

COUNTY OF HAWAI'I PLANNING DEPARTMENT

BACKGROUND REPORT

ZAK AI IKAWA SAITO

CHANGE OF ZONE APPLICATION NO. PL-REZ-2026-000101

ZAK AI IKAWA SAITO has submitted an application for a Change of Zone from a Single-Family Residential-15,000 square feet (RS-15) zoning district to a Single-Family Residential-10,000 square feet (RS-10) zoning district for a 21,792-square-foot parcel of land. The subject property is located at 283 West Puainako Street, between Iwalani Street and Pohakulani Street, Waiākea, South Hilo, Hawai'i, TMK: (3) 2-4-014:016.

PROPOSED ACTION

1. **Applicants' Request:** The applicants are requesting a Change of Zone from a Single-Family Residential-15,000 square feet (RS-15) zoning district to a Single-Family Residential-10,000 square feet (RS-10) zoning district for a 21,792-square-foot parcel of land. The RS (single-family residential) district provides for lower or low and medium density residential use, for urban and suburban family life. It applies to areas having facilities, and to carry out the above stated purpose. As this change of zone request is from RS-15 to RS-10, only the density (minimum lot size) will change. All permitted uses in the RS district will remain the same.
2. **Objective of the Request:** The purpose of the rezoning request is to allow for the subdivision of the 21,792-square-foot property into two lots, each with a minimum lot size of 10,000 square feet. Upon subdivision approval, the applicant intends to construct single-family dwellings on each of the resulting lots for long-term residential rental purposes and future estate planning.
3. **Construction Timetable and Cost:** Upon approval of the rezoning request, the applicant plans to promptly file a subdivision application. Tentative plans call for securing subdivision approval within one year of the rezoning approval. The applicant has indicated that construction timelines and costs for future dwellings are currently undetermined.

4. **Landowners:** Zak Ai Ikawa Saito and Stephanie Mieko Saito.
5. **Supporting Information:** The applicants have submitted the attached in support of the request. (**Planning Department Exhibit 1 - Change of Zone Application Received March 19, 2026**)

STATE & COUNTY PLANS

6. **State Land Use District:** Urban.
7. **General Plan 2045 Land Use Map:** Low-Density Urban (Idu). These areas include residential, with ancillary community and public uses, and neighborhood and convenience-type commercial, and light industrial-commercial mixed use, including Traditional Neighborhood Development (TND). Dwelling density up to 12 units per acre.
8. **County Zoning:** Single-Family Residential -15 000 square feet (RS-15).
9. **Hilo Community Development Plan (CDP):** The Hilo CDP, adopted by Resolution No. 1 on May 21, 1975, identifies the area as Single-Family Residential.
10. **Special Management Area (SMA):** The Special Management Area is a part of the Coastal Zone Management Program and regulated by the County. The subject property is not located within the Special Management Area and is situated approximately 2 miles from the nearest coastline.

DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

11. **Subject Property:** The subject property is a 21,792-square-foot rectangular parcel situated at an elevation of approximately 230 feet above sea level. The property is generally level in topography and is currently vacant, consisting primarily of maintained lawn and ornamental vegetation. According to Real Property Tax records, a single-family dwelling was constructed on the property in 1946 but was demolished in 2015.
12. **Surrounding Zoning/Land Uses:** The surrounding properties are predominantly zoned Single-Family Residential-15,000 square feet (RS-15) with some nearby Single-Family Residential-10,000 square feet (RS-10) properties. The surrounding area is primarily developed with single-family residential uses. University-related uses associated with the University of Hawai'i at Hilo are located to the north.

Pursuant to Ordinance No. 24-87 and Section 25-2-42(c)(4) of HCC, a report on surrounding properties is attached to this document (**Planning Department Exhibit 2**).

13. **Flood Insurance Rate Map (FIRM):** The subject property is situated within Zone “X” on the Flood Insurance Rate Map (FIRM) by FEMA, an area of minimal flood hazard.
14. **Flora/Fauna Resources:** No formal flora/fauna study was submitted with the application. The applicants note the property has been previously cleared and historically maintained for residential purposes and given the urban development of the surrounding area, it is unlikely that endangered species of plants or animals exist on the subject property.
15. **Archaeological/Cultural/Historical Resources:** No formal archaeological or cultural studies were conducted on the subject property. The applicants note the property has been previously disturbed through residential use and clearing activities. Additionally, the applicants are unaware of any customary or Native Hawaiian cultural rights exercised within the subject property.
16. **Public Access:** There is no designated public access to the mountains or the shoreline that runs through the property.

PUBLIC UTILITIES AND SERVICES

17. **Vehicular Access:** Access to the subject property is from West Puainako Street, which is a State-owned roadway maintained by the Hawai'i Department of Transportation (DOT) with approximately 33-foot-wide pavement within an approximately 40-foot-wide right-of-way. There is an existing, gravel driveway currently serving the subject property and the applicant's proposed subdivision plan shows a single driveway providing shared access to both proposed lots. A memo from the Department of Public Works, Engineering Division confirms State ownership of the roadway and recommends a 10-foot-wide future road widening setback along the West Puainako Street frontage of the property, unless advised otherwise by the Planning Department or DOT. Staff consultation with DOT determined that no future road widening setback would be required as the State

plans to a realignment of West Puainako Street in the vicinity northward to connect with the Puainako Street extension mauka of Komohana Street.

18. **Traffic:** As the applicant is proposing to subdivide the property to create two total lots, it did not trigger the 50-peak hour vehicle trip requirement to justify a Traffic Impact Analysis Report (TIAR).
19. **Water:** According to the Department of Water Supply (DWS), there is an existing service lateral serving the parcel capable of accommodation a 5/8-inch meter, which is limited to one unit of water (equal to an average usage of 400 gallons per day) and suitable to serve one single-family dwelling. Additional water can be made available from an existing 8-inch water line within West Puainako Street fronting the subject property. The applicant will be required to secure an additional water commitment to serve the second lot.
20. **Wastewater:** According to the Department of Environmental Management, the proposed subdivision is approximately 505 feet from the nearest Hawai'i County sewer line. Future development will be required to comply with Department of Health requirements and all other applicable federal, state, and county regulations regarding wastewater disposal
21. **Solid Waste:** Solid waste generated by future residential uses will be handled through private disposal services and authorized County transfer stations or landfill facilities.
22. **Essential Utilities and Services:** Police, fire and medical services are available nearby in Hilo. Electrical and telephone services are available to the site.

AGENCY COMMENTS

23. **Department of Public Works, Engineering Division: (Planning Department Exhibit 3 – May 4, 2026 memo)**
24. **Department of Environmental Management: (Planning Department Exhibit 4 – March 27, 2026 memo)**
25. **State Department of Health: (Planning Department Exhibit 5 – March 27, 2026 memo)**

AGENCIES – NO COMMENT/CONCERNS

26. Police Department and Department of Finance - Real Property Tax Division.

AGENCIES – NO RESPONSE

27. Fire Department.

PUBLIC COMMENTS

28. As of the date of this writing, the Planning Department has received no public comments on this application.

APPLICANT’S RESPONSE TO AGENCY COMMENTS

29. **Applicant’s Response to Agency Comments: (Planning Department Exhibit 6 - June 22, 2026 letter)**

CHANGE OF ZONE APPLICATION

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

APPLICANT(S): Zak Ai Ikawa Saito

APPLICANT'S SIGNATURE: Zak Saito DATE: Feb 25 2026 07:13 HST

ADDRESS: 536 Puloku St, Hilo, HI 96720 6016

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

PHONE: (Bus.) (808) 333-1844 (Res.) _____ (Email) [REDACTED]

REQUEST: RS-15 TO RS-10
(Existing Zoning) (Proposed Zoning)

TAX MAP KEY(S): (3) 2-4-014:016

SIZE OF PROPERTY OR AFFECTED AREA(S) TO BE REZONED: 21,792 ft²

LANDOWNER(S): Zak Ai Ikawa Saito, Stephanie Mieko Saito

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION

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

Zak Saito DATE: Feb 25 2026 07:13

LIST

[Signature] DATE: Feb 25 2026 09:43

LIST

AGENT: Pipan Consulting LLC

AGENT ADDRESS: P.O. Box 421 Honokaa, HI. 96727

PHONE: (Bus.) (808) 333-3391 (Res.) _____ (Email) [REDACTED]

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

ORIGINAL: Agent COPIES: Applicant

TO WHOM IT MAY CONCERN:

As landowners of the parcel identified by TMK: (3) 2-4-014:016, we hereby consent and authorize Pipan Consulting LLC to file and process a Change of Zone Application on our behalf.



Feb 25 2026 07:13 HST

Zak Ai Ikawa Saito

Date



Feb 25 2026 09:43 HST

Stephanie Mieko Saito

Date

ATTACHMENT

Residential Rezoning

PLANNING DEPARTMENT
COUNTY OF HAWAII

APPLICATION FOR CHANGE OF ZONE

1. If your request is approved, do you intend to subdivide the subject land in accordance with the approved change of zone? Yes
- if yes, please answer the rest of question 1 and then to question 3.
- a. How many acres of the requested area do you intend to subdivide? 0.5
- b. Into what lot sizes? 10,000 sf
- c. if your request is approved, approximately how long after the date of approval do you expect to submit your subdivision plans to the Planning Department for preliminary approval? Immediately
- d. Do you intend to build houses on the newly created lots? Yes
- if yes, please answer the following questions:
- on how many of those lots? 2
- At what approximate price range? House TBD
- Lots TBD
- Total TBD
- Approximately how long, after approval of the subdivision, would the first house be available for occupancy? 1-2 years
- If you intend to subdivide, please submit a preliminary schematic subdivision plan together with your change of zone application form.

