public Record**

- **April 2026**

From: BINHF → To: EPIC / Public Record



Compiled and uploaded complete email correspondence (February 6 – April 1, 2026) to EPIC to ensure transparency and public access

- Maintained availability for community questions and participation in meetings

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## **Summary**

All required notification actions were completed in accordance with Hawai'i County Planning Department requirements.

In addition, the Applicant conducted voluntary outreach beginning in early February 2026, including direct communication with PCDC, provision of project materials, and ongoing availability to support community understanding and engagement.

Attachments were provided contemporaneously with email communications to ensure PCDC had access to the same materials shared with neighboring property owners.

The March 30, 2026, communication providing the notification letter and brochure was a courtesy action and not a requirement of the Planning process.

Exhibits referenced herein are attached and incorporated by reference.

This exhibit reflects both compliance with all required notification procedures and additional good-faith efforts to ensure transparency and community awareness.



**Presenter:**  
**Jessica Stevens, MSN, RN**  
Founder & President  
Big Island Neuro Health Foundation



## **Big Island Neuro Health Foundation**

### **Proposed Rural Healthcare Project – Pepe’ekeo**

---

#### **Official Mission Statement**

The mission of Big Island Neuro Health Foundation is to expand access to evidence-based neuromodulation services, including Transcranial Magnetic Stimulation (TMS), for adults with treatment-resistant mental health conditions in rural and underserved communities on Hawai’i Island.

#### **Priority Population Statement**

Priority emphasis, as resources allow, is placed on Veterans, active-duty service members, and other underserved adult populations living in rural mental health shortage areas, consistent with applicable federal and state non-discrimination requirements.

---

#### **Project Overview**

Big Island Neuro Health Foundation proposes the establishment of an **outpatient Transcranial Magnetic Stimulation (TMS) clinic in Pepe’ekeo** to expand access to evidence-based treatment for adults with treatment-resistant depression and related conditions.

#### **What Is TMS?**

Transcranial Magnetic Stimulation (TMS) is an FDA-cleared, non-invasive outpatient therapy that uses magnetic pulses to stimulate areas of the brain involved in mood regulation.

- No medication
- No surgery
- No sedation
- Provided in a standard clinical setting

**Presenter:**  
**Jessica Stevens, MSN, RN**  
Founder & President  
Big Island Neuro Health Foundation



## **Community Need & Access Gap**

- Hawai'i County experiences higher suicide rates than the statewide average, particularly in rural communities.
- Access to specialty mental health treatment on Hawai'i Island is limited.
- Currently, the only comparable TMS service on Hawai'i Island is offered by Kīpuka o ke Ola Native Hawaiian Rural Health Clinic in Waimea, an important resource that primarily serves the North Hawai'i region.
- Due to the island's large geographic size, this single location is not sufficient to meet the needs of residents across East Hawai'i. Many individuals must travel long distances, creating barriers to timely and consistent care.

This project is intended to reduce travel burdens and bring advanced treatment options closer to rural East Hawai'i communities.

## **Project Approach**

- Acquisition and adaptive reuse of an existing property
- No new land development proposed
- Use subject to County Planning Department approval for outpatient medical services

## **Alignment with State, County & Federal Priorities**

- Supports State of Hawai'i and Hawai'i County initiatives focused on:
  - Suicide prevention
  - Behavioral health improvement
  - Rural healthcare access
- Eligible under the USDA Community Facilities Grant/Direct Loan Program, which supports essential healthcare facilities serving rural populations

## **Community Focus**

- Services for adult residents of East Hawai'i
- Emphasis on underserved populations
- Priority on community access and continuity of care



## **Big Island Neuro Health Foundation Proposed Rural Healthcare Project – Pepe’ekeo**

---

### **Official Mission Statement**

The mission of Big Island Neuro Health Foundation is to expand access to evidence-based neuromodulation services, including Transcranial Magnetic Stimulation (TMS), for adults with treatment-resistant mental health conditions in rural and underserved communities on Hawai’i Island.

### **Priority Population Statement**

Priority emphasis, as resources allow, is placed on Veterans, active-duty service members, and other underserved adult and adolescent populations living in rural mental health shortage areas, consistent with applicable federal and state non-discrimination requirements.

---

### **Project Overview**

Big Island Neuro Health Foundation proposes the establishment of an **outpatient Transcranial Magnetic Stimulation (TMS) clinic in Pepe’ekeo** to expand access to advanced neuromodulation treatment options for adults and adolescents (15 yrs and older) with treatment-resistant depression, obsessive compulsive disorder, and related conditions.

### **What Is TMS?**

Transcranial Magnetic Stimulation (TMS) is an FDA-cleared, non-invasive outpatient therapy that uses magnetic pulses to stimulate areas of the brain involved in mood regulation.

