

COUNTY OF HAWAII PLANNING DEPARTMENT
BACKGROUND REPORT

PUNALEI MAKAI LIVING TRUST
AMEND SPECIAL MANAGEMENT AREA USE PERMIT PL-SMA-2023-000026
(PL-SMA-2026-000093)

PUNALEI MAKAI LIVING TRUST has submitted an application to amend Special Management Area Use Permit No. PL-SMA-2023-000026 to increase the size of the first-farm dwelling, add two (2) bedrooms, a family room, and bathroom, and enlarge the septic system to accommodate additional bedrooms on a 9.513-acre shoreline parcel within the Special Management Area. The subject parcel is located at 36-2676 Old Māmalahoa Highway, approximately 1,000 feet south of Stevens Road/Hawaii Belt Road intersection on the east (makai) side of the highway, Waipunalei Homesteads and Portion of Kahoahuna Homesteads, North Hilo, Hawaii, TMK: (3) 3-6-005:002.

PROPOSED DEVELOPMENT

1. **Request:** Punalei Makai Living Trust ("Applicant") seeks a Special Management Area (SMA) Use Permit Amendment to modify the previously approved First Farm Dwelling on the subject property. The proposed amendment consists of the addition of two (2) bedrooms, one (1) family room, and one (1) bathroom to the approved dwelling. As amended, the residence will contain a total of four (4) bedrooms and remain a single-story structure. The dwelling will have a total interior floor area of approximately 1,637 square feet and 349 square feet of accessory area. Construction will consist of a concrete slab foundation, concrete exterior walls at the main floor level, wood interior wall framing, and a wood-framed hip roof with metal roofing. The addition will be connected to the approved dwelling by an adjoining roof with a shared gutter. The residence will remain approximately 16 feet in height and will be located approximately 230 feet from the shoreline. No changes are proposed to the approved building location, shoreline setback, or other setbacks.

2. **Project Objectives:** The purpose of the project is to amend the size of the previously approved first farm dwelling by adding two (2) bedrooms, one (1) bathroom, a family room, and enlarging the septic system to accommodate additional bedrooms.
3. **Cost/Time of Project:** The current estimated cost of the improvements is \$256,384. The project would be initiated after completion of the final design and the granting of all necessary permits.
4. **Supportive Information:** The applicant has submitted the attached in support of the request: **(Planning Department Exhibit 1 – SMA Use Permit Application dated March 28, 2026)**
5. **Landowner:** Punalei Makai Trust.

BACKGROUND INFORMATION

6. **Previous Approvals:**

April 29, 1987 – a previous landowner was granted approval to construct an Ohana Dwelling under Ohana Dwelling Permit OD 87-47. That Ohana Dwelling was never constructed on the parcel and the permit remained open. While the current SMA application included the construction of an Ohana Dwelling under OD 87-47, it was determined by the Planning Department that a first farm dwelling would be more appropriate for this parcel and the applicant agreed. Staff notes that the first farm dwelling is a permitted use on this parcel without the need for additional approvals and that the Ohana Dwelling could incur additional water and sewer requirements which are not conducive to this proposed development project.

May 4, 2023 – PL-SMA-2023-000026 was approved by the Windward Planning Commission to demolish an existing single-family residence and construct one (1) two-story, 3,788 square foot, single-family residence, one (1) 1,575 square foot first farm dwelling, one (1) 1,000 square foot stand-alone garage, and related improvements on 9.51 acres of land situated within the Special Management Area.

June 6, 2024 – PL-SMA-2024-000054 was approved by the Windward Planning Commission which allowed for the increase in size to the single-family dwelling, to

change the style of the roof, and to construct a rock wall and gates on a 9.513-acre shoreline parcel within the Special Management Area.

STATE AND COUNTY PLANS

7. **State Land Use Designation:** Agriculture/Conservation
8. **General Plan LUPAG MAP:** Important Agriculture Lands (ial) and Open (ope)
9. **County Zoning:** Agricultural 20-acres (A-20a)
10. **Hāmākua Community Development Plan (HCDP):** The Hāmākua Community Development Plan was adopted by the Hawai'i County Council by Ordinance No. 18-078 on August 22, 2018.
11. **Special Management Area (SMA):** The project is located within the Special Management Area and the parcel is considered a shoreline parcel, as such, the proposed development is subject to SMA review. Since the distance of the proposed development to the shoreline is well over 100 feet, the director has waived the requirement for a shoreline certification for this proposed project.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

12. **Subject Property:** The property consists of approximately 9.513 acres and is located on the makai (seaward) side of Old Mamalahoa Highway. The property is roughly square in shape. The property is generally sloping towards the shoreline and is covered in typical grass and low-stand vegetation common to previously disturbed sugar cane lands. A coastal cliff (pali) bounds the makai side of the parcel, with a single-family residence and related development to the north, a County owned parcel and the Waipunalei Stream bound the southern property boundary, and Old Mamalahoa Road to the east – bounding the mauka property line.
13. **Surrounding Land Zoning/Uses:** The surrounding area is zoned entirely as either Agricultural 20-acres or Agricultural 5-acres, with only a limited number of surrounding parcels developed with single family residential structures and related improvements.
14. **Soil Type:** Soils within the study area are classified as O'okala medial silty clay

loam on 10% - 20% slope. These strongly acidic soils dehydrate irreversibly into fine gravel size aggregates and have formed over basalt that originated from Mauna Kea Volcano 64,000 to 300,000 years ago. This soil has historically been used for the cultivation of sugarcane.

15. **Land Study Bureau's Detailed Land Classification System:** The project site is listed as "C" (Fair).
16. **Agricultural Lands of Importance to the State of Hawai'i (ALISH) System:** The project site is listed as "Prime Lands" on the ALISH Map.
17. **Flood Insurance Rate Map (FIRM):** The property is within Flood Zone X and is not within a Tsunami Evacuation Zone due to the height of the coastal pali.
18. **Flora/Fauna Resources:** No biotic surveys were conducted for the subject parcel; however, the applicant does not believe that the site contains any rare or endangered floral and faunal resources. The parcel is currently covered in non-native grasses and shrubs. The applicant notes that this parcel was used for sugar cane cultivation until that use ceased; the land was cleared and graded during sugar cane cultivation. The site is not known to be a habitat for any rare or endangered wildlife other than could be found along the shoreline outside of the parcel boundaries.
19. **Archaeological Resources:** Based on the long history of sugar cane cultivation on the subject parcel it is highly unlikely that any historic sites would be found on the property. In conformance with review criteria the project was submitted to the State Historic Preservation Division (SHPD) for a HRS, Ch. 6E-42 review. A letter dated April 21, 2023, from SHPD stated their determination of no historic properties affected. However, if historic properties such as lava tube openings, concentrations of artifacts, structural remains or human skeletal remains are found during construction activities, all work shall cease in the immediate vicinity of the find and the SHPD will be contacted.
20. **Cultural/Historic Resources:** The subject parcel does not include any established public shoreline access trails or easements, and there is no evidence

the shoreline or subject parcel are currently used for fishing or other cultural activities. It is not known whether the subject site or immediately surrounding area was ever used for gathering of plants or other materials by native Hawaiians. Given the long history of sugar cane cultivation of the area, it would appear very unlikely that the site would contain any useful materials. In the event documented claims of gathering or access are made of this site the applicant will honor them.

21. **Recreational Resources:** There has historically been no shoreline access through this parcel, which will continue. The adjacent parcel to the south is owned by the County of Hawai'i and does offer minimal shoreline access. There is a small segment of State-owned lands along this shoreline where shoreline uses may occur. Additionally, the applicant states that the property is located in an area with high inaccessible cliffs and is not considered a prime fishing area. Staff notes that Laupāhoehoe Point Park, which is a heavily used park and shoreline access area, is located approximately 3000-feet south of the subject parcel.
22. **Scenic and Open Space Resources:** Views from Highway 19 (Hawai'i Belt Road) are obscured by vegetation and tall trees such that the proposed project will have no impact on viewplanes from the Highway. From Old Māmalahoa Road the development will appear within the center of the parcel. Heights of the proposed structures will be limited and will not close views from Old Māmalahoa Highway to the shoreline
23. **Public Access:** There is no existing shoreline public access on the subject parcel. Shoreline access is gained either through the County owned parcel to the south or via the Laupāhoehoe Point Park also located south of the subject parcel.

PUBLIC UTILITIES AND SERVICES

24. **Access:** The property is accessed via Old Māmalahoa Highway, a County owned and maintained roadway.
25. **Water:** According to the Department of Water Services (DWS) each existing water service is limited to an average daily usage of 400 gallons and due to the proposed agricultural activity on the subject parcel a reduced pressure type backflow

prevention assembly must be installed within five (5) feet of each existing meter. During the previous amendment review DWS found that the subject property was served by two (2) existing 5/8-inch meters assigned to the subject parcel (Accounts No. 580-26800 and 580-27200) and were deemed sufficient for the proposed development.

26. **Wastewater:** The existing first farm dwelling on the property currently utilizes an Individual Wastewater System (IWS) for wastewater disposal, which will be enlarged to accommodate the addition of two (2) bedrooms.
27. **Other Essential Utilities and Services:** All other utilities, including electrical, telephone, and cable services are available to the site. The applicant will be responsible for hauling all domestic generated trash to the appropriate County Transfer station.

AGENCIES COMMENTS

28. **Police Department: (Planning Department Exhibit 2 – April 30, 2026, Memo).**
29. **State Department of Health: (Planning Department Exhibit 3 – May 8, 2026, Memo).**
30. **Office of Planning and Sustainable Development (OPSD): (Planning Department Exhibit 4– May 18, 2026, Letter).**
31. **Department of Water Supply: (Planning Department Exhibit 4 – May 20, 2026, Memo).**

AGENCIES - NO RESPONSE

32. Department of Public Works- Building Division and Engineering Division; Department of Water Supply; DLNR; Fire Department; State Department of Environmental Management.