2. If you have no firm plans of subdividing the subject area, do you intend to:

- | | |
|---|-----------|
| a. Sell or lease the land to someone who has firm plans? | <u>NA</u> |
| b. Sell or lease the land to someone who has tentative plans? | <u>NA</u> |
| c. Sell or lease the land to someone who has no plans? — | <u>NA</u> |
| d. Keep it? | <u>NA</u> |
| e. other (please state) | |
| f. If you intend to do either a, b, or c, please elaborate on the kind of plans the other party has. Please, also, include in your answer approximately how soon after approval of your rezoning do you expect to transfer the subject land to another party. | |

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

How?

Single family residences will be built on the resulting lots and offered for long term rental.

4. Are there any buildings on the subject area? No

If so, what kind?

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

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

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

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

If so, please describe the problem.

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

If so, what kind?

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

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

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

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

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

Signature:



Address:

PO Box 421 Honokaa HI

Telephone:

808-333-3391

Date:

3/5/2026

COUNTY ENVIRONMENTAL REPORT
REQUEST FOR CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL
DISTRICT-15 (RS-15) TO SINGLE-FAMILY RESIDENTIAL DISTRICT-10 (RS-10).
ZAK SAITO
WAIĀKEA, SOUTH HILO, COUNTY OF HAWAII
TMK (3) 2-4-014: 016

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Exhibits

Exhibit A: DWS Letter regarding Water Availability

I. INTRODUCTION

Zak Ai Ikawa Saito (“**applicant**”) is requesting a change of zone for a 0.5-acre (21,792 ft²) property identified as TMK (3) 2-4-014: 016 from Single-Family Residential District- 15 (RS-15) to Single-Family Residential District-10 (RS-10) for the purpose of subdividing the property into two (2) lots. The subject property is located at 283 West Puainako Street, between Iwalani Street and Pohakulani Street. The site is roughly 0.06 miles west along West Puainako Street from its intersection with West Kawili Street (**Figure 1**). No current residences exist on the property. If approved, the applicant will subdivide the property into two (2) lots, each containing a minimum of 10,000 square feet, and construct single-family dwellings on the resulting lots.

The proposed action will result in the development of single-family dwellings on the property consistent with the surrounding area and no impacts are anticipated to any natural, cultural, historic, scenic, or open space resources.

Similar rezoning applications have been approved for nearby parcels within 0.5 miles of the subject property. One such example is a nearby property identified as TMK (3) 2-4-14:042. Under Ordinance No. 836, the district classification was changed from Single-Family Residential-15 (RS-15) to Single-Family Residential-10 (RS-10) in 2008. The parcel had an area of 26,640 square feet. In addition, Ordinance No. 8813 pertaining to TMK (3) 2-4-14:008 approved a change of zone from RS-15 to RS-10 in 1988 and Ordinance No. 95116 pertaining to TMK (3) 2-4-014:050 approved a change of zone from RS-15 to RS-10 in 1995.

II. PROJECT LOCATION

The subject property is located at 283 West Puainako Street, roughly 0.06 miles west from its intersection with West Kawili Street. Access to the site is off West Puainako Street.

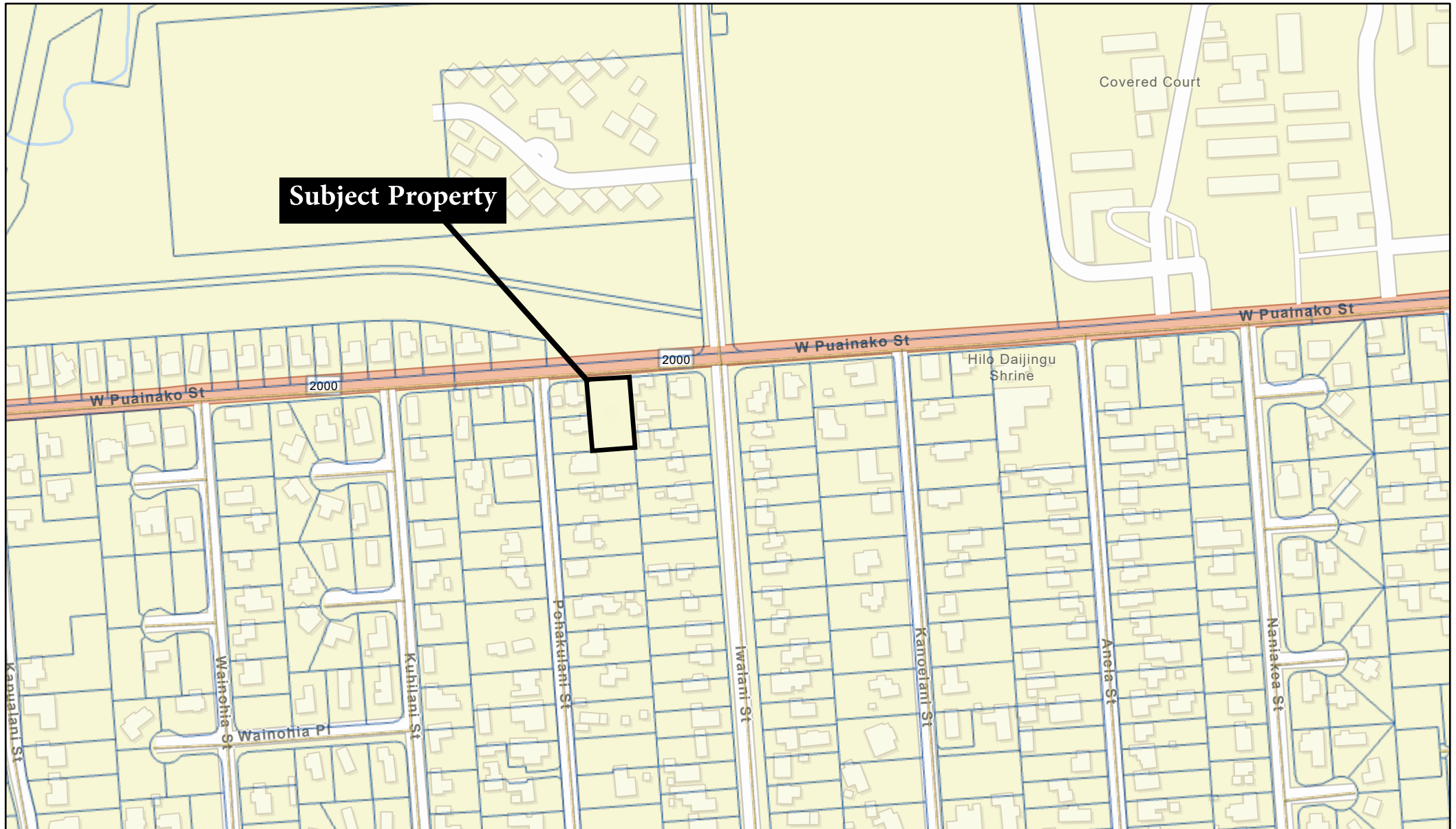
III. PROJECT DESCRIPTION

a. Project Concept and Components

The subject site is 21,792 square feet with no existing structures. The applicant wishes to rezone the entire property from RS-15 to RS-10 with the intention of subdividing it into two (2) lots, each containing a minimum of 10,000 square feet (**Figure 2**). The applicant plans to build dwellings on each of the resulting lots and offer them for long term rental. Rezoning the property would allow for the proposed subdivision, facilitating equal distribution, eventually, to the applicant’s children.

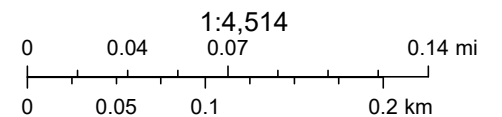
Figure 1

Project Location



3/3/2025, 1:33:07 PM

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



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, USFWS, County of Hawaii IT Department

Web AppBuilder for ArcGIS

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

Site Plan
Of Proposed Land Use Rezone on
Lot 1 of the Hooluana Tract,
Being a Portion of Lot 515A
(Grant 9700 to Mrs. Jessie M. Hamaku)
Waiakea Homesteads Lots, 1st Series,
Waiakea, So. Hilo,
Island and County of Hawaii.
TMK(3) 2-4-014: 016

NOTES:
Owner:
Zak Alikawa Saito, Stephanie Mieko Saito
92 Ho'omalū St.
Hilo, HI. 96720
Situs:
TMK (3rd) 2-4-014: 016
283 W. Puainako St.
Land Use Zone:
Designation: RS-15
State Zone Designation: Urban
Flood Zone:
Zone X,
as derived from FEMA Flood Insurance Rate
Map
No 1551660904F , Effective Sept. 29, 2017
Boundary courses are record per Regular
System Doc. No. 81240017 (recorded
03/30/2022) and File Plan 396, dated 19
Jan. 1941.
Coordinates are referenced to "HALAI" as
derived from File Plan 396.

Proposed:
Proposed Land Use Zone:
Designation RS-10

Lot 1-A Residential area: 10,107 sf.
Lot 1-B Residential area: 10,090 sf.
Lot 1-B Access Driveway: 1,595 sf.
Total Area: 21,792 sf.

VICINITY MAP
NO SCALE

DANIEL BERG
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HAWAII, U.S.A.