- No medication
- No surgery
- No sedation
- Provided in a standard clinical setting



## Community Need & Access Gap

- Hawai'i County experiences higher suicide rates than the statewide average, particularly in rural communities.
- Access to specialty neuro health treatment on Hawai'i Island is limited.
- Currently, the only comparable Transcranial Magnetic Stimulation (TMS) service on Hawai'i Island is offered by Kīpuka o ke Ola Native Hawaiian Rural Health Clinic in Waimea, an important resource that primarily serves the North Hawai'i region.
- Due to the island's large geographic size, this single location is not sufficient to meet the needs of residents across East Hawai'i. Many individuals must travel long distances, creating barriers to timely and consistent care.

This project is intended to reduce travel burdens and bring advanced neuromodulation treatment options closer to rural East Hawai'i communities.

Data from the Hawai'i State Department of Health indicate that suicide mortality rates in Hawai'i County exceed the statewide average, highlighting the importance of expanding access to effective treatment options in rural communities. Advanced neuromodulation therapies such as Transcranial Magnetic Stimulation provide an additional treatment option for individuals who have not responded to traditional therapies.

## Proposed Clinic Location

The proposed clinic would be located at **28-1167 Old Mamalahoa Highway in Pepe'ekeo, Hawai'i County**. The project involves the **adaptive reuse of an existing residential structure** for outpatient medical services. No major exterior structural changes are proposed.

Key characteristics of the site include:

- Existing structure already constructed
- On-site parking available on the property
- Patient visits scheduled **by appointment**
- Normal daytime operating hours



The clinic will operate as a small appointment-based outpatient medical practice. This approach allows the project to expand access to specialty medical treatment while maintaining compatibility with the surrounding residential area.

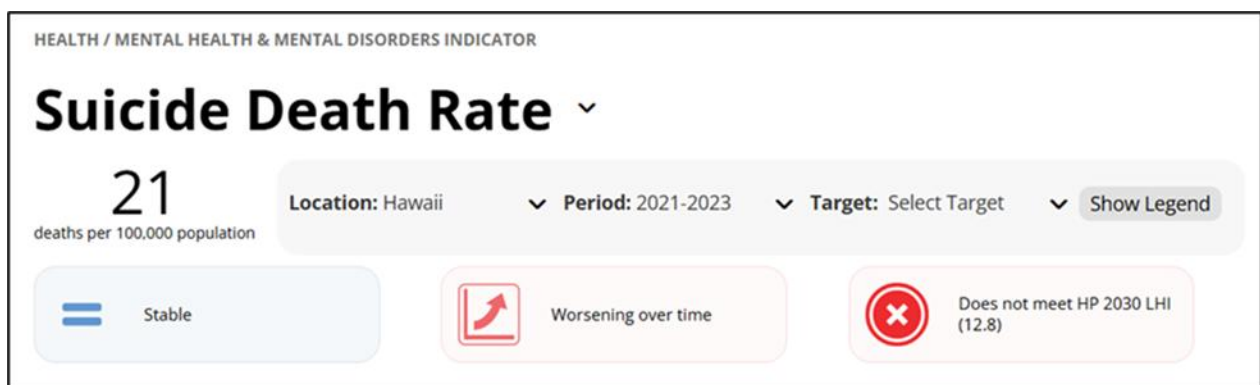
### Alignment with State, County & Federal Priorities