PUBLIC COMMENTS

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

SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION

COUNTY OF HAWAII PLANNING DEPARTMENT

(Type or legibly print the requested information)

APPLICANT: Punalei Makai Living Trust -Geetha Kumari Vallabhaneni & Aaron Seth Culliney

X APPLICANT'S SIGNATURE: *Geetha* *MM* DATE: March 28, 2026

ADDRESS: PO Box 800298 Papaaloa, HI, 96780

LIST APPLICANT'S INTEREST IF NOT OWNER: Geetha Kumari Vallabhaneni &

LIST PRINCIPAL(S) INCLUDING NAMES OF MAIN OFFICERS: Aaron Seth Culliney

PHONE:(Bus.) 808-280-1576 (Res.) 510-585-6799 (Fax)

LANDOWNER(S): Punalei Makai Living Trust -Geetha Kumari Vallabhaneni & Aaron Seth Culliney

X LANDOWNER SIGNATURE(S): *Geetha* *MM* DATE: March 28, 2026
(May be by letter)

LANDOWNER(S) ADDRESS:

PO Box 800298 Papaaloa, HI, 96780

REQUEST: SMA approval for amendment to approved SMA for construction of an addition to Farm Dwelling #2 as described in attached narrative

TAX MAP KEY: 3)-3-6-005:002 ZONING: Ag

SIZE OF PROPERTY OR AFFECTED AREA(S): 9.5130 acre (414,386 square-foot)

AGENT: Val Colter

ADDRESS: 12-7242 Kii Nani St., Pahoa HI 96778

TELEPHONE:(Bus.) 808-769-2949 (Res.) (Fax)

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

ORIGINAL: owner / applicant COPIES: agent

PROJECT DESCRIPTION
March 28, 2026
Special Management Area Assessment
36-2676 OLD MAMALAHOA HIGHWAY
Waipunalei Homesteads
Tax Map Key No.: (3) 3-6-005:002

Purpose of this Document

This report has been prepared to **amend** Major Special Management Area (“SMA”) Assessment **PL-SMA-2023-000026** as it relates to construction of the Main House and related development within the SMA (“Project”).

Landowner

Owner: Punalei Makai Trust
Trustees: GEETHA KUMARI VALLABHANENI & AARON SETH CULLINEY
Mail: PO Box 800298 Papaaloa, HI, 96780
Phone: 510-585-6799
Email: [REDACTED]

Agent

Val Colter
Phone: 808-769-2949
Email: [REDACTED]

BACKGROUND INFORMATION

A. An EIS will be submitted if required by the director.

B. **DESCRIPTION OF PROPOSED DEVELOPMENT**
Statement of objectives and reasons for the request

The objectives of the Project are as follows:

- 1) To ensure that the Project is completed in a manner that is consistent with the applicable State and County plans, including the Special Management Area guidelines as described in Chapter 205A, Hawai‘i Revised Statutes (“HRS”);
- 2) To build an addition to the 2nd Farm Dwelling completed under PW.B2023-002443 and PW.B2024-000090
- 3) To enlarge the septic system to handle the additional waste stream..

Project Description

The amended Project includes the following components:

Proposed addition (1164 square feet Interior, 266 square feet Accessory, 473 square feet converted from accessory to interior), one story, two bedrooms, one family room, one bath, built on concrete slab with concrete exterior walls at main floor, wood interior framing, and low pitch hip roof. Connection to existing dwelling will be by roofs adjoined by a shared gutter. Roof construction will be wood framing with metal roofing. Height will be approximately 16 feet. Addition will be located two hundred thirty (230) feet from the shoreline and will respect all other setbacks. Existing septic system will be enlarged to support the additional bedrooms. (See attached site plans & building plans.)

Total new building area including accessory areas is 1430 square feet.
Total converted area is 473 square feet converted from accessory to living.

The addition will be used for single family dwelling and will not be used as a vacation rental.

County water is available and will be utilized.

3-4 loads of gravel are anticipated. Approximately 3,025 square feet to be impacted by excavating, fill and compacting activities for the project. Length and width of ground disturbing activities will be 55 ft x 55 ft at a depth of up to 2 ft. An excavator and compactor will be the equipment used. Up to 500 cu yards of material may be brought in.

The Project is set back from the coastline by a minimum of 150 feet to the nearest development which will be the enlarged septic system. This project will not affect beach processes, artificially fix the shoreline or interfere with public access and views to and along the shoreline.

Site specific Best Management Practices (“BMPs”) will be developed by the contractor in order to mitigate any potential for project-related impacts to the nearshore marine environment. BMPs will include the following provisions:

- Excavation and grading activities will all be kept a minimum of 100 feet from the shoreline.
- The entire project will take place outside the shoreline setback area.
- All heavy equipment, machinery and trucks will be stored on site.
- Drip pans will be stored under vehicles when not in use. In the event of a spill or leak of fuel, the flow of such fuel will be stopped and all sources of ignition will be removed. The spill will be contained by placement of a barrier around the area and contaminated earth will be placed in containers and properly disposed of off-site.
- In case of ponding fuel, a hazardous materials vacuum truck will be used to collect the fuel.
- A construction, silt and debris barrier meeting with the approval of the Planning Director, shall be erected prior to the commencement of construction activities and shall remain in place until final inspection has been granted for all improvements. This barrier will surround the construction area (shown on attached site plan).

C. DESCRIPTION OF SUBJECT PROPERTY

Property is located at
36-2676 OLD MAMALAHOA HIGHWAY
Waipunalei Homesteads, North of Laupahoehoe
Tax Map Key No.: (3) 3-6-005:002



Property Characteristics

The Property is a 9.5130 acre (414,386 square-foot) parcel. It is generally sloping, vegetation is grass and trees. (Aerial view and survey map of the lot attached.)

Topography, Geology & Soils

The Project Site is generally flat, slightly sloping Hamakua dirt. No material will be removed from the site. All excavated materials will be relocated on site.

Existing & Permitted Improvements

Single Dwelling permitted under PW.B2024-002162 is under construction.

Farm Dwelling permitted under PW.B2023-002443 & PW.B2024-000090 has been completed.

Garage permitted under PW.B2023-002444 has been completed.

There is existing fencing along the road.

D. VALUATION OF PROPOSED USE

The estimated cost of the proposed addition Project is \$256,384

The proposed Project would be expected to begin upon obtaining all necessary approvals, including the subject SMA Assessment Application.

E. RELATIONSHIP TO COUNTY GENERAL PLAN

Hawai'i County General Plan

The Hawai'i County General Plan is the long-range policy document for the comprehensive development of the Island of Hawai'i. The General Plan provides direction for the balanced growth of the County. The General Plan contains goals, policies and standards as well as the LUPAG map.

The Project conforms with the following goals, policies and standards of the General Plan.

Environmental Quality:

Goals:

- (b) Maintain and, if feasible, improve the environmental quality of the island.

Policies:

- (a) Take positive action to further maintain the quality of the environment.

Discussion:

The Applicant is very sensitive to the environmental quality of the Property as well as the surrounding area, including the nearshore water quality. In relation to the Project, applicant intends to take no action which would negatively impact the ocean.

Flooding and Other Natural Hazards:

Goals:

- (b) Prevent damage to man-made improvements.

Policies:

- (d) Any development within the Federal Emergency Management Agency designated flood plain must be in compliance with Chapter 27.
- (q) Consider natural hazards in all land use planning and permitting.

Discussion:

The Applicant is aware of the natural hazards that have the potential to affect the Property. The parcel is not in flood zone.

Natural Beauty:

Goals:

- (a) Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources.
- (c) Maximize opportunities for present and future generations to appreciate and enjoy natural and scenic beauty.

Discussion:

The subject parcel will be developed with restraint as to coastal impacts. The Applicant supports a conservative approach to the conservation of natural resources.

Natural Resources and Shoreline:

Policies:

- (a) Require users of natural resources to conduct their activities in a manner that avoids or minimizes adverse effects on the environment.
- (c) Maintain the shoreline for recreational, cultural, educational, and/or scientific uses in a manner that is protective of resources and is of the maximum benefit to the general public.

Discussion:

The Applicant supports a conservative approach to the conservation of natural resources.

Guidelines for Approval

- (1) All development in the special management area shall be subject to reasonable terms and conditions set by the authority in order to ensure:
 - (A) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;
 - (B) Adequate and properly located public recreation areas and wildlife preserves are reserved;
 - (C) Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon special management area resources; and
 - (D) Alterations to existing land forms and vegetation, except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, wind damage, storm surge, landslides, erosion, siltation, or failure in the event of an earthquake.

Discussion:

- (A) There has historically been no shoreline access through this parcel. That will continue. The adjacent property to the south is owned the County of Hawaii and offers shoreline access. Additionally the State of Hawaii owns a narrow parcel that separates this property and adjacent properties to the north from the shoreline. Presumably these county and state owned properties offer public shoreline access.
- (B) Laupahoehoe Beach Park is 10 minutes away by car.
- (C) Septic system designed by a licensed civil engineer to protect the ocean from wastewater associated with this development been installed.
- (D) Because this parcel has been extensively bulldozed during sugarcane production there will be little alteration to the existing land forms. Vegetation is mostly grass with some trees.

- (2) No development shall be approved unless the authority has first found:
 - (A) That the development will not have any substantial adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by the public health, safety, or other compelling public interests. Such adverse effects shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect, and the elimination of planning options;
 - (B) That the development is consistent with the objectives, policies, and special management area guidelines enacted by the legislature; and
 - (C) That the development is consistent with the county general plan and zoning. Such a finding of consistency does not preclude concurrent processing where a general plan or zoning may also be required.

Discussion:

The Project is not expected to have any significant adverse impact to environmental resources. It is consistent with the objectives, policies and SMA guidelines, as well as the General Plan and County zoning.

Zoning Code

The Project Site is presently zoned Agricultural (“A5a”) by the County of Hawai‘i. This zoning designation is entirely appropriate within current policies for the proposed Project. No zoning change is desired or anticipated.

Parcels zoned for agriculture in Hawaii county are commonly used for mixed residential and farming purposes. This proposed development is squarely in line with those usages. Low density residential development like this allows plenty of space for orchards and other types of farming. Subject parcel is 10 acres and could be subdivided into two parcels, on each of which one residence would be allowed.

The surrounding area has both low and high density residential development. Allowing this addition will not have a high impact either individually or cumulatively. Even if all the other similarly sized parcels in the area were developed the same way the density would remain low and is more seriously impacted by nearby housing on smaller lots that were subdivided and developed long ago.

(1) General Plan states: The population in North Hilo has been declining for more than 50 years. Residents of North Hilo, especially the young, continue to leave the area because of the lack of employment opportunities. Agriculture shows the greatest potential for growth.

Discussion: While this development proposal is for housing the owners do plan to farm the land. Orchards will be planted at the least.

(2) General Plan states as a goal under Environmental Quality:
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: Subject parcel had a single family residence in bad condition and a garage right on the road. These old buildings have been removed under demolition permit PW.B2023-001695

(3) General Plan states :The community of Laupahoehoe has not experienced any extreme flood flows.

Discussion: This parcel is not flood prone and impacts no other parcel as any flooding will go into the ocean.

(4) General Plan states: Most historic sites of North and South Hilo have been either destroyed by agriculture, urban growth, and natural changes in landforms. Those sites that have been protected should remain as the area grows. Other sites, particularly historic buildings, should be the focus of these districts. These buildings, although not of ancient vintage, reflect the historic growth of the area.