This work was prepared by me or
under my direct supervision.
Daniel L. Berg
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Site Plan
Of Proposed Land Use Rezone on
Lot 1 of the Hooluana Tract,
Being a Portion of Lot 515A
(Grant 9700 to Mrs. Jessie M. Hamaku)
Waiakea Homesteads Lots, 1st Series,
Waiakea, So. Hilo,
Island and County of Hawaii.
TMK(3) 2-4-014: 016

NOTES:
Owner:
Zak Alikawa Saito, Stephanie Mieko Saito
92 Ho'omalū St.
Hilo, HI. 96720
Situs:
TMK (3rd) 2-4-014: 016
283 W. Puainako St.
Land Use Zone:
Designation: RS-15
State Zone Designation: Urban
Flood Zone:
Zone X,
as derived from FEMA Flood Insurance Rate
Map
No 1551660904F , Effective Sept. 29, 2017
Boundary courses are record per Regular
System Doc. No. 81240017 (recorded
03/30/2022) and File Plan 396, dated 19
Jan. 1941.
Coordinates are referenced to "HALAI" as
derived from File Plan 396.

Proposed:
Proposed Land Use Zone:
Designation RS-10

Lot 1-A Residential area: 10,107 sf.
Lot 1-B Residential area: 10,090 sf.
Lot 1-B Access Driveway: 1,595 sf.
Total Area: 21,792 sf.

VICINITY MAP
NO SCALE

DANIEL BERG
LICENSED
PROFESSIONAL
LAND
SURVEYOR
No. 11245
HAWAII, U.S.A.

This work was prepared by me or
under my direct supervision.
Daniel L. Berg
Daniel L. Berg
PLS 11245

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Project: J2025-137
11x17

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b. Permitting History

The subject parcel does not have any existing single-family residences. According to Real Property Tax records, an 864 square foot dwelling with 5 rooms was constructed in 1946 under Permit No. 1140. The existing building was demolished in 2015 under Permit No. 00783.

c. Project Timetable and Cost

The applicant hopes to secure the requested change of zone approval as soon as possible and begin the subdivision process immediately thereafter. Tentatively, plans call for securing all necessary permissions and completing the subdivision within one (1) year.

IV. INSTITUTIONAL CONSIDERATIONS

a. State Land Use

The subject site is designated State Land Use Urban (**Figure 3**). No State Land Use Boundary Amendment would be required to permit the requested change of zone and no State Land Use Commission action is required. The County of Hawai‘i can process the rezoning request.

b. County General Plan

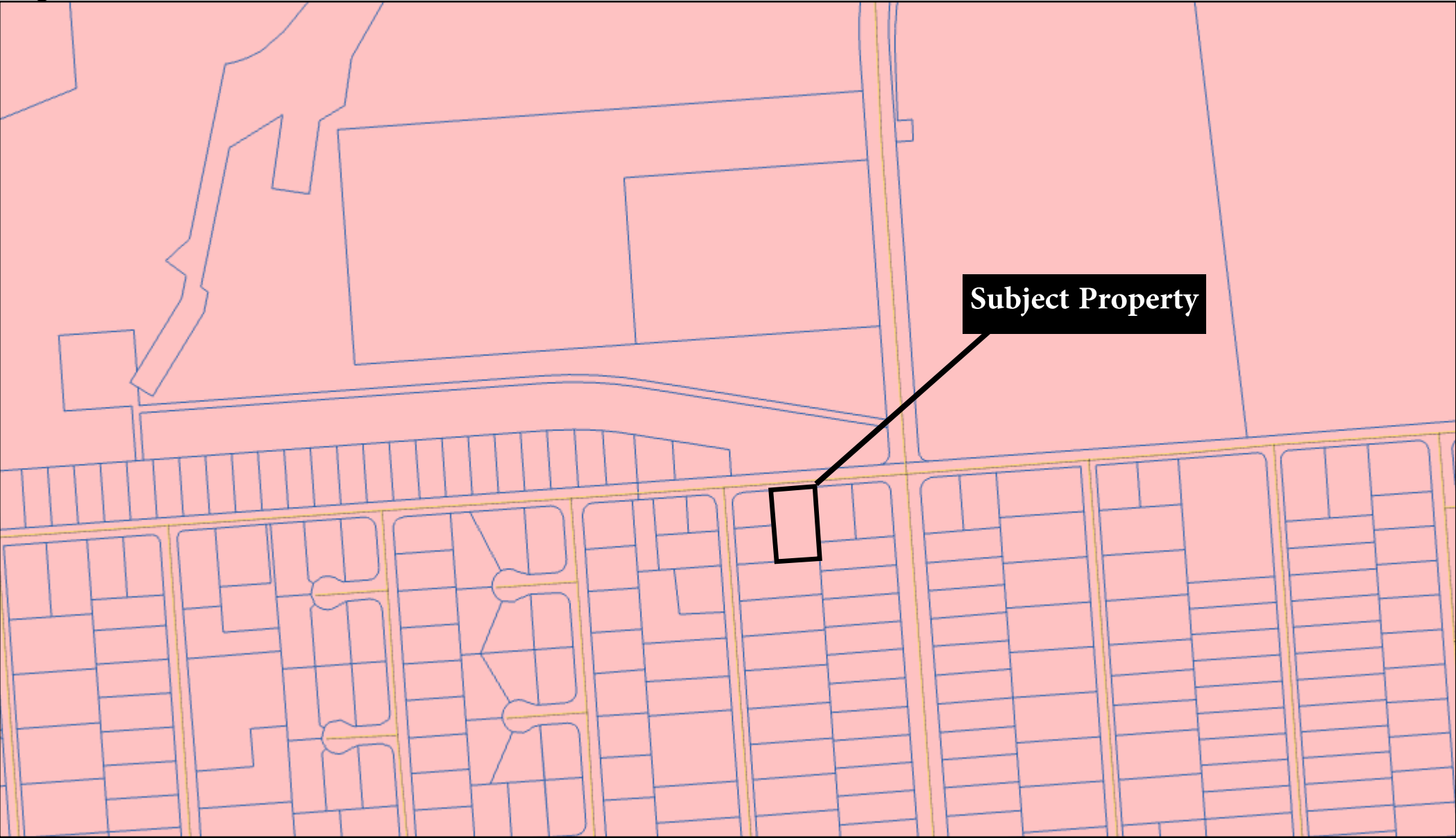
The General Plan provides for the long-range comprehensive development of the island of Hawai‘i. It provides direction for balanced growth in the County. The County General Plan Land Use Pattern Allocation Guide (“LUPAG”) map designates the site as Low Density Urban (**Figure 4**). This designation is intended for residential use with ancillary community and public uses, and neighborhood and convenience-type commercial uses with an overall residential density of up to six units per acre. Approval of the requested change of zone from RS-15 to RS-10 would be in line with the property’s existing Low Density Urban LUPAG designation. Additionally, the following specific General Plan goals are consistent with the requested action:

2.2 Goals

- Provide residents with opportunities to improve their quality of life through economic development that enhances the County’s natural and social environments.
- Economic development and improvements shall be in balance with the physical, social, and cultural environments of the Island of Hawai‘i.

Figure 3

State Land Use Classifications (SLU)



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- Parcels (current boundary lines)
- Street Centerlines
- State Land Use Classifications (SLU)
- Hawaii County District Boundary
- Urban

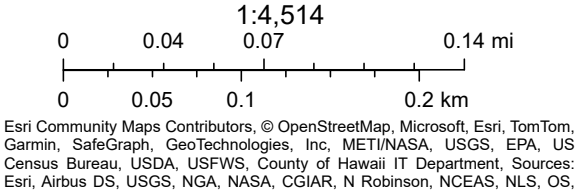


Figure 4 County General Plan Land Use Pattern Allocation Guide (LUPAG)



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Land Use Pattern Allocation Guide (LUPAG)

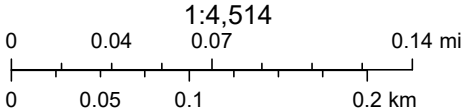
Low Density Urban

University Use

Parcels (current boundary lines)

Street Centerlines

Hawaii County District Boundary



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4.2 Goals

- Define the most desirable use of land within the County that achieves an ecological balance providing residents and visitors the quality of life and an environment in which the natural resources of the island are viable and sustainable.

Discussion: The requested action aims to subdivide the existing vacant parcel into two lots. Rezoning the property would allow for the proposed subdivision, facilitating equal distribution eventually to the applicant's children. Environmental impacts resulting from the requested action are expected to be negligible. All future developments on the subject property would prioritize energy efficiency and adhere to current codes pertaining to energy use.

7.3 Policies

- Protect the views of areas endowed with natural beauty by carefully considering the effects of proposed construction during all land use reviews.

8.2 Goals

- Protect and conserve the natural resources from undue exploitation, encroachment, and damage.
- Protect rare or endangered species and habitats native to Hawai'i.

Discussion: The requested action will not change views on site or impact natural resources. The proposed development of single-family dwellings on the property will be consistent with the surrounding area, which is already residentially developed. Any impact to rare or endangered species is not likely due to extensive and longstanding urban/residential use of the surrounding area and subject property.

9.2 Goals

- Encourage and expand home ownership opportunities for residents.

9.3 Policies

- Encourage a volume of construction and rehabilitation of housing sufficient to meet growth needs and correct existing deficiencies.
- Vacant lands in urban areas and urban expansion areas should be made available for residential uses before additional agricultural lands are converted into residential uses.

Discussion: The requested action will add one residential lot in an area already designated and developed for residential use. This will provide greater use potential for the currently vacant lot.

14.1.2 Goals

- Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.

14.1.3 Policies

- Promote and encourage the rehabilitation and use of urban areas that are serviced by basic community facilities and utilities.
- Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region, and County.
- Encourage the development and maintenance of communities meeting the needs of its residents in balance with physical and social environment.