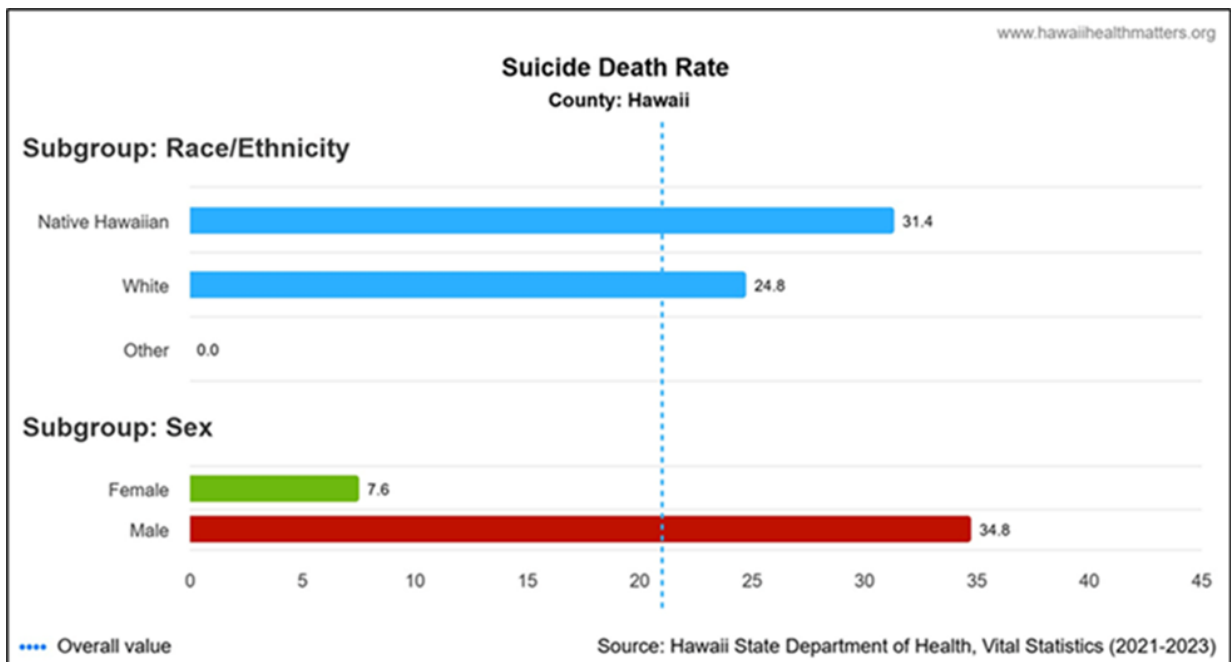
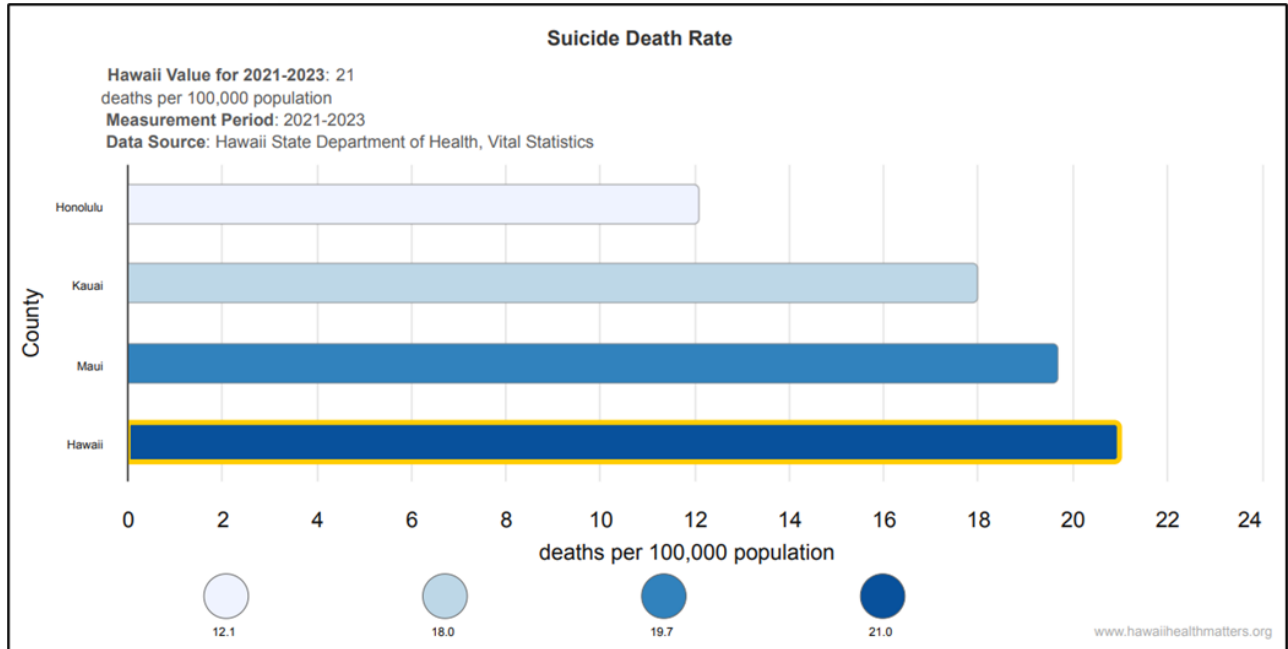
- Supports State of Hawai'i and Hawai'i County initiatives focused on:
  - Suicide prevention
  - Neuro health and mental health Improvement
  - Rural healthcare access
- Eligible under the USDA Community Facilities Grant/Direct Loan Program, which supports essential healthcare facilities serving rural populations

### Community Focus

- Services for adult residents of East Hawai'i
- Emphasis on underserved populations
- Priority on community access and continuity of care

(Data Source: Hawaii State Department of Health, Vital statistics – Last Update 2/7/2025)









**CLINIC SITE:** 28-1167 Old Mamalahoa Hwy

|                               |                                                                                                                                                                                                                                                                                                            |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parcel Number                 | 280070840000                                                                                                                                                                                                                                                                                               |
| Location Address              | 28-1167 OLD MAMALAHOA HIGHWAY                                                                                                                                                                                                                                                                              |
| Project Name                  |                                                                                                                                                                                                                                                                                                            |
| Property Class                | AGRICULTURAL                                                                                                                                                                                                                                                                                               |
|                               | <b>Property Class refers to Tax Classification ONLY. For Zoning information, please go to <a href="https://hawaiicounty.gov/planning/gis/public-layers">Planning Department GIS Public Layers (hawaiicounty.gov)</a> or email <a href="mailto:planning@hawaiicounty.gov">planning@hawaiicounty.gov</a></b> |
| Neighborhood Code             | 2849B-5                                                                                                                                                                                                                                                                                                    |
| Legal Information             | LOT 6 5.737 AC DES POR RP 7192 LCAW 8559-B:17 & 18                                                                                                                                                                                                                                                         |
| Land Area (acres)             | 5.7370                                                                                                                                                                                                                                                                                                     |
| Land Area (approximate sq ft) | 249,904                                                                                                                                                                                                                                                                                                    |