Discussion:
There are no historic buildings.

(5) As relates to Natural Resources General Plan states:

- (a) Require users of natural resources to conduct their activities in a manner that avoids or minimizes adverse effects on the environment.
- (b) Protect the shoreline from the encroachment of man-made improvements and structures.
- (c) An identification and inventory of forest lands suitable for watershed purposes should be conducted jointly by County, appropriate State and Federal agencies, and private landowners.
- (d) Encourage the use of native plants for screening and landscaping.

Discussion: Owners have removed invasive java plums and are in process of planting orchards and native plants for screening. The septic system for wastewater and the construction debris barrier and best practices will be used to minimize negative impacts on the environment.

(6) Regarding Housing General Plan states: The district also has a limited supply of vacant parcels available for housing and the least amount of subdivision activity over the past few decades. However, since the district's economic and employment opportunities are anticipated to remain stable with little or no population growth, this limitation on the availability of lots is not likely to present or cause major housing problems for the district.

And:

Low Density: Residential, with ancillary community and public uses, and neighborhood and convenience-type commercial uses; overall residential density may be up to six units per acre.

Discussion: Allowing for more housing, while preserving low density, 2 houses on 10 acres, will have positive impact on North Hilo with its limited housing availability.

(7) General Plan states: Implement the Laupahoehoe Point Beach Park master plan.

Discussion: The beach park is open and available for public use.

F. **RELATIONSHIP TO SMA OBJECTIVES, POLICIES & GUIDELINES** as provided by Chapter 205A, HRS, and SMA Guidelines

SMA Objectives & Policies

Recreational Resources

Objective:

Provide coastal recreational opportunities accessible to the public.

Policies:

- (A) Improve coordination and funding of coastal recreational planning and management; and
- (B) Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
 - (i) protecting coastal resources uniquely suited for recreational opportunities that cannot be provided in other areas;
 - (ii) requiring replacement of coastal resources having significant recreational value, including, but not limited to, surfing sites, fishponds and sand beaches,

- when such resources would be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
- (iii) providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (iv) providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) ensuring public recreational uses of county, state and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - (vi) adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
 - (vii) developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land natural resources, and county authorities; and crediting such dedication against the requirements of section 46-6.

Discussion:

The Property is located in an area with high cliffs or pali and is not a prime fishing area.

Historic Resources

Objective:

Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies:

- (A) Identify and analyze significant archaeological resources;
- (B) Maximize information retention through preservation of remains and artifacts or salvage operations; and
- (C) Support state goals for protection, restoration, interpretation, and display of historic resources.

Discussion:

It is highly unlikely that there are any archaeological resources on the Property. It has been previously disturbed during sugar cane cultivation. State archeologists stated “SHPD’s determination is no historic properties affected for the current project during previous SMAA.” Letter attached.

Scenic & Open Space Resources

Objective:

Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

- (A) Identify valued scenic resources in the coastal zone management area;
- (B) Ensure that new development are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
- (C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
- (D) Encourage those developments that are not coastal dependent to locate in inland areas.

Discussion:

The proposed Project will not interfere with any views of the coastline from a public highway, and will have a minimal impact on views from neighboring properties.

Coastal Ecosystems

Objective:

Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Improve the technical basis for natural resource management;
- (C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversion, channelization, and similar land and water uses, recognizing competing water needs; and
- (E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Discussion:

The Applicant will be using approved septic systems. All surface runoff will be contained onsite. Site specific Best Management Practices will be utilized as discussed in detail above. The project area falls entirely outside the 80 foot shoreline setback. As such, the Project is not expected to negatively impact coastal ecosystems.

Economic Uses

Objective:

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

Policies:

- (A) Concentrate coastal dependent development in appropriate areas;
- (B) Ensure that coastal development such as harbors and ports, and coastal related development such as visitor industry facilities and energy generating facilities, are

- located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and
- (C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
- (i) use of presently designated locations is not feasible;
 - (ii) adverse environmental effects are minimized; and
 - (iii) the development is important to the State's economy.

Discussion:

The Property is located within an existing agricultural zoned subdivision where lots are typically used for dwellings or agriculture. Continued development in this area is entirely appropriate.

Coastal Hazards

Objective:

Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Policies:

- (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- (B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint source pollution hazards
- (C) Ensure that development comply with requirements of the Federal Flood Insurance Program; and
- (D) Prevent coastal flooding from inland projects.

Discussion:

The Property is subject to tsunami inundation, as are all areas along the coast. In any event residents will evacuate if so directed by sirens or county or state personnel. Actions by the applicant will be unlikely to increase erosion or pollution.

Managing Development

Objective:

Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

Policies:

- (A) Use, implement and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
- (B) Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and
- (C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Discussion:

The SMA Assessment process will allow the Planning Director to assess the Project in detail.

Public Participation

Policies:

- (A) Promote public involvement in coastal zone management processes;
- (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and
- (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Discussion:

The SMA Assessment process will allow the Planning Director to assess the Project in detail.

Beach Protection

Policies:

- (A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;
- (B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- (C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Discussion:

The Project will not interfere with natural beach processes or erosion.

Marine Resources

Policies:

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

Discussion:

The Project is not expected to impact marine resources.

Guidelines for Approval

- (1) All development in the special management area shall be subject to reasonable terms and conditions set by the authority in order to ensure:
 - (A) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;
 - (B) Adequate and properly located public recreation areas and wildlife preserves are reserved;
 - (C) Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon special management area resources; and
 - (D) Alterations to existing land forms and vegetation, except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, wind damage, storm surge, landslides, erosion, siltation, or failure in the event of an earthquake.

Discussion:

The Project will not affect shoreline public access, and will not have adverse effects on the shoreline.

- (2) No development shall be approved unless the authority has first found:
 - (A) That the development will not have any substantial adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by the public health, safety, or other compelling public interests. Such adverse effects shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect, and the elimination of planning options;
 - (B) That the development is consistent with the objectives, policies, and special management area guidelines enacted by the legislature; and
 - (C) That the development is consistent with the county general plan and zoning. Such a finding of consistency does not preclude concurrent processing where a general plan or zoning may also be required.

Discussion:

The Project is not expected to have any significant adverse impact to environmental resources. It is consistent with the objectives, policies and SMA guidelines, as well as the General Plan and County zoning.

- (3) The authority shall seek to minimize, where reasonable:
 - (A) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;
 - (B) Any development which would reduce the size of any beach or other area usable for public recreation;
 - (C) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management areas and the mean high tide line where there is no beach;
 - (D) Any development which would substantially interfere or detract from the line of sight toward the sea from the state highway nearest the coast; and

- (E) Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land.

Discussion:

The Project will not reduce the size of any beach or other area usable for public recreation. It will not impose any restriction on public access to tidal or submerged lands or detract from the line of sight toward the sea of any highway, nor is it expected to adversely affect water quality, fisheries, fishing grounds, wildlife habitats or agricultural uses of land.

G. Zoning

The Property is within the Agricultural Zoning area. Surrounding zoning is also Agricultural. Properties surrounding the Subject Property are developed with single family dwellings and accessory buildings and in agricultural use.

Project is situated entirely within the Special Management Area (“SMA”). The Project Site is presently zoned Agricultural (“A5a”) by the County of Hawai‘i. This zoning designation is entirely appropriate within current policies for the proposed Project.

Parcels zoned for agriculture in Hawaii county are commonly used for mixed residential and farming purposes. This proposed development is squarely in line with those usages. Low density residential development like this allows plenty of space for orchards and other types of farming. Subject parcel is 10 acres and could be subdivided into two parcels, on each of which one residence would be allowed.

The surrounding area has both low and high density residential development. Allowing this addition will not have a high impact either individually or cumulatively. Even if all the other similarly sized parcels in the area were developed the same way the density would remain low and is more seriously impacted by nearby housing on smaller lots that were subdivided and developed long ago.

H. Flood Insurance rate Map (FIRM) Designation is X

I. Archaeological Resources

Due to sugar cane propagation the existence of any surface or subsurface archaeological remains is extremely unlikely.

To the Applicant’s knowledge, there are no traditional or customary practices occurring on or near the Project Site.

During previous SMAA relating to the prior permits issued State DLNR found the projects would have “no effect”.

J. Flora

Property is currently covered by grass, with some trees and shrubs. This was sugar cane land until the cessation of sugar cultivation in the area. The land was dozed and shaped during that period.

Fauna

Occasional or consistent use by seabirds, small rodents and lizards is likely, but impacts on area fauna will be minimal.

K. Cultural Resources

No traditional or customary native Hawaiian rights are exercised in the area except fishing. There has historically been no shoreline access through this parcel. That will continue. The adjacent property to the south is owned the County of Hawaii and offers shoreline access. Additionally the State of Hawaii owns a narrow parcel that separates this property and adjacent properties to the north from the shoreline. Presumably these county and state owned properties offer public shoreline access. Laupahoehoe Beach Park is 10 minutes away by car.

L. Public Access to the Shoreline

There has historically been no shoreline access through this parcel. That will continue. The adjacent property to the south is owned the County of Hawaii and offers shoreline access. Additionally the State of Hawaii owns a narrow parcel that separates this property and adjacent properties to the north from the shoreline. Presumably these county and state owned properties offer public shoreline access.

Laupahoehoe Beach Park is 10 minutes away by car.

M. Access to the area

The Property is accessed by Hawaii 19, aka Hawaii Belt Road, a paved county maintained public highway, and located on Old Mamalahoa Highway, a paved public road in reasonable condition.

N. Traffic Impacts

There is not expected to be any impact to the existing traffic situation on area roads as the proposed Residence and Ohana will not add much to the density of the area. There are a number of smaller more densely packed lots close by.
As such, no mitigation measures are currently proposed.

O. Availability of Utilities

Water System

No water system anticipated. County water is available and will be utilized.

Wastewater System

The Residence and the Ohana will each have their own separate engineered septic system.

Utilities

Helco electrical grid is available for hook-up and will be utilized. Electricity will be brought on to the property with either overhead lines on privately owned poles or underground.

Emergency Services

The Project Site is currently served by all emergency services. It is located

- 1) within the service area of the County Fire Department's Laupahoehoe Volunteer Fire Station 17A 36-122 Puualaea Homestead Road, less than 5 miles from the Property;

- 2) Hawaii County Fire Department Station 17 - Laupahoehoe 36-2319 Old Mamalahoa Highway, less than 5 miles from the Property;
- 3) within the service area of the Hamakua Police Station, Honokaa HI 45-3400 Mamane Street 808-775-7533, approximately 15 miles from the Property;
- 4) Hilo Community Hospital, 1190 Waianuenue Ave, Hilo, HI 96720
- 5) Honoka'a Mediacal Care- Hale Ho'ola Hamakua, 45-547 Plumeria St, Honokaa, HI 96727

Solid Waste

The Applicant is responsible for hauling all domestically generated trash to any available County Transfer Station. The Applicant acknowledges that construction waste is not to be disposed of at any County Transfer Station.