14.1.4 Standards

- Zoning requests shall be reviewed with respect to General Plan designation, district goals, regional plans, State Land Use District, compatibility with adjacent zoned uses, availability of public services and utilities, access, and public need.

Discussion: The requested change of zone from RS-15 to RS-10 will allow the applicant to subdivide the property into two lots suitable for single-family dwellings. The division of the parcel will offer greater utility and value for the applicant and his family. Economic benefit will also extend to the community through the short term employment relating to new construction and long term addition of property taxes. The proposed change is in a desirable area with existing utilities and would be in keeping with the surrounding area.

c. Hilo Community Development Plan

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

Although the document was reviewed by the County Council, the HCDP was never adopted by ordinance. When the HCDP was drafted, its Land Use Allocation Map identified the subject area as Low-Density Urban. Therefore, this designation is consistent with the current County General Plan and surrounding area.

d. County Zoning

The County Zoning of the subject property is currently Single-Family Residential District- 15 (RS-15) (**Figure 5**). Zoning in the surrounding area is mainly RS-15 with some parcels in the area designated as RS-10.

Several properties located within less than 0.5 miles of the subject site have received approval for similar change of zone requests from RS-15 to RS-10. These include:

1. Ordinance No. 836 pertaining to TMK (3) 2-4-014: 042 approved a change of zone for 26,640 square foot parcel from RS-15 to RS-10 in 2008. This parcel is located along the same street as the subject property.
2. Ordinance No. 8813 pertaining to TMK (3) 2-4-014:008 approved a change of zone from RS-15 to RS-10 in 1988.
3. Ordinance No. 95116 pertaining to TMK (3) 2-4-014:050 approved a change of zone from RS-15 to RS-10 in 1995.

Since the change of zone ordinances listed above are very similar in nature to the requested action, approval of the change of zone would be logical and in keeping with the surrounding land use.

If approved, the site would be subdivided in a manner generally meeting with both the Zoning and Subdivision Codes and all uses and standards consistent with the requested RS-10 zone would be adhered to.

e. Relationship to SMA Objectives and Policies

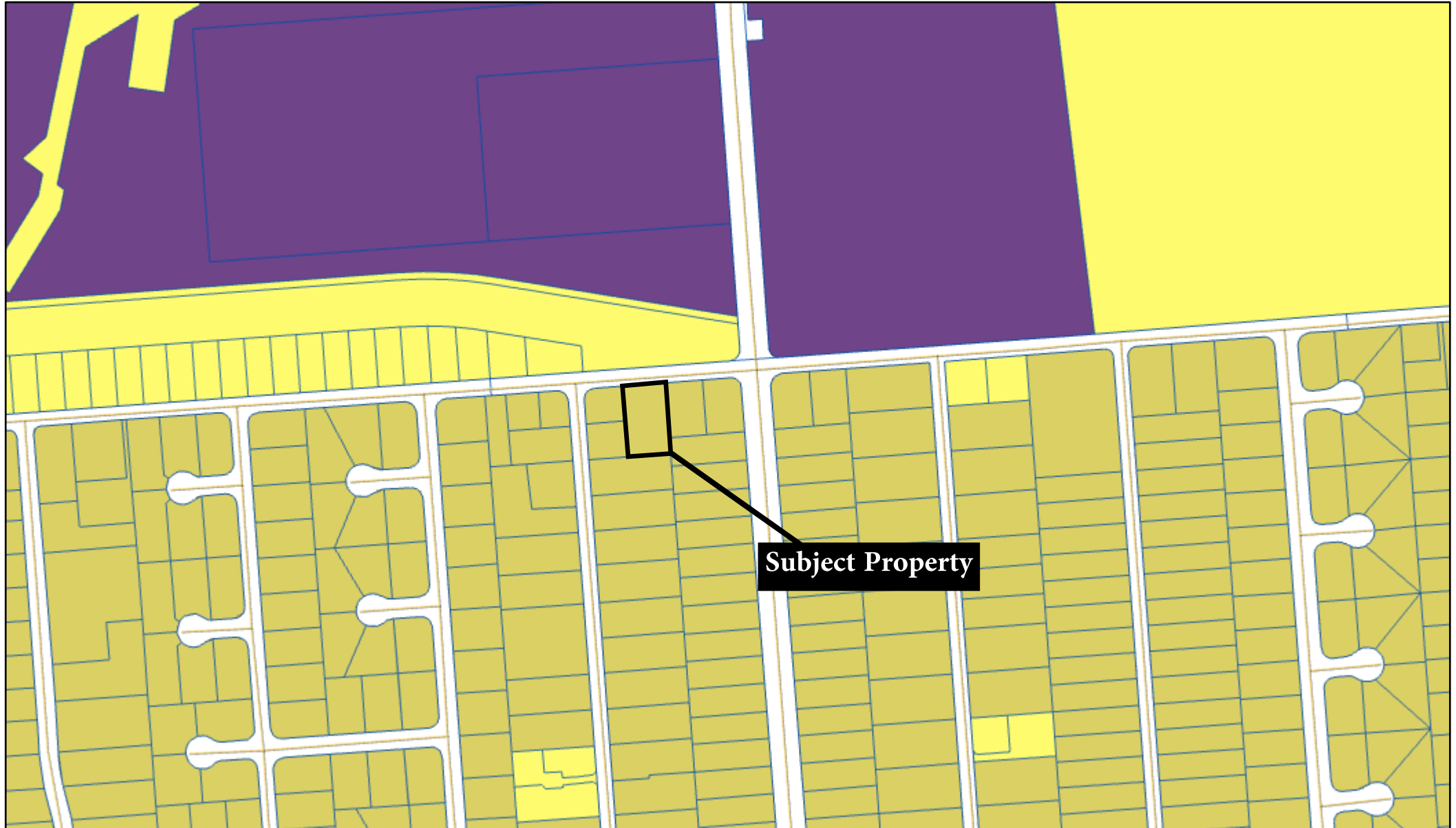
The subject site is located approximately 2 miles from the coastline and outside of the County Special Management Area (SMA). The entire island falls within the Coastal Zone Management (CZM) Area. Thus, a discussion of the request's relationship to the CZM Program follows.

The site is not adjacent to the ocean. It sits approximately 2 miles from the shoreline at an elevation of roughly 230 feet above sea level. As such, the proposed action will not have any adverse impacts on the area's **coastal recreational** and **marine resources** nor will it have any impact on **beach protection**.

It is unlikely this action will have any impact on **historic resources**. The parcel was cleared long ago and has been developed for residential use for many years.

Figure 5

Hawai'i County Zoning



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Hawaii County Zoning

(road)

RS-10

RS-15

UNV

Parcels (current boundary lines)

Street Centerlines

Hawaii County District Boundary

1:4,514
0 0.04 0.07 0.14 mi
0 0.05 0.1 0.2 km

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However, in the event any undocumented archaeological features are found during the project, work will stop immediately and appropriate clearances from the State Historic Preservation Division and County Planning Department will be secured before work resumes.

No **scenic and open space resources** would be impacted by this request. Any eventual further development as a result of the rezone and subdivision request would be consistent with the surrounding area. No change in land use is anticipated under the proposed rezone. The existing parcel will be subdivided into two lots, meeting the minimum square footage of 10,000 to support the RS-10 zoning.

Relative to **coastal ecosystems**, impacts should be negligible as the site is located 2 miles from the ocean and approximately 230 feet in elevation. The subject site will not be impacted by **coastal hazards** due to the distance from the shoreline.

The proposed action would result in subdividing the subject parcel into two (2) lots. The subdivision would provide residential use for both lots. In doing so, the project will provide **economic uses** through the increase in property taxes, construction job opportunities, and increased value and utility to the applicant and his family.

Relative to the **managing development** objective, this function is more applicable to the “authority” or approving agencies. However, it is noted that the request would operate within the scope of the Zoning Code. The subject site would be zoned RS-10, and the subdivision parameters would be consistent with said zoning. In that regard, the project would be consistent with this policy.

The **public participation** objective is also generally a public agency function. This is achieved through the Marine and Coastal Zone Management Advisory Group (MACZMAG) and the public hearing process required pursuant to the Planning Commission’s rules and County Council’s meetings on this application. Notices of this application will become available through the posting of a sign on the property, as well as sending two (2) notices to surrounding property owners, one at the time the application is filed, and again, prior to the public hearings.

Based on the foregoing, it is concluded that the requested improvements would be consistent with the objectives, policies, and guidelines of the Coastal Zone Management Policies, as outlined in Chapter 205A, HRS and Planning Commission Rule No. 9 relating to the Special Management Area.

f. Other Permitting Requirements

Other permits, such as Subdivision Approval, and building permits will be required and obtained in accordance with the County Code.

V. ENVIRONMENTAL CONSIDERATIONS

a. General Description

The parcel is rectangular in shape. It is accessed via West Puainako Street, a County owned and maintained paved road. The subject property is located at 283 West Puainako Street, between Iwalani Street and Pohakulani Street. The site is roughly 0.06 miles west along West Puainako Street from its intersection with West Kawili Street. The University of Hawaii Hilo is located 0.5 miles to the north.

The subject property is situated approximately 230 feet above sea level. It does not contain any residences. The area is cleared and primarily vegetated with a mowed lawn.

The annual median rainfall for this area is approximately 140 inches. The average daily temperature ranges from 70-80 degrees Fahrenheit.

b. Soils and Topography

The subject site is not classified under Agricultural Land of Importance to the State of Hawaii (ALISH) or the Land Study Bureau. The U.S. Department of Agricultural Natural Resource Conservation Service has designated the soil as Papai-Urban land complex (2kll5). This soil type has 2 to 10 percent slopes and is classified as having well drainage and low runoff. Papai-Urban land complex soils are identified as code '637' in **Figure 6**.

c. Natural Hazards

i. Flood/Drainage

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) identifies the parcel as Zone "X" (areas outside of the 500-year floodplain) (**Figure 7**).

ii. Volcanic and Earthquake Hazards

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

The Building Code designates the entire island of Hawai'i Earthquake Zone "D" and contains certain structural requirements to address the relative seismic hazard.