**Pepe'ekeo PCDC** <pcdc96783@gmail.com>  
To: Jessica Stevens <[REDACTED]>

Mon, Mar 23, 2026 at 10:59 PM

Aloha e Jessica,

This morning meeting was a good introduction to understanding more of your project. We appreciate you being available for questions that may arise by the community. WE look forward to seeing you at the May's Community meeting.

Aloha,  
Wanda

***Making the Difference Together***

Aloha,  
Wanda  
Secretary  
PCDC



[Quoted text hidden]

## USE PERMIT APPLICATION NOTICE

**Date:** 3/30/2026

To: Property Owner Name(s) and mailing address,

You are receiving this notice because you are an owner or lessee of record within 300 feet of a property for which a Use Permit application has been submitted to the County of Hawai'i Planning Department.

### 1. Applicant

Jessica Stevens - Big Island Neuro Health Foundation

### 2. Location of Property (Location Map / Site Plan is enclosed)

**Tax Map Key (TMK):** (3) 2-8-007:084

**Address:** 28-1167 Old Mamalahoa Hwy  
Pepe'ekeo, South Hilo, Hawai'i

### 3. Nature of the Application

The applicant is requesting approval to establish an **outpatient medical clinic** within the first floor of an existing residential structure. The proposed use includes outpatient medical clinic which provides non-invasive neuromodulation services (Transcranial Magnetic Stimulation) on an appointment-only basis.

### 4. Filing Date

The application was accepted by the Planning Department on **March 18, 2026**.

### 5. Right to Request a Contested Case Hearing

You have the right to submit a written request for a contested case procedure. If you wish to intervene as a party, you must file a written request using the form titled **"Petition for Standing in a Contested Case Hearing"** no later than **seven (7) calendar days prior to the Planning Commission's first scheduled public hearing** on this application.

The petition must comply with Planning Commission Rule 4-6(a) relating to prehearing procedures and must be notarized. A filing fee of **\$200** is required and must be submitted online via the County of Hawai'i Electronic Processing and Information Center (EPIC):

<https://hawaiicountyhi-energypub.tylerhost.net/Apps/SelfService#/home>

### 6. Opportunity to Provide Testimony

If you choose not to request a contested case hearing, you may still express your support or opposition to the application by submitting written testimony or providing oral testimony at the Planning Commission public hearing to be scheduled.

### 7. Additional Information

The application is available for public review at the County of Hawai'i Planning Department. For questions or additional information, please contact:

**Hawai'i County Planning Department**  
**101 Pauahi Street, Suite 3**  
**Hilo, Hawai'i 96720**  
**Phone: (808) 961-8288**

**Enclosures:**  
Location Map





---

*“The establishment of a nonprofit, outpatient, non-invasive TMS clinic represents an important and much-needed addition to the continuum of care available locally.”*

*- NAMI Big Island*

---



## **Mahalo**

Thank you for taking the time to review this information and for your interest in the proposed project.

## **Contact Us**

Jessica Stevens, MSN, RN  
Big Island Neuro Health  
Foundation

Email: [REDACTED]

*If you have any questions or would like to discuss the project, please feel free to reach out directly.*



## **Proposed Outpatient Medical Clinic**

### **Proposed Location:**

28-1167 Old Mamalahoa Highway  
Pepe'ekeo, Hawai'i

---

*Expanding access to  
FDA approved  
outpatient neuro health  
treatment for  
East Hawai'i*

---

This document is provided for informational purposes only and is not part of the official notice of application.

## What Is Being Proposed?

A small, outpatient medical clinic providing non-invasive Transcranial Magnetic Stimulation (TMS), an FDA-cleared, evidence-based treatment, under physician supervision.

- Appointment-based only
- Approximately 8–12 patients per day
- Daytime business hours

### COMMUNITY IMPACT

**No expansion of the existing structure**

**Minimal daily traffic**

**Designed to remain low impact**



## Big Island Neuro Health Foundation

### Mission

*To expand access to evidenced-based neuromodulation services, including transcranial magnetic stimulation (TMS), for adults and adolescents with treatment-resistant depression and obsessive compulsive disorder in rural and underserved communities on Hawai'i Island.*



## What This Project Is NOT?

Not an inpatient or residential facility

Not a crisis or emergency center

No walk-in services

Not a high-traffic operation  
This is a quiet, scheduled medical service similar to a specialty doctor's office.