P. Information as to any areas of critical concern will be addressed as required by the director.

ANTICIPATED IMPACTS OF THE PROPOSED DEVELOPMENT ON THE SMA

A. DESCRIPTION OF ENVIRONMENTAL SETTING

The property is coastal and rural, basically pasture and forest. It is slightly sloping towards the ocean, down slope from the road.

B. RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROL OF AFFECTED AREA

Land Use Plans & Policies

The area is generally used for residential and agricultural purposes and the proposed development is consistent with those uses.

Natural Hazards

Tsunami

Existing Conditions

The Project Site is not in a Fema recognized floor zone. The occurrence of a tsunami is unpredictable. Once generated, a tsunami's height can be monitored as it approaches land masses. The tsunami height at landfall will vary depending on the shoreline terrain and the nearshore water's depth.

Potential Impacts

As a result of the unpredictability of a tsunami, the actual impacts cannot be estimated beyond the fact that large tsunami waves can cause considerable damage. The ability of a structure to survive the destructive force of a tsunami is dependent upon a number of factors, including the following: the size of the wave, the number of waves, the type of structure impacted, the structure's distance from the water's edge, the topography of the impacted area, and the amount of debris suspended in the waves impacting the structure.

Proposed Mitigation

The Applicant is well aware of the potential tsunami hazard. Evacuation routes for the area have been developed by the Hawai'i County Civil Defense Agency ("Civil

Defense”) and the Applicant is aware of them. A tsunami warning siren system is presently in place as a means of informing area residents and businesses of an impending threat. The warning system is linked to the Statewide Civil Defense System and is activated directly by Civil Defense.

Volcanic & Earthquake Hazards

Existing Conditions

The United States Geologic Survey (“USGS”) classifies the area as Lava Flow Hazard Zone 8, on a scale of ascending risk, 9 being the lowest risk and 1 being the highest. The entire Island of Hawai`i is within Earthquake Zone 3.

Potential Impacts

The potential impacts of lava flow inundation include structures and improvements covered by lava or destroyed by fire, disruption of built infrastructure, alteration of the terrain and loss of life. This property is not in a high risk area. In Hawai`i, the loss of life due directly to lava flow inundation is extremely rare due to the fact that there is usually adequate warning of an impending threat to allow the evacuation of the area.

The Uniform Building Code designates the entire Island of Hawai`i in Zone 3 and contains certain structural requirements to address the relative seismic hazards. However, during a major earthquake of 7+ on the Richter scale, significant property damage may occur.

Proposed Mitigation

As in the case of tsunamis, due to the uncertainty of volcanic events, the most practical mitigative measure is the provision of an early warning system that will warn area residents and businesses of an impending threat.

Regarding a seismic event, adherence to the structural requirements of the Uniform Building Code is the best possible mitigation to prevent property damage or loss of life. The Proposed Addition will be built to withstand seismic events per 2018 IBC.

C. PROBABLE IMPACT ON THE ENVIRONMENT

The environment will be altered by the addition of new buildings.

D. ANY PROBABLE ADVERSE, UNAVOIDABLE ENVIRONMENTAL EFFECTS

The Applicant has not identified any adverse, unavoidable environmental effects.

E. ALTERNATIVES TO THE PROPOSED ACTION

“No-Action” Alternative

Under this alternative, Applicant would not do the Project.

Location of the Project Elsewhere on the Property

As the entire Property is situated within the SMA there is no way to situate the Project outside of the SMA.

Evaluation of Alternatives

The present alternative is the only reasonable option for the Applicants to accomplish their objective.

F. MITIGATING MEASURES TO MINIMIZE IMPACT

Large shoreline setbacks, new septic systems and best management practices during construction will protect the coastline and ocean.

G. ANY IRREVERSIBLE & IRRETRIEVABLE COMMITMENT OF RESOURCES

Resources

The proposed Project does not include any irreversible and irretrievable commitment of resources. As previously noted, the Project Site is not a habitat for any federally or State listed, candidate or proposed threatened or endangered species, nor is there any likelihood of surface or subsurface archaeological resources.

Visual Characteristics

The Applicant does not anticipate any impacts to visual resources from the Project. Ocean views from roadways and neighboring lots should not be affected by the proposed buildings which will be generally below road level and will not block ocean views from Highway 11.

Applicant requests that Certified Shoreline Survey be waived as the project area is approximately 150 feet from the shoreline at the closest point.

For purposes of this application Val Colter may act as our official representative.

Please address all communication regarding this application to both:

Valerie Colter 808-769-2949
13-6460 Kalapana Kapoho Rd.
Pahoa HI 96778
[REDACTED]

Geetha Kumari Vallabhaneni & Aaron Seth Culliney
510-585-6799
PO Box 800298 Papaaloa, HI, 96780
[REDACTED]

Attachments:

- Proposed Building floor plans & elevations
- Site plan
- Arial view
- Survey maps

BUILDING CODE INFORMATION

1. FLOOR LIVE LOAD =40 psf
2. ROOF LIVE LOAD = 20 psf
3. WIND SPEED = 130 mph
4. WIND EXPOSURE CATEGORY (ref. R301.2.1.4): Exposures A B C ①
5. SEISMIC DESIGN CATEGORY (ref. Figure R301.2(2)): D1 ② E

2018 IBC

2020 NEC

VB CONSTRUCTION

2021 UPC

R-3 OCCUPANCY

HAWAII COUNTY ENERGY CODE

2018 IECC, HAWAII REVISED STATUTES HRS 107-24 TO 28, & HAWAII ADMINISTRATIVE RULES HAR 3-181.1

RESIDENTIAL BUILDING ENERGY EFFICIENCY STANDARDS

TO THE BEST OF MY KNOWLEDGE, THIS PROJECT'S DESIGN SUBSTANTIALLY CONFORMS TO THE RESIDENTIAL PROVISIONS OF THE 2018 IECC WITH AMENDMENTS PER HAWAII COUNTY CODE CHAPTER 5

COMPLIANCE METHOD EXEMPT

R402.1 GENERAL: EXEMPT

R402.1 GENERAL: EXCEPTION #1 1.2 STRUCTURES THAT DO NOT CONTAIN CONDITIONED SPACE (SHALL BE EXEMPT FROM THE BUILDING THERMAL ENVELOPE PROVISIONS OF SECTIONS 402.1.1 THRU 402.1.5)

- ☐ Tropical Zone. R 401.2.1 (must have opening area to exterior of at least 14% of floor area in each room)
- ☐ Prescriptive . R402

Roof and Wall

☐ Insulation R-value. Table 401.1.2

☐ Construction U-Factor. Table 401.1.4

☐ Total UA. 402.1.5

☐ Points Option. R 407
- ☐ Simulated Performance Alternative. R405
- ☐ Energy Rating Index Compliance Alternative. R406

INFORMATION CONSTRUCTION DOCUMENTS	Yes	N/A
Envelope		☒
Roof insulation R-value	☐	☒
Roof insulation type and location	☐	☒
Roof membrane solar reflectance and thermal emittance	☐	☒
Wall insulation R-value	☐	☒
Wall insulation type and location	☒	☐
Window and skylight SHGC	☒	☐
Air leakage testing requirement	☐	☒
Air Conditioning		☒
Air conditioning equipment capacity and efficiency	☐	☒
Programmable thermostat	☐	☒
Duct insulation R-value	☐	☒
Duct leakage testing requirement	☐	☒
Electrical		☒
Lighting fixture locations	☐	☒
Lamp type	☒	☐
Ceiling fans	☒	☐
Whole-house fan	☐	☒

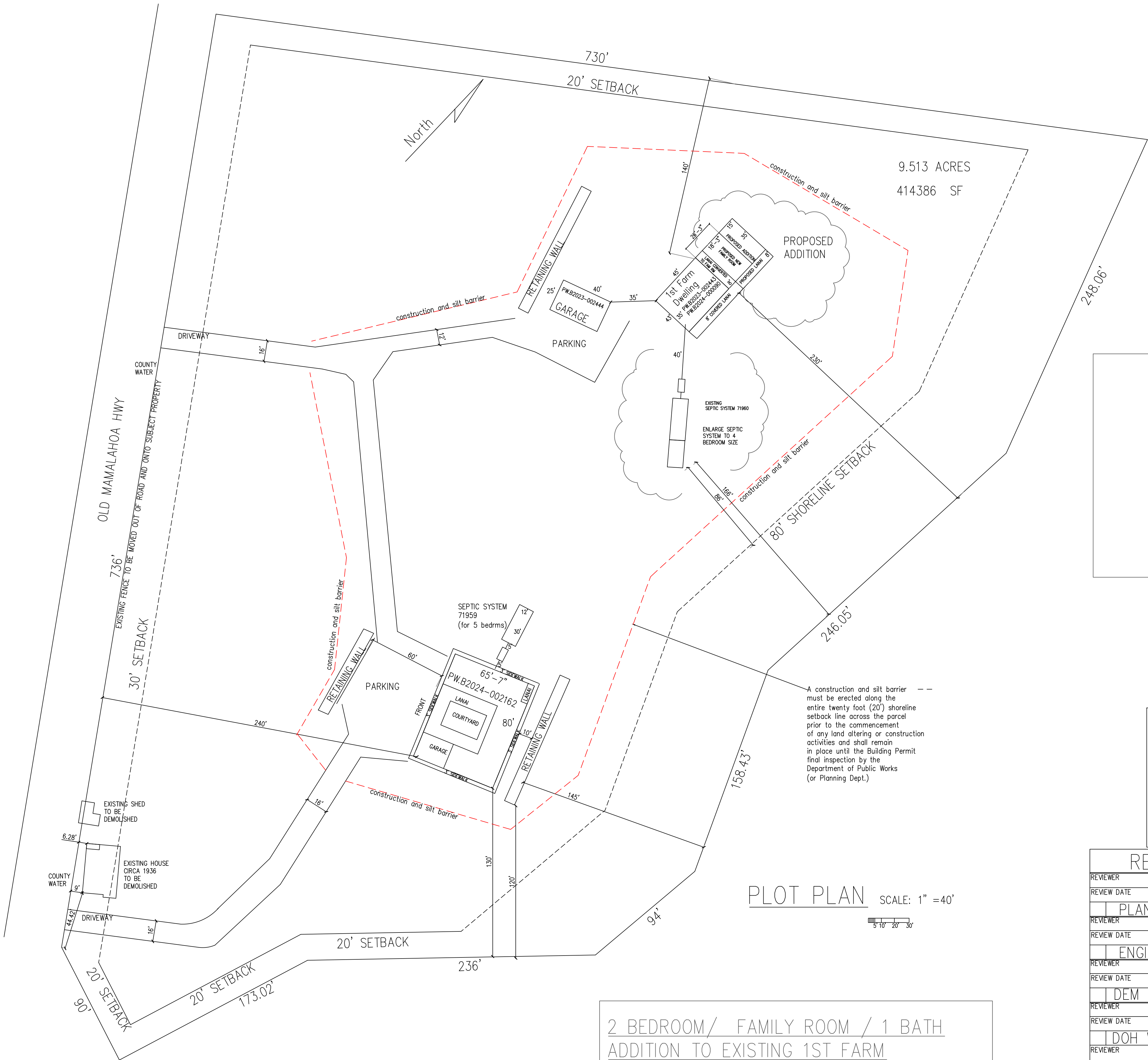
NOTES

R403.6.2 A CEILING FAN, ROUGH-IN, OR WHOLE HOUSE FAN IS PROVIDED FOR BEDROOMS AND THE LARGEST SPACE THAT IS NOT USED AS A BEDROOM, PROVIDED THAT THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM COMPLIES WITH THE REQUIREMENTS OF TABLE R403.6.1