Figure 6

Soil Map—Island of Hawaii Area, Hawaii



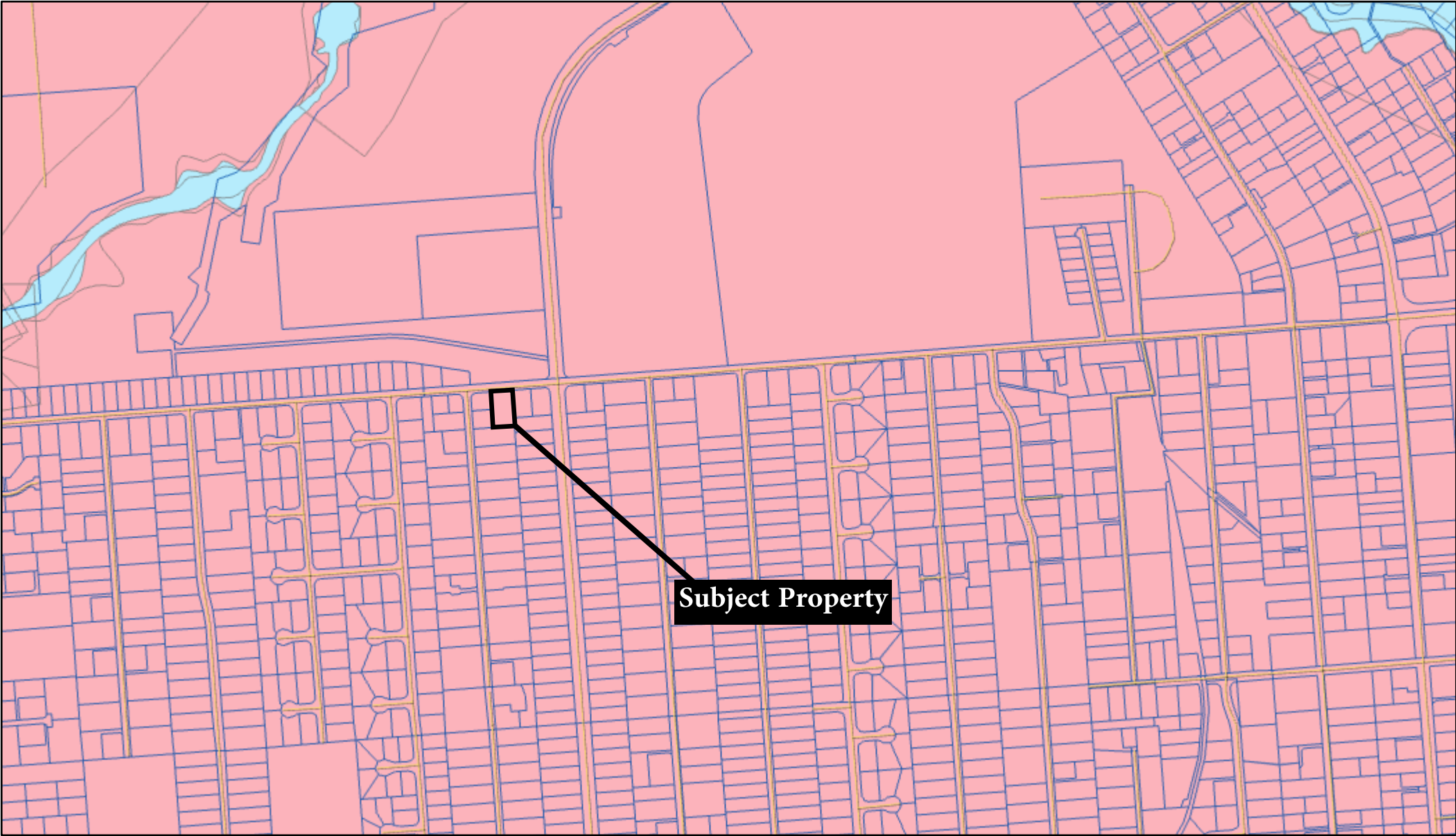
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/3/2025
Page 1 of 3

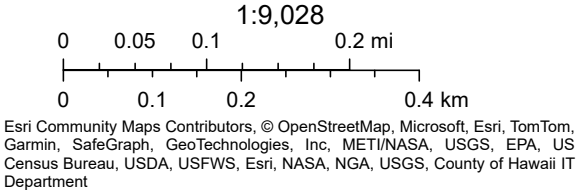
Figure 7

National Flood Hazard Zones



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- Parcels (current boundary lines)
- National Flood Hazard Layer Flood Zones
- AE
- AH
- X
- Street Centerlines
- Hawaii County District Boundary



iii. Tsunami Hazard

The subject site is located 2 miles from the coast and sits approximately 230 feet above sea level. It is located well outside of the Civil Defense's Tsunami Evacuation Zone. Tsunami siren HA105 is located under 1 mile from the subject property along West Kawaihewa Street.

d. Flora/Fauna

Although no professional survey was conducted of the flora and fauna resources, the applicant does not believe that any rare or endangered floral or faunal resources are likely to be found on the subject site. The site is primarily vegetated with a mowed and maintained lawn with some ornamentals, including Ti (*Cordyline fruticosa*) and coconut palm (*Cocos nucifera*).

Introduced bird species (such as dove, Japanese White-eye, house finch, myna) are common in this area. Domestic animals such as cats and dogs, and other animals like rats and mongoose are also common. These are all common and not endangered.

It would be possible for the Hawaiian Hawk (*Iʻo*), Hawaiian Owl (*Pueo*), and the Hawaiian Hoary Bat to be in the vicinity of the property since they can be found in diverse habitats Island-wide. However, given the urban nature of the area and lack of natural habitat, no adverse impacts to flora or fauna are expected to occur.

VI. Historic/Cultural/Archaeological Resources

Although no commissioned archaeological survey of the site was conducted, it is highly unlikely that any historic sites would be found on the property as the parcel has been used for residential purposes for many years and has been previously cleared. Aerial photos from 1965 (**Figure 8**) indicate the historic residential use of the entire property and surrounding area, making the likelihood that any historic or archaeological resources are present on the property low.

The previous clearing of the property makes the possibility of discovering previously unidentified historic or archaeological sites very unlikely. However, in the event any inadvertent discoveries are made during the project, the applicant will immediately notify the County Planning Department and the State Historic Preservation Division to secure their clearances before proceeding.

VII. Valued Cultural Resources

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

Figure 8



In this situation, the subject site is not adjacent to the shoreline. As such, gathering of marine life and coastal access is not an issue. It is not known whether the subject or immediate surrounding area was used in the recent past for gathering of plants native Hawaiians. The applicant has not observed any such activity on site. There is also no access to mountainous regions mauka of the site. Thus, it would appear unlikely that the site would serve such purpose today. In the event that legitimate gathering claims are made by native Hawaiians, the applicant intends to respect and honor such claims and provide the legal and needed access within the site.

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

VIII. Water and Coastal Resources

The subject site is located approximately 2 miles from the coastline and sits roughly 230 feet above sea level. The property is currently vacant. No change in land use or development is proposed at this time under this request. As such, coastal impacts resulting from discharge of wastewater systems or development from the site should be negligible.

IX. Noise, Air Quality, and Dust

The proposed rezone and subdivision should not generate any direct long-term noise or air quality impacts. No further development of the land or construction is being proposed at this time. Therefore, noise and air quality will remain unaffected by the project and will remain at the current residential level.

X. Scenic and Visual Considerations

The County of Hawai'i General Plan outlines regulations to preserve areas of natural scenic beauty. In the *Natural Beauty* element of the General Plan, there are sites or areas listed as being scenic resources. There are no listed sites of natural beauty within the subject property area. The project will not affect any scenic or visual resources as no further development or change in land use is proposed. The surrounding area is a mixture of agricultural and residential in nature and will be maintained as such under the request.

XI. SOCIAL AND RELATED CONSIDERATIONS

a. Surrounding Land Uses

The surrounding area is primarily residential, mainly consisting of RS-15 and some RS-10. UH-Hilo is to the north, zoned UNV.

b. Economic Impacts

The requested change of zone from RS-15 to RS-10 will allow the applicant to subdivide the parcel into two fee simple lots. This will increase economic benefit to the community through additional property taxes and fair share contributions. Construction of a Single-Family dwelling on each lot also increases the economic benefit through associated construction jobs.

c. Agricultural Impacts

The subject site has a LUPAG designation of Low-Density Urban and a State Land Use designation of Urban. As such, soil suitability is not classified by the Land Study Bureau (LSB) or the Agricultural Lands Important to the State of Hawai'i (ALISH). The proposed action would inherently have negligible agricultural impacts as the request does not pertain to any agricultural land. The rezone request will therefore have no effect on agricultural activities.

XII. INFRASTRUCTURE CONSIDERATIONS

a. Road

The subject property is accessible via West Puainako Street, which is a County owned and maintained roadway. The site is roughly 0.06 miles west along West Puainako Street from its intersection with West Kawili Street and is situated between Iwalani Street and Pohakulani Street.