### COMMUNITY COMMITMENT

**Transparency throughout the process**

**Available to answer questions**

**Respect for neighbors and surrounding community**



**EPIC Response Document**  
**Application No.: PL-USE-2026-000042**  
**Response to DWS and DEM comments dated April 23, 2026**

**Project:** Big Island Neuro Health Clinic  
**TMK:** 2-8-007:084  
**Location:** Pepe'ekeo, South Hilo, Hawai'i  
**Date:** 4/30/2026

---

**Response to Department of Water Supply (DWS) and Department of Environmental Management (DEM)**

The Applicant acknowledges the comments provided by the Department of Water Supply (DWS) and the Department of Environmental Management (DEM) regarding water usage, fire flow requirements, and wastewater considerations for the proposed project.

A licensed Professional Engineer has been engaged to evaluate the project's estimated maximum daily water usage, peak flow (GPM), meter capacity requirements, and fire protection considerations in coordination with applicable agency standards. A stamped report with supporting calculations and recommendations will be submitted upon completion for agency review.

With respect to wastewater, the Applicant acknowledges that the project is not currently connected to the County sewer system and will comply with all applicable Department of Health requirements. Plans for wastewater treatment facilities will be developed and submitted to the Department of Health and the Department of Environmental Management for review and approval as required.

The Applicant will continue to coordinate with DWS, DEM, and other applicable agencies to ensure full compliance with all infrastructure and regulatory requirements.

**EPIC Response Document**  
**Application No.: PL-USE-2026-000042**  
**Response to DWS for Fire Flow and Fire Protection**  
**Coordination April 23, 2026**

**Project:** Big Island Neuro Health Clinic

**TMK:** 2-8-007:084

**Location:** 28-1167 Old Mamalahoa Hwy Pepe'ekeo, South Hilo, Hawai'i

**Date:** 5/4/2026

---

**Response to Department of Water Supply (DWS)**

**Fire Flow and Fire Protection Coordination**

The Applicant acknowledges the Department of Water Supply (DWS) comment regarding the limitation of the existing waterline to meet the standard 2,000 gallons per minute (GPM) fire flow requirement. In response, the Applicant has initiated coordination with the Hawai'i Fire Department, Fire Prevention Bureau, to confirm applicable fire protection requirements and evaluate acceptable alternative approaches based on the scale and nature of the proposed outpatient clinic.

Potential alternatives under consideration include, but are not limited to, on-site water storage, use of a dry hydrant or drafting connection, enhanced emergency access provisions, and/or evaluation of fire sprinkler or fire service upgrades, as determined necessary by the Fire Department. Final fire protection measures will be established in coordination with the Fire Department and incorporated into the project design during the building permit phase to ensure full compliance with all applicable fire and life safety requirements.

The Applicant will continue to coordinate with DWS, DEM, and all applicable agencies to ensure compliance with infrastructure and regulatory requirements.



**ERIC S. TAKAMURA, P.E.**  
**Licensed Professional Engineer**  
Hawai'i License No. PE-6159  
Hilo, HI | Phone: (808) 838-9978  
Email: [REDACTED]

**Response to DWS Water Demand comments**  
**Use Permit Application: PL-USE-2026-000042**

**Project:** Big Island Neuro Health Clinic  
**TMK:** (3) 2-8-007:084  
**Location:** 28-1167 Old Mamalahoa Hwy Pepe'ekeo, Hawai'i 96783  
**Prepared For:** Department of Water Supply, County of Hawai'i, in response to comment memorandum dated April 23, 2026  
**Prepared By:** Eric S. Takamura, P.E. (Hawai'i License No. PE-6159)  
**Date:** 5/2/2026

---

## **1. Project Description**

The proposed project consists of the conversion of the first floor of an existing two-story residential structure into a low-volume outpatient behavioral health clinic. The clinic will provide non-invasive, appointment-based services and will not utilize water-dependent medical equipment. The existing two-story structure consists of 3 bedrooms, 3 restrooms, kitchen, etc., typical of a residential home. The second floor will continue to be used as a residence.

No expansion of the existing building footprint is proposed.

The first floor clinic includes:

- One (1) restroom
- One (1) handwashing sink
- Alcohol-based hand sanitation dispensers
- No laundry, kitchen, or water-intensive processes

## **2. Existing Wastewater System**

Estimated water demand was developed using standard engineering practices for low-intensity outpatient facilities, incorporating fixture-based and per-occupant usage assumptions. Estimates are based on anticipated patient volume, staff presence, and typical water use associated with restroom facilities and general cleaning activities.

Per-user consumption rates were conservatively assigned based on industry norms for office-based medical uses, with an allowance for miscellaneous operational needs. The resulting estimates represent a reasonable projection of demand for a small-scale, appointment-based outpatient clinic with no water-intensive equipment or processes.

No irrigation or landscape water demand is proposed.