90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS (R404.1). HIGH EFFICIENCY LAMPS ARE DEFINED AS (1) T-8 OR SMALLER DIAMETER LINEAR FLUORESCENT LAMPS, (2) COMPACT FLUORESCENT, (3) 60 LUMENS/WATT IF GREATER THAN 40 WATT, 50 LUMENS/WATT IF MORE THAN 15W AND LESS THAN OR EQUAL TO 40W, 40 LUMENS/WATT IF LESS THAN OR EQUAL TO 15W, (4) MOST BUT NOT ALL LED LAMPS QUALIFY. THIS APPLIES TO PERMANENTLY INSTALLED FIXTURES. LOW VOLTAGE LIGHTING IS EXEMPT.

A CERTIFICATE OF COMPLIANCE WITH IECC 2018 - R401.3 AS AMENDED IS TO BE POSTED IN A UTILITY ROOM (OR SIMILAR) PRIOR TO FINAL INSPECTION.

ALL WINDOWS, SLIDING GLASS DOORS, AND GLAZING IN SWING DOORS SHALL BE DOUBLE PANE GLAZING WITH LOW-E COATING, WITH A SOLAR HEAT GAIN COEFFICIENT 0.25 MAXIMUM (R402.3)



SHEET INDEX:

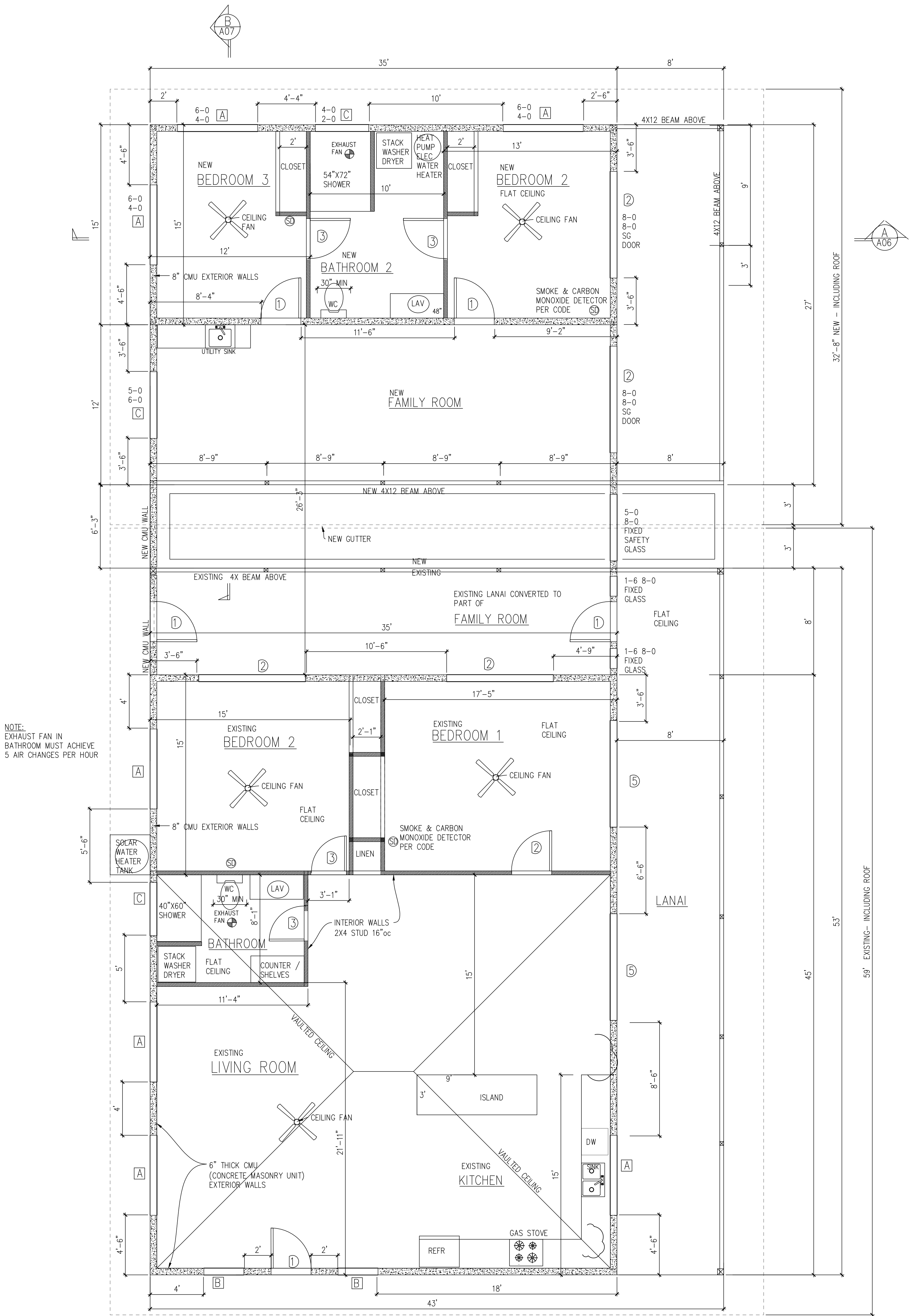
- OT01) Plot Plan, IECC
- OT02) General Notes, Windborne Protection
- A01) Floor Plan, Doors & Windows
- A02) Elevations
- A03) Foundation
- A04) Foundation Details
- A05) Roof
- A06) Section A, Bond Beam detail for Openings in CMU
- A07) Section B

PUNALEI MAKAI TRUST
GEETHA KUMARI VALLABHANENI & AARON SETH CULLINEY
TMK# (3)-3-6-005-002
ADDRESS: 36-2676 OLD MAMALAHOA HIGHWAY
EMAIL: [REDACTED]
PHONE: 808-280-1576

MARCH 2026
DRAWN BY: VAL COLTER 808-769-2949
[REDACTED]

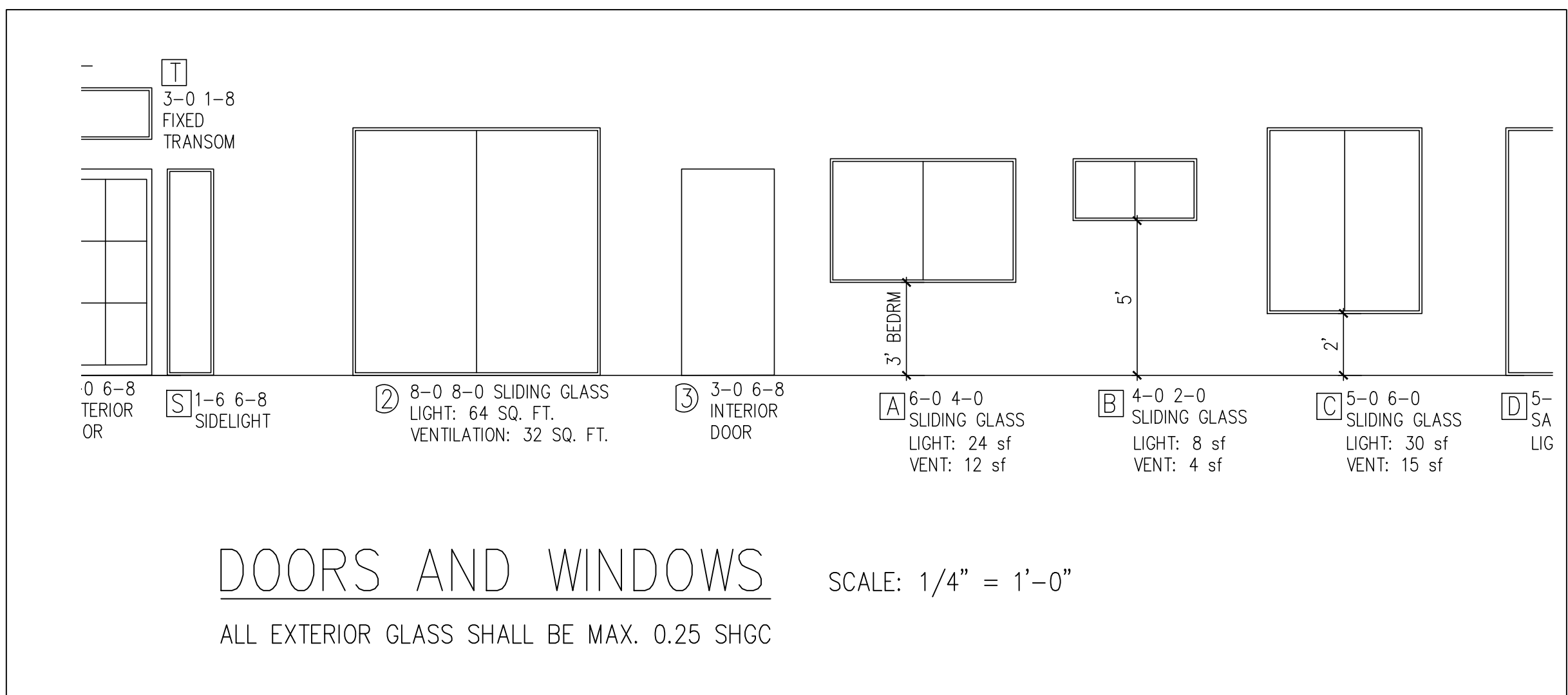
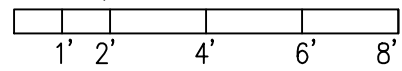
RES REVIEWING AGENCIES