The proposed lots would continue to be accessed from West Puainako Street. Only one additional residential lot would be created by the request. The proposed subdivision would generate far less than the 50 peak hour trip trigger for the preparation of a Traffic Impact Analysis Report.

b. Water

The subject site is currently served by the County Department of Water Supply (DWS) through one (1) existing service lateral that originally served the previous residence. DWS confirmed that an additional unit can be made available to accommodate the requested rezone and subdivision to serve the newly created lot (**Exhibit A**).

c. Wastewater

When subdivided lots are developed, then all structures will need to meet Department of Health approval for wastewater system disposal. Each resultant lot from the subdivision will be able to be served by an Individual Wastewater System. Additionally, consultation with the County Department of Environmental Management confirmed that the property is outside of the county sewer collection

system area per HCC 23-85. However, it is possible that the property could be in range of sewer access at some point in the future.

d. Solid Waste and Hazardous Substances

The requested RS-10 zoning does not increase the potential for toxic or chemical waste disposal. Future residents will dispose of solid waste in a manner consistent with general practices. The Hilo Transfer Station is located just over 2 miles from the subject property.

e. Other Utilities

All other utilities, such as telephone and electric power, are available to the property.

XIII. IMPACT SIGNIFICANCE ANALYSIS

a. Relationship Between Local Short-Term Uses of Environment and Maintenance and Enhancement of Long-term Productivity

If the request were to be denied, the entire 21,792 ft² property would maintain RS-15 zoning. The applicant has the option of building a Single-Family dwelling on the property under the current zoning, but could not subdivide. Rezoning the property would allow for the proposed subdivision, facilitating equal distribution eventually to the applicant's children.

b. Irreversible and Irretrievable Commitment of Resources

The subject request does not propose any further development or change in land use on the property; therefore, it is not likely that approval of this request would result in an irreversible commitment of natural or archaeological resources.

The parcel has a State Land Use designation of Urban and is unclassified by the Land Study Bureau.

Although no archaeological survey was commissioned by the applicant, due to the history of clearing and previous residential use of the property, it is unlikely that any impact to these resources would occur.

The property would remain undeveloped under the request. There would be the potential to develop single-family dwellings on the resulting RS-10 zoned lots. No irreversible commitment of natural, cultural, or archaeological resources is anticipated. In the event any undiscovered historic, cultural, or archaeological resources are found, the Department of Land and Natural Resources, State Historic Preservation Division would be contacted immediately for appropriate action.

c. Mitigative Measures

Very limited improvements are anticipated to be required to accomplish the subdivision. For example, a new water meter would need to be installed serving the new lot. Any improvements necessary would be made in a manner generally consistent with the subdivision process. If there is any construction activity, contractors will be obligated to comply with the appropriate State noise and air quality standards.

Should unanticipated archaeological finds be discovered in conjunction with any further development of the site, work will cease, and clearance will be secured before work is resumed.

d. Alternatives to the Proposed Project

i. No Project

Under the *status quo* alternative, the parcel would maintain its current RS-15 zoning. This would allow the applicant to develop a Single-Family dwelling or continue to leave the property vacant. However, retaining the current RS-15 zoning would prevent subdivision of the property and would make equal distribution between the applicants children difficult if not impossible.

ii. Alternative Zoning

As the property is just over 20,000 square feet, the subdivision into two lots is possible with regard to the proposed RS-10 zoning. Alternative zoning designations are possible such as RS-7.5 zoning. Three lots of 7,500 square feet or more are not possible due to the property size and the 10,000 square foot minimum land area required for an IWS for each property. Dividing the property into the desired 2 lots results in an area of just over 10,000 square feet each, thus leaving the proposed RS-10 zoning as the best option. Therefore, there is no alternative zoning considered.

iii. Evaluation of Alternatives

The *status quo* alternative would result in the construction of one Single-Family dwelling and possibly one or more ADUs. This would not be optimal as the property would not be able to be used to the applicant's ideal potential regarding division of the property for his children.

Alternative zoning such as RM-8 or RS-7.5 is also not ideal due to the area of the subject property and the fact that the applicant does not wish to rezone to a Multiple-Family Residential District.

The proposed change of zone from RS-15 to RS-10 would have no impact to the area's social and physical infrastructure. Further, the project would be consistent with the land use objectives sought to be accomplished by the County General Plan LUPAG map.

In view of the aforementioned, it is apparent that none of the alternatives would be more appropriate and beneficial than the requested RS-10 alternative.

XIV. REGULATORY ANALYSIS

a. General Plan LUPAG Map

The General Plan provides for the long-range comprehensive development of the island of Hawai'i. It provides direction for balanced growth in the County.

The LUPAG map designates the site Low Density Urban, a designation that is conducive to RS-10 zoning. Accordingly, this request would be consistent with the LUPAG map.

b. General Plan Policies

The requested zoning would be consistent with the goals, policies, and standards of the General Plan document.

For one, it may provide **economic** opportunities from creating a fee-simple property that will generate property taxes. In doing so, the project should add revenues to the County and State coffers. Additionally, any future development will increase construction job opportunities.

The project intends to be **energy** conscious as no developments on the property are planned at this time. Energy use will be consistent with existing levels as the property is currently vacant. Potential future developments would be adherent to current energy efficiency standards and likely utilize sustainable design features.

Maintaining and improving the quality of the **environment** is important to the success of the project. The General Plan identifies five (5) areas of environmental concerns – air pollution, water quality, soil pollution, solid waste disposal, and noise pollution. As proposed, the project would not violate any of those objectives.

Air pollution associated with the project will be negligible. All future developments will dispose of wastewater through an Individual Wastewater System (IWS) in compliance with Department of Health regulations. This, combined with the distance of the property from the coast, should be sufficient to address any potential groundwater or coastal water impacts.

If required, while not necessary for a project of this nature and size, a **solid waste** management plan could be prepared and implemented. The project will also be minimal in **noise**.

The project site is outside of the boundaries of a flood way and has no existing drainage issues. Nonetheless, pursuant to County drainage requirements, appropriate drywell and/or similar means to capture runoff from any potential future improvements will be built, if necessary, in conjunction with the appropriate permitting process.

There are no known **archaeological or historic resources** on the site and previously undocumented sites are not anticipated to be encountered. Nonetheless, work will cease if any archaeological resources are discovered during the course of the project. Work will resume only after proper clearances from the State and/or County have been received.

The proposed RS-10 zoning will help fulfill the objectives of the **housing element** by creating two lots available for future residential use. The General Plan also emphasizes that developments be mindful of an area's **natural beauty**. The project has not been identified as an area of natural beauty in the General Plan. Additionally, as the subject parcel has been used residentially in the past, it has already been cleared for residential uses and the potential for one new single-family dwelling on each of the proposed parcels would be in keeping with the surrounding area.

As the project site is approximately 2 miles from the ocean and has an elevation of roughly 230 feet above sea level, the usual **coastal resources** concern is not pronounced. There will be no interference with shoreline access.

There will be little to no impacts to **public facilities** as no development is being proposed. Vehicular access to the site is via West Puainako Street, a County owned and maintained roadway that is accessible by emergency vehicles. Schools and other public facilities are located proximate to the site, an average of 0.3 to 1 mile away.

Finally, in terms of the **Land Use and Housing**, the pertinent goals, policies, and standards of the General Plan note the following:

Land Use Elements

- Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.
- Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region, and County.
- Encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.

- Encourage urban development within existing zoned areas already served by basic infrastructure, or close to such areas, instead of scattered development.
- Zoning requests shall be reviewed with respect to General Plan designation, district goals, regional plans, State Land Use District, compatibility with adjacent zoned uses, availability of public services and utilities, access, and public need.
- To maximize choices of single-family residential lots and/or housing for residents of the County.
- Re-evaluate existing undeveloped single-family residential zoned areas and relocate zoned lands in appropriate locations.
- Designate and allocate single-family residential zoned lands at varying densities for future use in accordance with the needs of the communities and the stated goals, policies, and standards.
- Area shall have basic improvements and amenities necessary for immediate use.

Housing Element

- Improve and maintain the quality and affordability of the existing housing inventory.

Discussion:

In view of the foregoing goals and policies, it is noted that the requested zoning would be generally compatible with the surrounding area. The request is in keeping with the parcel's State Land Use designation of *Urban*. Also, the majority of the surrounding area is residential in nature. Similar rezoning requests have been approved for nearby parcels within 0.5 miles of the subject property. One such example is a nearby property identified as TMK (3) 2-4-14:042. Under Ordinance No. 836, the district classification was changed from Single-Family Residential-15 (RS-15) to Single-Family Residential-10 (RS-10) in 2008. The parcel had an area of 26,640 square feet. In addition, Ordinance No. 8813 pertaining to TMK (3) 2-4-14:008 approved a change of zone from RS-15 to RS-10 in 1988 and Ordinance No. 95116 pertaining to TMK (3) 2-4-014:050 approved a change of zone from RS-15 to RS-10 in 1995. The approval of the rezone request would reflect the maximization of single-family residential zoned lands by replacing one lot with two, along with varying the density of such lands as outlined in the General Plan. Thus, the requested RS-10 zoning reflects the goals of the General Plan.

Since it is located in a residential area, the site is already serviced by adequate infrastructure including police and fire protection services and all other utilities. As such, this request should not require additional public services.

The property has no severe topographic or geologic problems that would render the land unusable for the proposed subdivision and activity.

c. Hilo Community Development Plan

As noted earlier, the Hilo CDP was adopted by the Planning Commission in 1975 and was intended to further define the General Plan and provide short and middle range implementation strategies of the General Plan. Since the adoption of the HCDP, there have been significant land developments in the City of Hilo. These developments along with many other changes in Hilo over the years render many of the HCDP land use concepts obsolete.

d. Zoning

The designated zoning of the site is RS-15. Should the proposed zone to RS-10 be approved, the requirements of the zoning code would generally be complied with, including use and related development standards.

e. State Land Use Standards

The State Land Use Designation is Urban. The Urban district generally includes lands characterized by “city like” concentrations of people, structures, and services. The RS-10 zoning is not contrary to the State Land Use Urban Standards.