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Licensed Professional Engineer  
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Email: [REDACTED]

3. Usage Assumptions

- Patients per day: 6–8 (staggered)
- Staff: two(2)
- Patient use limited to intermittent restroom use

4. Estimated Daily Water Demand

| Category       | Quantity | Unit Use (gpd) | Total (gpd) |
|----------------|----------|----------------|-------------|
| Patients       | 8        | 3              | 24          |
| Staff          | 2        | 15             | 30          |
| Misc./Cleaning | -        | -              | 40          |
| Clinic Total   | -        | -              | ~100 GPD    |

Residential use (second floor): ~120 GPD  
Combined Total Demand: ~220 GPD

5. Peak Flow Estimate

Estimated peak flow is approximately 2–3 gallons per minute (GPM) over a duration of approximately 5 minutes, based on limited fixtures and intermittent use.

6. System Context and Compliance

The property is served by an existing 5/8-inch water meter with a restricted capacity of 400 gallons per day.

The estimated total demand of approximately 220 gallons per day remains below this capacity. The existing service is considered adequate, and no increase in meter size or additional connections is proposed.

7. Response to Fire Flow Requirements

In response to Comment No. 4 of the Department of Water Supply memorandum dated April 23, 2026, it is acknowledged that the existing 6-inch water line along Old Mamalahoa Highway is insufficient to meet the standard requirement of 2,000 GPM for



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**Licensed Professional Engineer**  
Hawai'i License No. PE-6159  
Hilo, HI | Phone: (808) 838-9978  
Email: [REDACTED]

fire protection. Additionally, the nearest fire hydrant is located beyond the required 150-foot distance.

The proposed clinic is a low-intensity outpatient facility serving fully ambulatory patients, with no sedation, overnight care, or inpatient services. Based on the nature of services, the facility does not require licensure or certification by the Hawai'i Department of Health and is not subject to CMS facility certification requirements.

As noted above, the project's water demand remains low and within the capacity of the existing water service.

Due to site constraints and the rural location, coordination has been initiated with the Hawai'i Fire Department (East Hawai'i Fire Prevention Bureau) to determine appropriate fire protection requirements and acceptable alternatives to standard fire flow criteria.

Based on the scale of the project, the facility is anticipated to be classified as a Business Occupancy, subject to final determination during the building permit review. Fire and life safety requirements associated with the mixed-use condition (residential above) will be addressed at that time.

An alternative fire protection approach is proposed consisting of:

- Installation of a dedicated on-site fire water storage tank on an adjacent property under the control of the applicant, located off Old Mamalahoa Highway, to support emergency access and fire protection infrastructure
- Use of an existing catchment area capturing approximately 8,600 square feet of roof area to support long-term replenishment
- Provision of a fire department drafting connection (dry hydrant), as required
- Maintenance of fire department access to the tank location, serving as a secondary and emergency access route

This approach provides a supplemental on-site water source in consideration of site constraints, rather than reliance solely on municipal fire flow infrastructure.

Final fire protection requirements, including storage capacity and system configuration, are pending review by the Hawai'i Fire Department and will be incorporated into the project design upon determination.



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Email: [REDACTED]

If a fire sprinkler system is required during the building permit phase, it will be evaluated as a separate fire protection system and is not included in the estimated domestic water demand. Any required fire service connection, meter sizing, storage, pumping, or backflow prevention will be determined in coordination with the Hawai'i Fire Department, Department of Water Supply, and the project's fire protection designer.

## 8. Conclusion

The proposed project represents a low-intensity outpatient use with an estimated total water demand of approximately 220 gallons per day, which remains within the capacity of the existing 5/8-inch water service.

Fire protection requirements will be addressed in coordination with the Hawaii Fire Department based on site constraints and applicable code requirements.

## 9. Certification

This report has been prepared using conservative assumptions and standard engineering practices. The conclusions presented herein reasonably reflect the anticipated water demand associated with the proposed use.

Eric S. Takamura      5/4/2026  
Professional Engineer Signature      Date





**ERIC S. TAKAMURA, P.E.**  
**Licensed Professional Engineer**  
Hawai'i License No. PE-6159  
Hilo, HI | Phone: (808) 838-9978  
Email: [REDACTED]

**Response to DEM Wastewater Comments**  
**USE Permit Application: PL-USE-2026-000042**

**Project:** Big Island Neuro Health Clinic  
**TMK:** (3) 2-8-007:084  
**Location:** 28-1167 Old Mamalahoa Hwy Pepe'ekeo, Hawai'i 96783  
**Prepared For:** County of Hawai'i Department of Environmental Management (DEM),  
in response to comment memorandum dated April 23, 2026.  
**Prepared By:** Eric S. Takamura, P.E. (Hawai'i License No. PE-6159)  
**Date:** 5/4/2026

---

## **1. Project Description**

The proposed project consists of the conversion of the first floor of an existing two-story residential structure into a low-volume outpatient behavioral health clinic. The clinic will provide non-invasive, appointment-based services and will not utilize water-dependent medical equipment. The existing two-story structure consists of three (3) bedrooms, three (3) restrooms, kitchen, etc., typical of a residential home. The second floor will continue to be used as a residence.

No expansion of the existing building footprint is proposed.