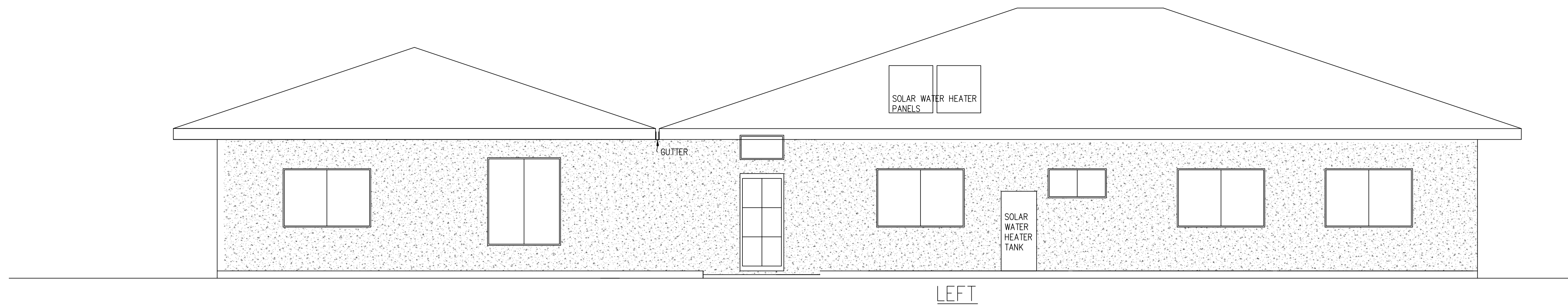
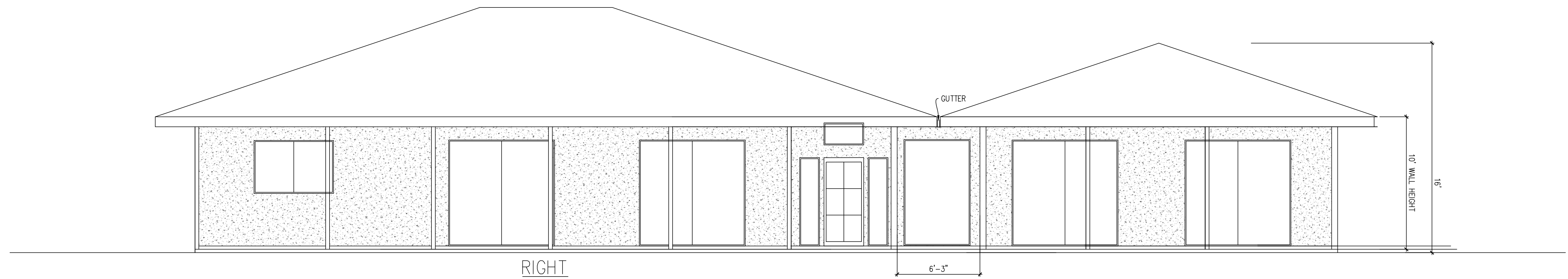
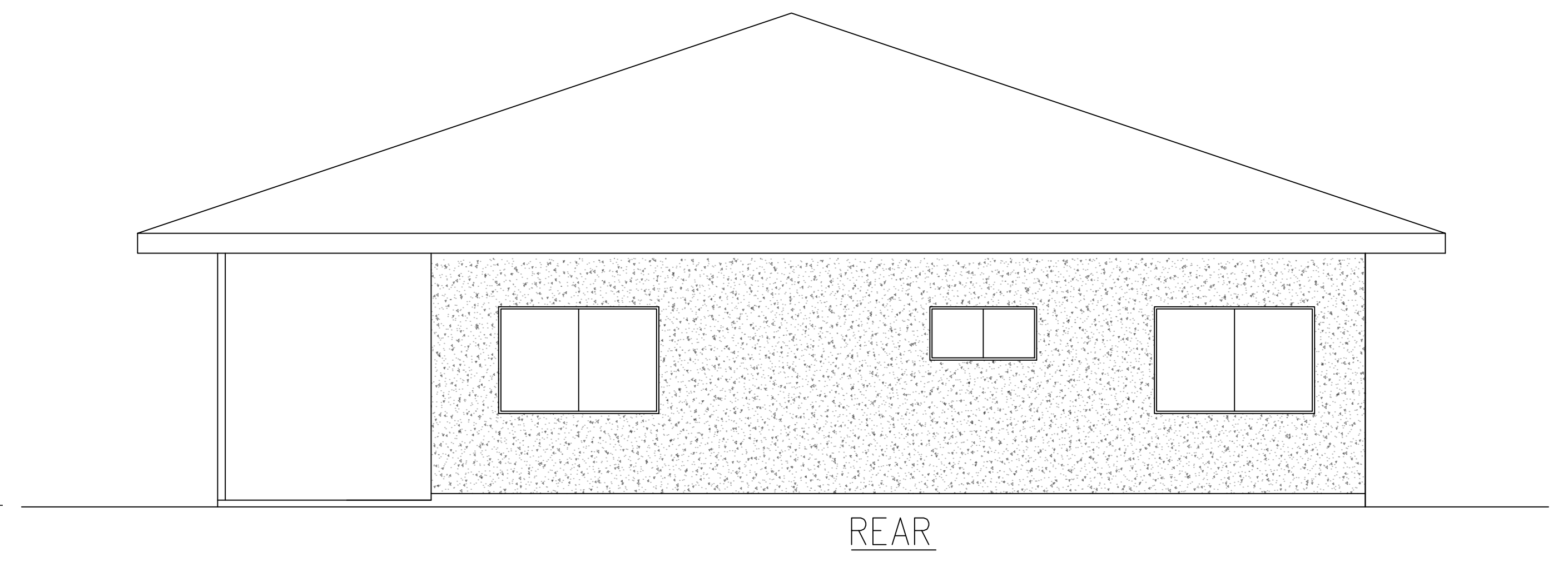
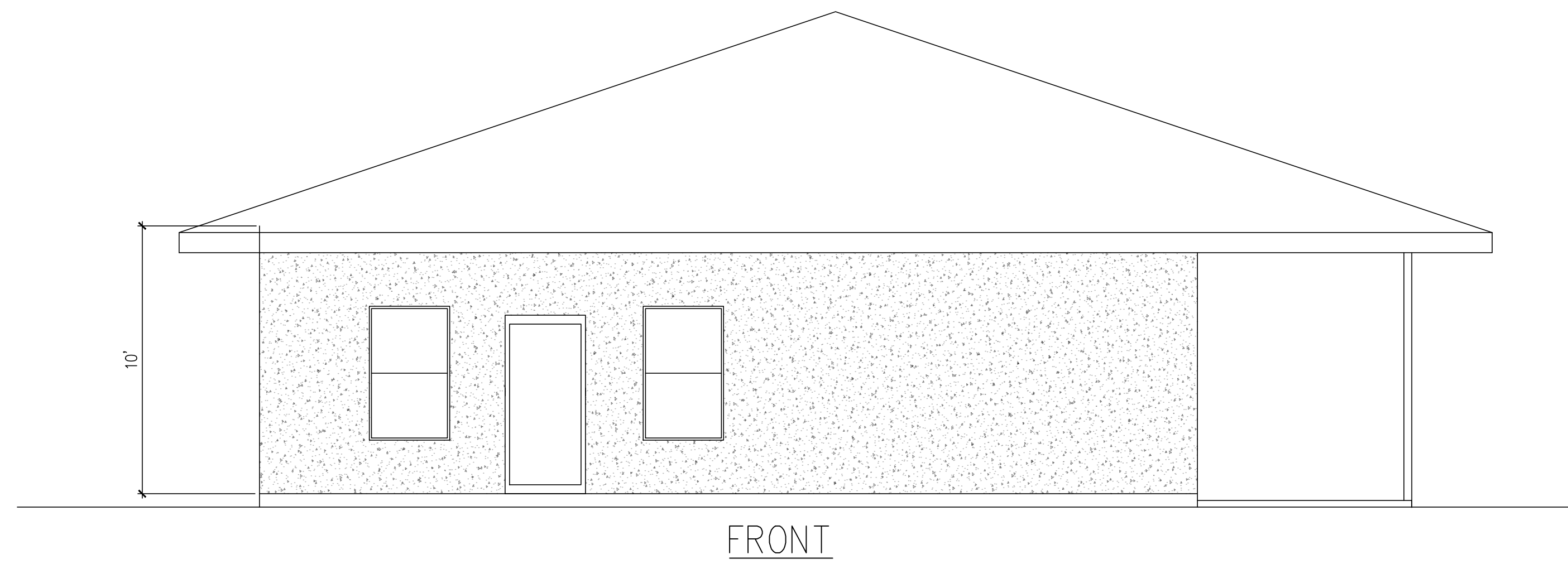
REVIEWER	REVIEWER
REVIEW DATE	REVIEW DATE
PLANNING	MECHANICAL
REVIEWER	REVIEWER
REVIEW DATE	REVIEW DATE
ENGINEERING	STRUCTURAL
REVIEWER	REVIEWER
REVIEW DATE	REVIEW DATE
DEM WASTEWATER	BUILDING
REVIEWER	
REVIEW DATE	
DOH WASTEWATER	
REVIEWER	
REVIEW DATE	
ELECTRICAL	
REVIEWER	
REVIEW DATE	
PLUMBING	



FLOOR PLAN

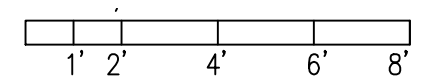
SCALE: 1/4" = 1'-0"





ELEVATIONS

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



NOTE:

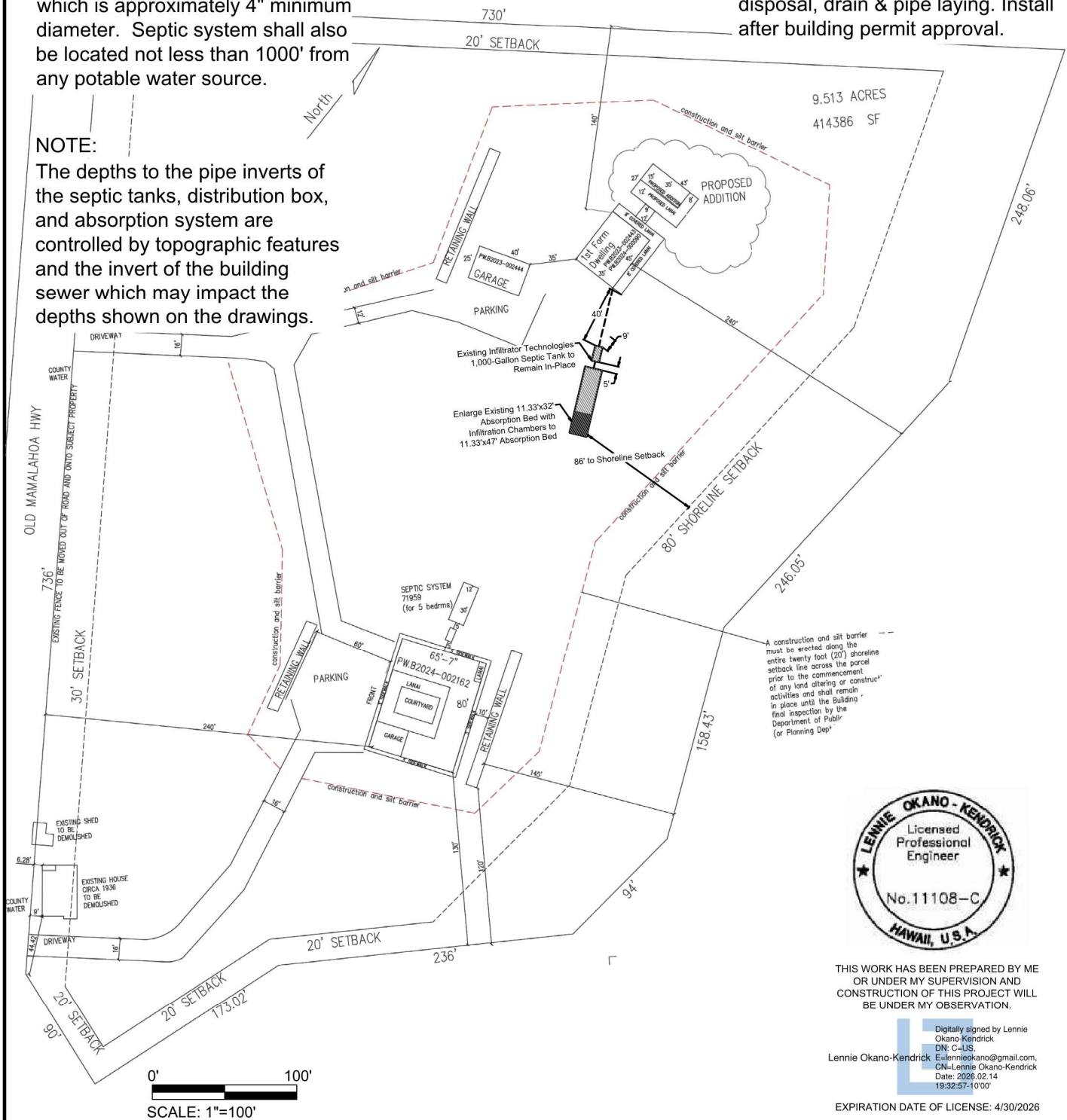
Septic Tank and Absorption Bed are to be placed not less than 5' from any structure or property line not less than 10' from any tree which is approximately 4" minimum diameter. Septic system shall also be located not less than 1000' from any potable water source.

NOTE:

The depths to the pipe inverts of the septic tanks, distribution box, and absorption system are controlled by topographic features and the invert of the building sewer which may impact the depths shown on the drawings.

DCCA:

These contractors can install septic systems - A general engineering, C-37 plumbing, C-37A sewer & drainline, C-43 sewer, sewage disposal, drain & pipe laying. Install after building permit approval.



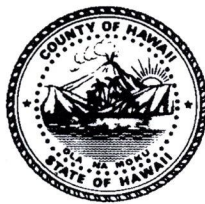
SITE PLAN

PREPARED FOR: PUNALEI MAKAI TRUST
PREPARED BY: LENNIE OKANO-KENDRICK, PE

TMK: (3) 3-6-005:002
36-2676 OLD MAMALAHOA HIGHWAY
WAIPUNALEI
NORTH HILO, HAWAII

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

April 30, 2026

COH PLANNING DEPT
MAY 1 2026 PM 12:47

REC'D HAND DELIVERED

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

SUBJECT: SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION (PL-SMA-2026-000093);
SPECIAL MANAGEMENT AREA USE PERMIT NO. PL-SMA-2023-000026
APPLICANT: PUNALEI MAKAI LIVING TRUST;
REQUEST: AMMENDMENT TO SMA USE PERMIT NO. PL-SMA-2023-000026 TO INCREASE SIZE OF FIRST FARM DWELLING FROM 2 TO 4 BEDROOMS, ADD A FAMILY ROOM AND BATHROOM, AND ENLARGE SEPTIC SYSTEM TO ACCOMMODATE ADDITIONAL BEDROOMS;
TAX MAP KEY: (3) 3-6-005:002, WAIPUNALEI HOMESTEADS, NORTH HILO, HAWAII

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

Thank you for allowing us the opportunity to comment.

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

RK:ws/23HQ0272

Planning Dept.
Exhibit 2

From: [Honda, Eric T.](#)
To: [Planning Internet Mail](#)
Subject: PL-SMA-2026-000093
Date: Friday, May 8, 2026 8:58:35 AM
Attachments: [PL-SMA-2026-000093 TMK3-6-005--002.pdf](#)

Eric Honda
District Environmental Health Program Chief
Hawai'i State Department of Health | Ka 'Oihana Olakino
1582 Kamehameha Ave., Hilo HI 96720
Office: (808) 933-0917

CONFIDENTIALITY NOTICE: This mail message (and attachments) is for the sole use of the intended recipient(s). It may contain confidential and/or privileged information. It might also be protected from disclosure under the Hawai'i Uniform Information Practice Act (UIPA) or other laws and regulations. Review, use, disclosure, or distribution by unintended recipients is prohibited. If you are not the intended recipient, please contact the sender immediately in a separate e-mail and destroy the original message and any copies.



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

MEMORANDUM

DATE: May 8, 2026

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

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Special Management Area Use Permit Amendment Application
(PL-SMA-2026-000093)
Special Management Area Use Permit No. PL-SMA-2023-000026
Applicant: Punalei Makai Living Trust
Request: Amendment to SMA Use Permit No. PL-SMA-2023-000026 to
Increase Size of First Farm Dwelling from 2 to 4 Bedrooms, Add a
Family Room and Bathroom, and Enlarge Septic System to
Accommodate Additional Bedrooms
TMK: 3-6-005:002, Waipunalei Homesteads, North 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.

From: [Gonzalez, Tanner S](#)
To: [Planning Internet Mail](#)
Subject: OPSD - PL-SMA-2026-000093 - Waipunalei Homesteads, North Hilo, Hawai'i - TMK: (3) 3-6-005: 002
Date: Monday, May 18, 2026 12:31:59 PM
Attachments: [Outlook-g44awxj5.png](#)
[Outlook-debyn0ck.png](#)
[OPSD-Hawaii-Punalei-3rd-Amend-SMA-Final-Letter-26-5-18.pdf](#)

Good afternoon Alukahe,

Per the above referenced SMA Use Permit Application comment request, please find the attached response letter from the State of Hawai'i Office of Planning & Sustainable Development (OPSD) - Coastal Zone Management (CZM) Program.

Should you have any questions or comments, please see the response instructions contained therein.

Thank you and have a great day.

Tanner Gonzalez

Planner | Coastal Zone Management Program

State of Hawai'i - Office of Planning & Sustainable Development (OPSD)

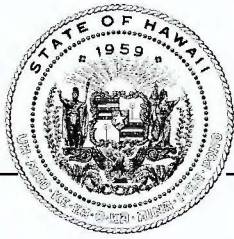
235 S Berentania St, 6th Floor, Honolulu, HI 96813

P.O. Box 2359, Honolulu, HI 96804

Phone: (808) 587-2846

Website: <https://planning.hawaii.gov>





**STATE OF HAWAI‘I
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

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

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

Coastal Zone
Management
Program

DTS202604301405MO

Environmental Review
Program

May 18, 2026

Land Use Commission

Mr. Jeffrey W. Darrow, Director
Planning Department
County of Hawai‘i
East Hawai‘i Office
101 Pauahi Street, Suite 3
Hilo, Hawai‘i 96720

Land Use Division

Special Plans Branch

Attn: Alukahe Kalā

State Transit-Oriented
Development

Statewide Geographic
Information System

Dear Mr. Darrow:

Statewide
Sustainability Branch

Subject: Special Management Area Use Permit Application (PL-SMA-2026-000093) for an Amendment to PL-SMA-2023-000026 to Increase the Size of the First Farm Dwelling, Add a Family Room and Bathroom, and Enlarge Septic System to Accommodate Additional Bedrooms North Hilo, Hawai‘i; Tax Map Key: (3) 3-6-005:002

The Office of Planning and Sustainable Development (OPSD) is in receipt of your comment request, transmitted via memorandum dated April 27, 2026, for amendment to Special Management Area Use Permit No. PL-SMA-2023-000026 to increase the size of the first-farm dwelling to change the bedroom count from two to four, add a family room and bathroom, and enlarge the septic system to accommodate additional bedrooms, in North Hilo, Hawai‘i.

According to the subject SMA Use Permit Application PL-SMA-2026-000093, the applicant proposes to add a one-story addition to the existing farm dwelling, consisting of two bedrooms, one family room and one bathroom, approximately 16 feet in height, built on a concrete slab with concrete exterior walls at the main floor, wood interior framing, and a low-pitch hip roof. The addition will be connected to the existing farm dwelling with a wood-framed, metal roof, adjoined by a shared gutter. The addition will be located two hundred thirty (230) feet inland from the shoreline. The existing septic system will be enlarged to support the additional bedrooms. Approximately 3,025 square feet of land is anticipated to be impacted by excavating, fill and compacting activities for the project.

Mr. Jeffrey W. Darrow
May 18, 2026
Page 2

The estimated construction cost for the entire project is \$256,384.00.

The subject 9.513-acre parcel is zoned Agricultural A5a by the County of Hawai'i. Parcels zoned for agriculture are commonly used for mixed residential and farming purposes. The proposed development is in line with those usages, and no zoning change is desired or anticipated.

According to the subject SMA Use Permit Application PL-SMA-2026-000093, the single-family dwelling permitted under PW.B2024-002162 is under construction, the farm dwelling permitted under PW.B2023-002443 and PW.B2024-000090 has been completed and the garage permitted under PW.B2023-002444 has been completed.

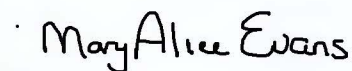
The proposed addition will be used as a single-family dwelling and will not be used as a vacation rental.