XV. CONCLUSION

Based on the consistency of the rezone request with the County’s land use policies, approval of this request would be logical and reasonable.

The current landowner cannot manage the full 5-acre property as it is and is not utilizing the land for its agricultural potential. The request will help fulfill the need for more fee-simple agricultural development opportunities and still maintain consistent zoning with surrounding area and properties to the south and east.

Exhibit A



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

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

August 25, 2025

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

Dear Mr. Pipan

**Subject: Water Availability Request for Proposed Change of Zone From RS-15 to RS-10
and 2-Lot Subdivision
Tax Map Key (3) 2-4-014:016**

This is in response to your letter, dated May 8, 2025.

Please be informed that there is an existing service lateral installed to the parcel capable of accommodating a 5/8-inch meter, which is limited to one (1) unit of water. For your information, one (1) unit of water is equal to an average usage of 400 gallons per day, which is suitable for only one (1) single-family dwelling.

Water can be made available from an existing 8-inch waterline along West Puainako Street fronting the subject parcels in accordance with the Department's existing water availability conditions, which are subject to change without notice. It is our understanding that the owner is intending to apply for a Change of Zone from the existing RS-15 to RS-10 zoning to develop this property for developmental purposes.

Please keep in mind that this letter shall not be construed as a water commitment. In other words, unless a water commitment is officially effected, water availability is subject to change, depending on the water situation.

Should there be any questions, please contact Mr. Michael Mori of our Water Resources and Planning Branch at (808) 961-8070, extension 257.

Sincerely yours,

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

MM:dfg

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

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

TMK #	Zoning	Parcel Size (Square Feet)	Can the Lot be Subdivided?	# of Lots that can be Created by Subdivision	Rezone Ordinance #	Condition Status- Active/Expired	Time Remaining to Perform Condition
240140270000	RS-15	10,416	No	N/A	N/A	N/A	N/A
240140880000	RS-15	15,107	No	N/A	N/A	N/A	N/A
240140890000	RS-15	15,000	No	N/A	N/A	N/A	N/A
240140900000	RS-15	15,150	No	N/A	N/A	N/A	N/A
240140910000	RS-15	15,150	No	N/A	N/A	N/A	N/A
240140580000	RS-15	8,513	No	N/A	N/A	N/A	N/A
240140630000	RS-15	7,819	No	N/A	N/A	N/A	N/A
240140170000	RS-15	21,312	No	N/A	N/A	N/A	N/A
240140180000	RS-15	21,312	No	N/A	N/A	N/A	N/A
240140190000	RS-15	21,312	No	N/A	N/A	N/A	N/A
240140200000	RS-15	21,312	No	N/A	N/A	N/A	N/A
240140120000	RS-15	27,623	No	N/A	N/A	N/A	N/A
240140110000	RS-15	22,644	No	N/A	N/A	N/A	N/A
240011230000	RS-10	12,944	No	N/A	N/A	N/A	N/A
240011240000	RS-10	11,620	No	N/A	N/A	N/A	N/A
240140920000	RS-15	15,150	No	N/A	N/A	N/A	N/A
240140930000	RS-15	15,150	No	N/A	N/A	N/A	N/A
240140940000	RS-15	15,150	No	N/A	N/A	N/A	N/A
240142170000	RS-15	15,001	No	N/A	N/A	N/A	N/A
240140140000	RS-15	15,203	No	N/A	N/A	N/A	N/A
240140150000	RS-15	10,223	No	N/A	N/A	N/A	N/A
240140160000	RS-15	21,792	No	N/A	N/A	N/A	N/A
240140840000	RS-15	15,150	No	N/A	N/A	N/A	N/A
240140850000	RS-15	15,150	No	N/A	N/A	N/A	N/A
240011670000	UNV	101.079 Acres	No	N/A	13-117	N/A	N/A
240011570000	RS-10	83,722	Yes	8	N/A	N/A	N/A
240140870000	RS-15	15,107	No	N/A	N/A	N/A	N/A
240010050000	UNV	35.364 Acres	No	N/A	13-117	N/A	N/A

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

DATE: May 4, 2026

Memorandum

TO: Jeffrey W. Darrow, Planning Director

FROM: Department of Public Works, Engineering Division

Ac

SUBJECT: CHANGE OF ZONE APPLICATION (PL-REZ-2026-000101)

Request: Single-Family Residential 15,000 Square Feet (RS-15) to Single-Family 10,000 square Feet (RS-10) for 21,792 Square Feet of Land

Applicant: Zak Ai Ikawa Saito

TMK: 2-4-014:016

We have reviewed the subject request dated March 24, 2026, and provide the following comments for your consideration:

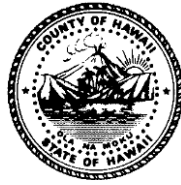
West Puainako Street is a portion of State Highway 2000. It is maintained by HDOT. DPW recommends a 10 wide future road widening setback but defers to Planning and HDOT.

Questions may be referred to Amy Cook at 961-8695.

Planning Dept.
Exhibit 3

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 : March 30, 2026

To : Jeffrey Darrow, Director
Planning Department

From : Wesley R. Segawa, Director
Department of Environmental Management

Subject : PL-REZ-2026-000101

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 subdivision is about 505 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:

Location Map - TMK 2-4-014-016



Current Time: 3/27/2026 3:19 PM

1 inch equals 0 miles

Wastewater Staff

Scale: 1:2,257

Sewer 300 ft Buffer

Treatment Plants and Pump Stations

Custom

- County Pump Station
- Non-County Pump Station
- County Treatment Plant
- Non-County Treatment Plant

Laterals

Custom

- County Lateral
- Non-County Lateral
- Flow Direction

Mains

Custom

- County Gravity Main
- Non-County Gravity Main
- County Force Main
- Non-County Force Main
- County Outfall
- Non-County Outfall
- County Siphon
- County Stub
- Non-County Stub
- County Treatment
- Non-County Treatment

Manholes

Custom

- County Dropline Manhole
- County Manhole
- Non-County Dropline Manhole
- Non-County Manhole

Service Connections

Service Connections

- Connected
- Assumed Connection
- Failed Inspection
- Permit Pending
- Proposed
- Connection Exemption
- Not Connected



Disclaimer: Data provided and maintained by the Hawaii County Wastewater Division are subject to change at any time. The County of Hawaii does not guarantee the positional or thematic accuracy of the GIS data.



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: Change of Zone Application (PL-REZ-2026-000101)
Applicant: Zak Ai Ikawa Saito
Request: Single-Family Residential 15,000 Square Feet (RS-15) to Single-Family Residential 10,000 Square Feet (RS-10) for 21,792 Square Feet of Land
TMK: 2-4-014:016, Waiākea, South Hilo, Hawai'i

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

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

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

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

Clean Air Branch

1. All project activities shall comply with the Hawaii Administrative Rules (HAR),

Chapters 11-59 and 11-60.1.

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

Clean Water Branch

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

Hazard Evaluation & Emergency Response Office

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

Indoor and Radiological Health Branch

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

Safe Drinking Water Branch

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

Solid & Hazardous Waste Branch

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

Wastewater Branch

For comments, please email the Wastewater Branch at doh.wwb@doh.hawaii.gov.

Sanitation / Local DOH Comments:

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

Other

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

June 22, 2026

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

RE: Agency Comment Response
Change of Zone Application (PL-REZ-2026-000101)
Applicant: Zak Ai Ikawa Saito
Waiākea, South Hilo, Hawai'i, TMK: (3) 2-4-014:016

Dear Director Darrow:

The following responses are provided to the agency comments received in connection with the above-referenced application. Comments are addressed in the order they were received.

1. DEPARTMENT OF FINANCE, REAL PROPERTY TAX DIVISION (March 25, 2026)

Summary of Comment: The Real Property Tax Division indicated that the Appraisal Section had no comments at this time, and the Collections Section noted that the real property taxes for TMK (3) 2-4-014:016 are current.

Applicant Response: The applicant acknowledges the Real Property Tax Division's response and appreciates their review of the application. The applicant will ensure that all real property taxes remain current.

2. STATE OF HAWAI'I DEPARTMENT OF HEALTH (March 27, 2026)

Summary of Comment: The State Department of Health (DOH) provided standard land use review comments covering multiple branches. The Clean Air Branch requires compliance with Hawai'i Administrative Rules (HAR) Chapters 11-59 and 11-60.1, including reasonable control of fugitive dust under HAR §11-60.1-33. The Clean Water Branch requires compliance with HAR Chapters 11-53, 11-54, and 11-55. The Hazard Evaluation and Emergency Response Office recommended that a Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation be conducted where current or former site activities may have resulted in releases of hazardous substances. The Indoor and Radiological Health Branch requires compliance with HAR Chapters 11-39, 11-45, 11-46, and 11-501 through 11-504, including observance of permissible noise levels under HAR Chapter 11-46 during construction or demolition. The Safe Drinking Water Branch requires compliance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. The Solid and Hazardous Waste Branch requires compliance with applicable hazardous waste, solid waste, and underground storage tank regulations. The Wastewater Branch directed that comments be submitted directly to the Branch. The Sanitation section requires,

under HAR §11-26-35, that no structure be demolished or cleared without first addressing any rodent presence, and that a demolition permit be obtained prior to demolition.