The first floor clinic includes:

- One (1) restroom
- One (1) handwashing sink
- Alcohol-based hand sanitation dispensers
- No laundry, kitchen, or water-intensive processes

## **2. Existing Wastewater System**

The subject property is served by an existing cesspool system constructed in 2004. Based on the Department of Health cesspool information card (see **Exhibit A**), the system consists of:

- Approximately 7-foot diameter
- Approximately 14-foot depth
- Approximately 20-foot separation to groundwater
- Approximately 40-foot setback from the primary structure

The system was inspected and approved at the time of installation and has historically functioned under typical residential loading conditions.



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**Licensed Professional Engineer**  
Hawai'i License No. PE-6159  
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Email: [REDACTED]

### **3. Basis of Wastewater Generation**

Wastewater generation is based on anticipated occupancy and limited plumbing use associated with a low-intensity outpatient clinic. The proposed use includes:

- Low patient volume with staggered appointments
- Two (2) staff members
- Non-invasive services
- Single restroom

Wastewater generation for the clinic will be limited to intermittent restroom use (toilet flushing and handwashing). No process wastewater or high-strength discharge is generated.

### **4. Estimated Wastewater Flow and Loading**

Estimated wastewater flows are as follows:

- Clinic use: approximately 80 - 100 gallons per day
- Residential use (second floor): approximately 100 - 120 gallons per day

**Total Estimated Wastewater Flow: approximately 220 gallons per day (max)**

This flow is consistent with typical single-family residential wastewater generation.

### **Organic Loading and Solids Loading**

Organic Loading is estimated to be similar to residential loading rates. The 5-day Biochemical Oxygen Demand (BOD<sub>5</sub>) would be in the range of 250 mg/L to 300 mg/L. No peak loadings should be expected from this proposed use.

Solids loading rates would be similar to the organic loading rate and would be consistent with loadings experienced with residential uses. Total Suspended Solids (TSS) should be in the range of 250 mg/L to 300 mg/L. Again, no peak loading rates would be expected from this proposed use.

### **5. Site Conditions**

Soils at the subject property are identified as **Hilo hydrous silty clay loam** based on USDA Natural Resources Conservation Service mapping (see **Exhibit B**).

The existing cesspool system has operated under these site conditions since installation.



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Email: [REDACTED]

## **6. System Evaluation**

The estimated total wastewater loading rate of approximately 220 gallons per day, 300 mg/L BOD<sub>5</sub>, 300 mg/L TSS is within the range of typical residential loading for which the cesspool system was originally designed. Also, being that the cesspool has an approximate volume of 4,000 gallons the 220 gal/day loading would be equivalent to an 18-day residence time. This long residence time will help to dilute and decrease the pollutant loading released to the surrounding environment.

The proposed use does not introduce:

- Increased hydraulic and organic loading beyond residential conditions
- High-strength wastewater
- Additional plumbing fixtures

Based on these factors, the proposed use is not expected to result in a material increase in wastewater loading relative to historical conditions.

## **7. Professional Opinion**

Based on available documentation, including the Department of Health cesspool information card (Exhibit A) and estimated wastewater loading rates, the proposed use will not significantly increase wastewater pollutant loadings beyond typical residential conditions for which the system was designed.

The existing cesspool system is anticipated to continue functioning under conditions comparable to current use.

## **8. Regulatory Considerations**

The subject property is located approximately 200 feet from an existing County sewer system. As noted in DEM comments, the applicant will comply with all applicable federal, state, and county requirements.

Any changes to the existing Wastewater system will be submitted to the Department of Health and the Department of Environmental Management for review, as required by Hawai'i County Code Section 21-11.

## **9. Conclusion**

The wastewater discharge from this proposed use is predicted to be consistent with typical single-family residential loading rates and will not represent a material increase in system loading.



**ERIC S. TAKAMURA, P.E.**  
**Licensed Professional Engineer**  
Hawai'i License No. PE-6159  
Hilo, HI | Phone: (808) 838-9978  
Email: [REDACTED]

## 10. Certification

This report has been prepared using conservative assumptions and standard engineering practices. The conclusions presented reasonably reflect the anticipated wastewater generation associated with the proposed use.

Eric S. Takamura      5/4/2026  
Professional Engineer Signature      Date



## Attachments / Exhibits

- **Exhibit A** – Department of Health Cesspool Information Card
- **Exhibit B** – USDA Soil Map (Hilo Hydrous Silty Clay Loam)



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Exhibit A – Department of Health Cesspool Information Card

NEW CESSPOOL INFORMATION CARD AUG 04 2004 *hwy*

TMK: (3)-2-8-007:084 Lot No: \_\_\_\_\_

Property Owner: ROBERT COVE

Project Address: OLD HAMALAHOA HWY District: SOUTH HILLO

Engineer: R. NICKEL Contractor: CHIZHI ABC 9550

Distance from Building: 40' Distance from Property Line: 7.9'

Diameter (Clear) Feet: 7' Depth Feet: 14'6"