It is noted that the original SMA Use Permit Application PL-SMA-2023-000026 proposed a new two-story residence with four bedrooms, three-and-a-half baths and a septic system, a new one-story 'ohana unit with two bedrooms and one bath, a new stand-alone garage and the demolition of the existing house and shed on the property. The OPSD provided a comment letter on SMA Use Permit Application PL-SMA-2023-000026 on March 28, 2023, and on SMA Use Permit Application PL-SMA-2024-000054 that amends SMA Use Permit Application PL-SMA-2023-000026 on April 11, 2024, respectively.

The OPSD has reviewed the subject SMA Use Permit Application PL-SMA-2026-000093 and has no comments to offer.

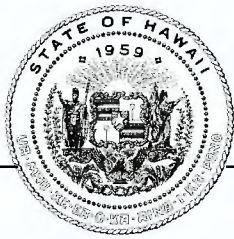
If you respond to this comment letter, please include DTS202604301405MO in the subject line. For any questions regarding this letter, please contact Tanner Gonzalez of our office at (808) 587-2830 or by email at Tanner.S.Gonzalez@hawaii.gov.

Sincerely,



Mary Alice Evans
Director

Enclosure
OPSD comment letter dated March 28, 2023 and April 11, 2024



STATE OF HAWAII OFFICE OF PLANNING & SUSTAINABLE DEVELOPMENT

JOSH GREEN, M.D.
GOVERNOR

SCOTT J. GLENN
INTERIM DIRECTOR

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

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

DTS 202302281322NA

Coastal Zone
Management
Program

March 28, 2023

Environmental Review
Program

Land Use Commission

Land Use Division

Special Plans Branch

State Transit-Oriented
Development

Statewide Geographic
Information System

Statewide
Sustainability Branch

Mr. Zendo Kern, Director
Department of Planning
County of Hawaii
East Hawaii Office
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720

Attn: Mr. Alex Roy

Dear Mr. Kern:

Subject: Special Management Area Use Permit Application (PL-SMA-2023-000026) to Demolish Existing Structure and Construct a Main Residence, Ohana Dwelling, Detached Garage, and Related Development; Waipunalei Homesteads, North Hilo, Hawaii; Tax Map Key: (3) 3-6-005: 002

Thank you for the opportunity to provide comments on Special Management Area (SMA) Use Permit Application (PL-SMA-2023-000026) to demolish an existing structure and construct a main residence, Ohana dwelling, detached garage, and related development, for Waipunalei homesteads, North Hilo, Hawaii, transmitted via memorandum dated February 24, 2023.

According to the subject application, the proposed project includes the following components:

- 1) A new two-story, four-bedroom, three & half bath residence with 3788 square feet interior and 2593 square feet accessory, built on concrete slab with concrete exterior walls at main floor. A septic system for the residence, located approximately 130 feet from the shoreline, will be installed.
- 2) A new one-story, two-bedroom, one bath Ohana house with 1575 square feet interior, 704 square feet accessory, built on concrete slab with concrete exterior walls. The Ohana house will be located approximately 230 feet from the shoreline.
- 3) A proposed stand-alone garage (1000 square feet) to be associated with and 28 feet from the Ohana house. The garage will be located approximately 300 feet

from the shoreline. A septic system to service both the Ohana and garage will be installed.

- 4) An existing house and shed, built in 1936, will be demolished.

Excavating and compacting activities are anticipated with approximately 50,000 square feet to be impacted by grading, excavating, fill and compacting activities for the project including septic systems and driveways. The total building area including accessory areas is 9,660 square feet.

The property is located within an area with high cliffs and there has historically been no shoreline access through the subject parcel.

The estimated cost of the proposed project is \$950,000.

The Office of Planning and Sustainable Development (OPSD) has reviewed the subject SMA Use Permit application, and has the following comments to offer.

1. The property site is presently zoned Agricultural by the County of Hawaii. The applicant shall consult and confirm with the County of Hawaii Planning Department as to whether the proposed residential development, with a two-story main dwelling, a one-story Ohana house and a detached garage, is consistent with the county land use and zoning policies.
2. If the proposed project disturbs one acre or more of land, or involves dewatering discharge activities, the applicant should consult with the Clear Water Branch, State of Hawaii Department of Health, for the requirement of a National Pollutant Discharge Elimination System Permit for construction of the subject project.
3. All excavation and grading activities shall be avoided within the shoreline area as determined by the County of Hawaii Planning Department. The OPSD concurs that site-specific mitigation measures shall be implemented to prevent any runoff, sediment, soil and debris potentially resulting from the proposed demolition and construction activities, including excavation, grading and staging, from adversely impacting the coastal ecosystem and the State waters as specified in Hawaii Administrative Rules Chapter 11-54.
4. In enacting Act 224, Session Laws of Hawaii 2005, the legislature found that light pollution in Hawaii's coastal areas and artificial lighting illuminating the shoreline and ocean waters can be disruptive to avian and marine life. All exterior lighting and lamp posts associated with the proposed residential development shall be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal

Mr. Zendo Kern
March 28, 2023
Page 3

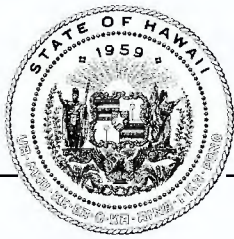
areas, and lessen possible seabird strikes. No artificial light, except as provided in Hawaii Revised Statutes §§ 205A-30.5(b) and 205A-71(b), shall be directed to travel across the property boundaries toward the shoreline and ocean.

If you have any questions regarding this comment letter, please contact Shichao Li of our office at (808) 587-2841 or by email at shichao.li@hawaii.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Glenn', written over a horizontal line.

for Scott J. Glenn
Interim Director



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

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

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

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

DTS202403141455NA

Coastal Zone
Management
Program

April 11, 2024

Environmental Review
Program

Land Use Commission

Land Use Division

Special Plans Branch

State Transit-Oriented
Development

Statewide Geographic
Information System

Statewide
Sustainability Branch

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

Attn: Alex Roy

Dear Mr. Kern:

Subject: Special Management Area Use Permit Application (PL-SMA-2024-000054) to Amend Special Management Area Use Permit No. PL-SMA-2023-000026 to Increase the Size of the Single-Family Residence to Change the Bedroom Count from Four to Five, Change the Style of the Roof, and Construct a 5-Foot High Rock Wall, and Two Gates, North Hilo, Hawai'i; Tax Map Key: (3) 3-6-005: 002

Thank you for the opportunity to provide comments on the Special Management Area (SMA) Use Permit Application (PL-SMA-2024-000054), transmitted via memorandum dated March 13, 2024, to amend SMA Use Permit No. PL-2023-000026, to increase the size of the single-family residence, change the style of the roof and construct a rock wall at Waipunalei Homesteads, North Hilo, Hawai'i.

According to the subject SMA Use Permit Application, the proposed new residence will increase interior size from the original proposal of 3,788 square feet to 4,420 square feet, and accessory size from 2,593 square feet to 2,942 square feet. Except for the change in bedroom count from four to five, the residence remains two stories with three and half baths. Height remains at approximately 28 feet and will not exceed a maximum of 35 feet.

In an area with high cliffs or *pali*, the property is located outside of flood zone and the 3.2-foot sea level rise exposure area.

Construction remains generally the same, built on concrete slab with concrete exterior walls at main floor, steel interior and second floor wall framing. The roof has been redesigned as a hip roof, and roof construction will be wood

Mr. Zendo Kern
April 11, 2024
Page 2

framing with metal roofing. No change to location, and the proposed residence development will be set back by a minimum of 120 feet from the shoreline. There is no change to the now permitted detached garage and detached bedroom. A septic system for the residence will be installed. The proposed 5-foot-high rock wall will be built slightly inside the property line along street.

Site specific best management practices will be developed and implemented to mitigate potential impacts from construction of the proposed residence development.

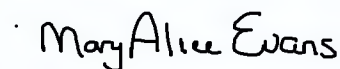
The estimated cost of the proposed project has changed from \$950,000 to \$1,079,000.

The Office of Planning and Sustainable Development (OPSD) has reviewed the subject SMA Use Permit Application and has the following comments to offer.

1. The subject SMA Use Permit Application on page 2 states that excavating and compacting activities are anticipated with approximately 50,000 square feet to be impacted by grading, excavating, fill and compacting activities for the total project including septic systems and driveways. Up to 4000 cubic yards of material may be brought in. The OPSD recommends that the applicant contact the State of Hawaii Department of Health, Clean Water Branch, to confirm whether a National Pollutant Discharge Elimination System (NPDES) Permit is required for construction storm water coverage if the proposed activities disturb one acre or more of total land areas.
2. In enacting Act 224, Session Laws of Hawaii 2005, the legislature found that light pollution in Hawaii's coastal areas and artificial lighting illuminating the shoreline and ocean waters can be disruptive to avian and marine life. All exterior lighting and lamp posts associated with the proposed residential development shall be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas, and lessen possible seabird strikes. No artificial light, except as provided in Hawaii Revised Statutes §§ 205A-30.5(b) and 205A-71(b), shall be directed to travel across the property boundaries toward the shoreline and ocean.

If you respond to this comment letter, please include DTS2024003141455NA in the subject line. For any questions regarding this letter, please contact Shichao Li of our office at (808) 587-2841 or by email at shichao.li@hawaii.gov.

Sincerely,



Mary Alice Evans
Director



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

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

May 20, 2026

COH PLANNING DEPT
MAY 21 2026 PM 3:24

REC'D HAND DELIVERED

TO: Mr. Jeffrey Darrow, Director
Planning Department

FROM: Keith K. Okamoto, Manager-Chief Engineer

SUBJECT: **Special Management Area Use Permit Amendment Application (PL-SMA-2026-000093)**
Special Management Area Use Permit No. PL-SMA-2024-000026
Applicant: Punalei Makai Living Trust
Request: Amendment to SMA Use Permit No. PL-SMA-2024-000026 to
Increase Size of First Farm Dwelling from 2 to 4 Bedrooms, Add a
Family Room and Bathroom, and Enlarge Septic System to Accommodate
Additional Bedrooms
Tax Map Key 3-6-005:002

Please be informed that we have reviewed the subject request and have no objections.

We would like to reiterate that each existing water service is limited to an average daily usage of 400 gallons.

As there is proposed agricultural activity within the subject parcel, a reduced pressure type backflow prevention assembly must be installed within five (5) feet of each existing meter on private property. The installation of the backflow prevention assembly must be inspected and approved by the Department before commencement of water service. A copy of the Department's backflow prevention handout will be sent to the applicant to help them understand this requirement.

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 – Punalei Makai Living Trust (w/copy of the DWS Backflow Prevention Handout)
Ms. Val Colter

Planning Dept.
Exhibit 5

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

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