Applicant Response: The applicant acknowledges all standard DOH comments and will comply with all applicable HAR chapters. With respect to the Hazard Evaluation and Emergency Response Office recommendation, the subject parcel has a residential land use history and a low likelihood of contamination by hazardous substances; accordingly, a Phase I ESA is not proposed at this time, though the applicant will undertake appropriate assessment should site conditions warrant. Wastewater for the proposed lots will be served by individual on-site sewage disposal systems (OSDS) designed in accordance with HAR Chapter 11-62; no new cesspools will be installed. The applicant will obtain all necessary environmental and construction permits prior to commencement of any development activities.

3. HAWAI'I COUNTY POLICE DEPARTMENT (March 27, 2026)

Summary of Comment: The Hawai'i County Police Department indicated that, upon reviewing the provided documents, it does not anticipate any significant impact to traffic and/or public safety concerns.

Applicant Response: The applicant acknowledges the Hawai'i County Police Department's response and appreciates their review of the application.

4. COUNTY OF HAWAI'I DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (March 30, 2026)

Summary of Comment: The Department of Environmental Management (DEM), Wastewater Division, noted that the proposed subdivision is approximately 505 feet from the nearest Hawai'i County sewer. DEM advised that the applicant shall comply with Department of Health requirements and all other applicable federal, state, and county regulations, and shall submit plans for treatment facilities to the Department of Health and to the DEM Director for review as required by Section 21-11 of the Hawai'i County Code.

Applicant Response: The applicant acknowledges DEM's comments. As the subject property is not served by, and is not within close proximity to, the public sewer system, wastewater for the proposed lots will be handled by individual on-site sewage disposal systems (OSDS) designed and permitted in accordance with HAR Chapter 11-62 and the requirements of the Department of Health. The applicant will submit the required plans to the Department of Health and to the DEM Director in accordance with Section 21-11 of the Hawai'i County Code. No new cesspools will be installed.

5. COUNTY OF HAWAI'I DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION (May 4, 2026)

Summary of Comment: The Department of Public Works (DPW), Engineering Division, noted that West Puainako Street is a portion of State Highway 2000 and is owned and maintained by the State Department of Transportation (HDOT). DPW recommended a 10-foot-wide future road

widening setback along the property's West Puainako Street frontage, but expressly deferred to the Planning Department and HDOT on the matter.

Applicant Response: The applicant respectfully requests that the recommended 10-foot future road widening setback not be imposed as a condition of this Change of Zone. The applicant offers the following in support of this request.

First, as DPW's comment expressly recognizes, West Puainako Street is a portion of State Highway 2000 and is owned and maintained by HDOT, not by the County. DPW accordingly deferred its recommendation to the Planning Department and HDOT. Any future widening of this State facility, and any corresponding frontage requirement, is properly a matter for HDOT to determine. The applicant will coordinate directly with HDOT regarding any frontage or access requirements associated with the State highway.

Second, recent subdivisions fronting West Puainako Street in the immediate vicinity of the subject property have not been required to provide a road widening setback along their Puainako Street frontage. In the subdivision of Lot 30 into Lots 30-A and 30-B (Subdivision File No. 11-001061; TMK (3) 2-4-014:042), which fronts West Puainako Street, no future road widening setback was imposed along the Puainako Street frontage. Imposing a road widening setback on the subject property would treat this two-lot rezoning inconsistently with comparable, recent subdivisions along the same roadway.

Third, the subject parcel is modest in size (21,792 square feet), and is proposed to be divided into two lots under the RS-10 district, each at or near the 10,000-square-foot district minimum. An additional 10-foot setback running the length of the West Puainako Street frontage would remove a meaningful portion of the limited buildable area of the resulting lots, impacting the siting of dwellings and improvements and compromising the applicant's plans to develop the property consistent with the RS-10 subdivision. Because the lots are sized at the district minimum, there is no surplus land available to absorb the proposed setback.

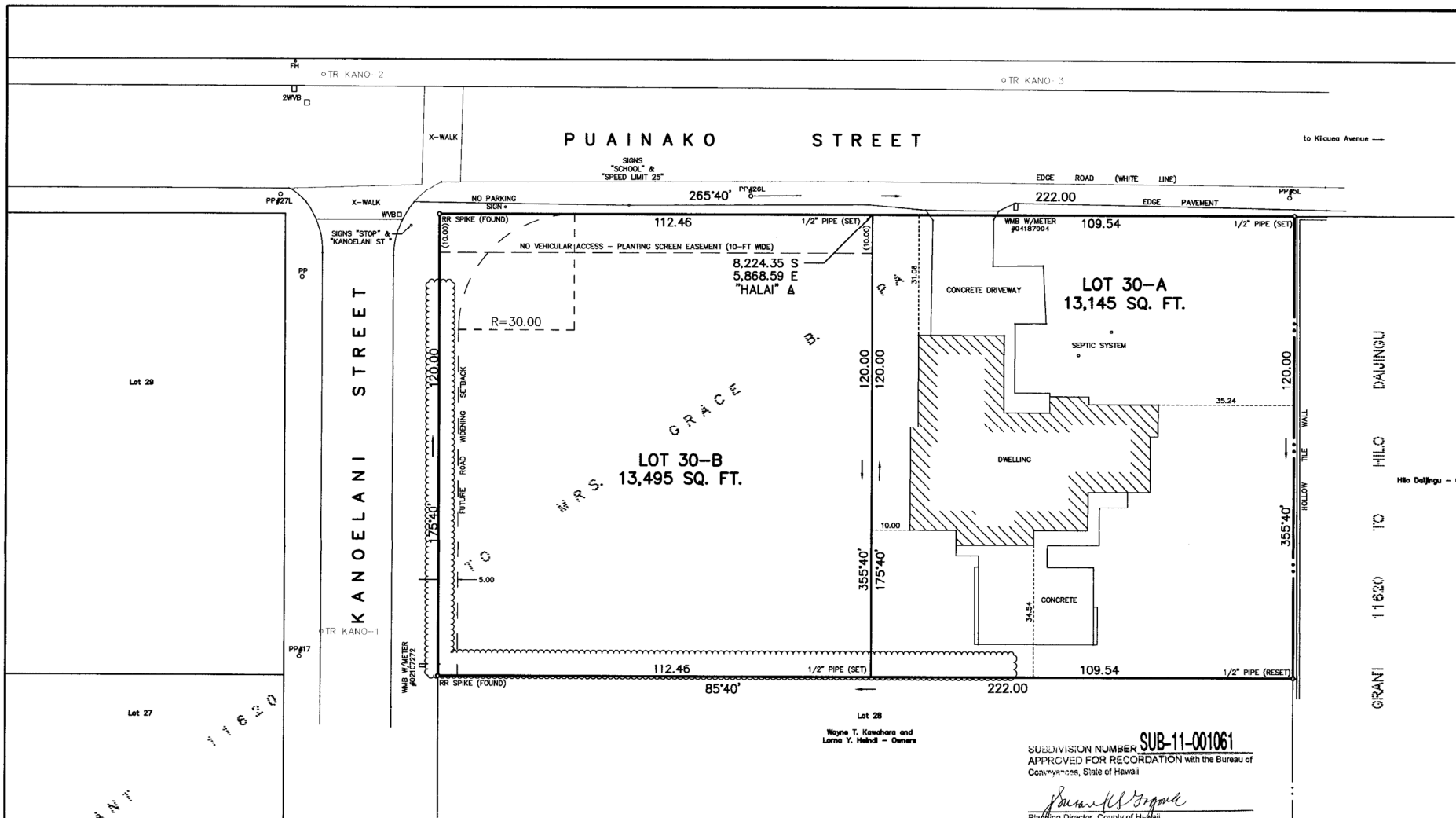
For these reasons, the applicant respectfully requests that no road widening setback be required in connection with this application, and that any frontage requirements along West Puainako Street be addressed directly with HDOT as the owner and operator of the State highway. The applicant remains committed to working cooperatively with DPW, the Planning Department, and HDOT.

The applicant looks forward to continuing to work with the Planning Department and all commenting agencies to advance this application. Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Pipan', with a stylized, flowing script.

JOHN PIPAN
Pipan Consulting LLC



TRUE NORTH
Scale: 1 in = 20 ft

NOTES:

1. All surrounding lots are zoned RS-15. Subject lot has been rezoned to RS-10.
2. There are 2 existing water laterals with a water meter installed along Puainako Street.
3. Any additional sewerage disposal will be by approved method of the DOH (cesspool or septic system).
4. As per FIRM subject lot is not within any flood zones.

PLAN SHOWING
 SUBDIVISION OF LOT 30
 BEING A PORTION OF LOT 514-A OF
 WAIAKEA HOMESTEADS
 (BEING ALSO A PORTION OF GRANT 11620
 TO MRS. GRACE B. PA)
 INTO LOTS 30-A AND 30-B
 WAIAKEA, SOUTH HILO, ISLAND OF HAWAII, HAWAII

Survey and Plan by Island Survey, Inc.
 P.O. Box 4215, Hilo, Hawaii 96720
 March 3, 2011
 Revised September 1, 2011
 Revised March 20, 2012

SUBDIVISION NUMBER SUB-11-001061
 APPROVED FOR RECORDATION with the Bureau of
 Conveyances, State of Hawaii
 Planning Director, County of Hawaii
 Date: NOV 29 2012

OWNERS: CHOCK FAMILY PARTNERS
 c/o Mrs. Laura Chock
 555 Naniakea Street
 Hilo, Hawaii 96720



This work was prepared by me
 or under my supervision.
 ROBERT T. SHIRAI, PLS
 State of Hawaii Cert. No. LS-5985
 License Expires April 30, 2014