No. Feet to Water Table: 20'± Ground Slope: SLOPING TO CP

Type of Lining: NATURAL Reinforced Concrete Cover: YES 7-28-04

Distance from Finished Ground to Top of Cover (Feet): 10

Date Inspected by Engineer: 7-23-04 No. of bedrooms: 2

As the engineer performing the final inspection, I submit the above information and the as-built as drawn on the back of this card. I also submit the following statement:

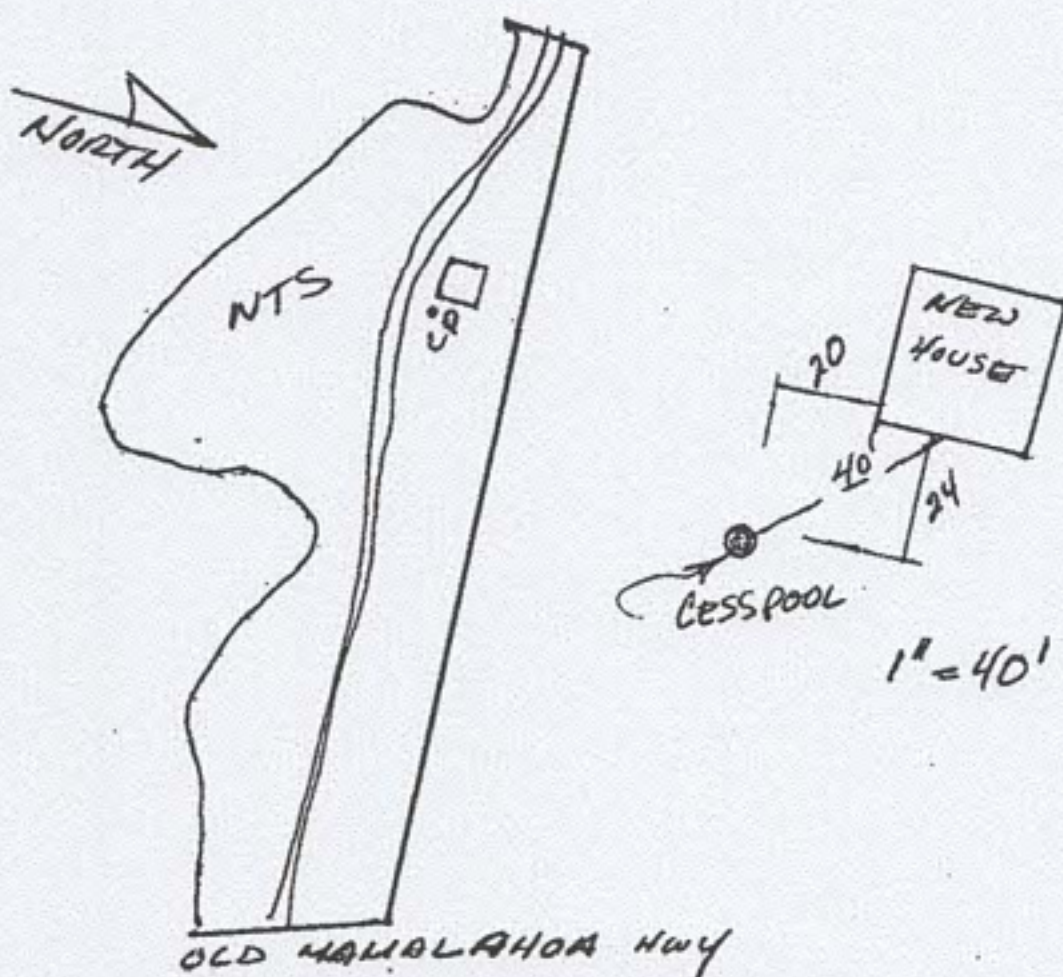
☒ The cesspool has been installed in strict accordance with the plans submitted and approved by DOH.

☐ The noted changes to the approved plans have been made, and the cesspool installed is acceptable to me.

☐ The construction of the cesspool is not in accordance with the approved plans and I do not accept the changes made to the plans designed by me.

Engineer's Signature and Date: Ronald Nickel 8-1-04

*(Professional Engineer Seal: RONALD D. NICKEL, LICENSED PROFESSIONAL ENGINEER, HAWAII, U.S.A., NO. 6846 C)*





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Exhibit B – USDA Soil Map (Hilo Hydrous Silty Clay Loam)



Map Unit Legend

| Map Unit Symbol             | Map Unit Name                                        | Acres in AOI | Percent of AOI |
|-----------------------------|------------------------------------------------------|--------------|----------------|
| 901                         | Hilo hydrous silty clay loam, 0 to 10 percent slopes | 4.8          | 100.0%         |
| Totals for Area of Interest |                                                      | 4.8          | 100.0%         |



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Soil Map—Island of Hawaii Area, Hawaii

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Other

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Other

Spoil Area

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Island of Hawaii Area, Hawaii  
Survey Area Data: Version 18, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 3, 2019—Jun 28, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.