

DAVID Y. IGE
GOVERNOR OF
HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

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

**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

Ref: OCCL:RB

CDUA HA-3895

Acceptance Date: 5/9/22
180 Day Expiration Date: 11/5/22

James Leonard
J M Leonard Planning, LLC
56 Laukona Street
Hilo, HI 96720

Dear Mr. Leonard,

**NOTICE OF ACCEPTANCE AND PRELIMINARY ENVIRONMENTAL
DETERMINATION
Conservation District Use Application (CDUA) HA-3895
(Board Permit)**

This acknowledges the receipt and acceptance for the processing of your client's CDUA for a Single-Family Residence (SFR) and related improvements located at 32-620 Piha-Kahuku Road, Piha, North Hilo, Island of Hawai'i, TMK (3) 3-2-004:037. The approximately 17.24-acre property is in the Resource Subzone of the State Land Use Conservation District. The property is accessed from an unpaved extension of Piha-Kahuku Road. The property is described as Lot 2 of the Piha Homestead Subdivision and is located at a 1,700 feet elevation. The Hilo Forest Reserve extends mauka of the Piha Homestead Subdivision.

The applicant proposes to construct a 1,693 single-story, post and pier, single-family residence (SFR) with a storage loft, two bathrooms, a living room and kitchen, front and rear stairways, and several covered lanai. Additional improvements will include a separate 2-car carport/utility storage structure, water catchment tank (10,000 gallons), propane gas tank, and raised garden planters. In total the SFR and improvements will be 2,620 sf. The proposed SFR will additionally include solar photovoltaic panels on the garage, a satellite telecommunications dish, a back-up electrical generator, and an individual wastewater system.

The structure will be set back a minimum of 25-feet from the property boundary. The SFR and improvements are proposed within a 20,621-sf graded disturbance footprint, near the property's southeast boundary, and adjacent to the unpaved Piha-Kahuku Road extension. A pig-proof hog wire perimeter fence will enclose the developed footprint which will include a rock wall entry feature and a metal gate at the project entry. Trenching is proposed for the septic system, water

lines, and electrical power lines; total proposed area to be trenched is 466 sf. Grading for the project area will involve approximately 700 cubic yards of cut and would be balanced with fill.

Landscaping is proposed within the disturbance footprint and will include removing invasive species and replanting with native trees and ground covers such as ohia, uluhe and hapuu ferns. A home garden is also planned which would consist of raised bed planters.

Two streams are located near or within the property's boundaries: Waikaumalo and Kalaeha. Waikaumalo stream is just outside the northwestern edge of the property and Kalaeha stream crosses lengthwise through the property's middle section. The proposed SFR and improvements would be over 325 feet from Kalaeha stream and would be over 1,000 feet from Waikaumalo stream.

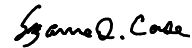
After reviewing the application, the department finds that:


1. The proposed use is an identified land use in the Resource subzone of the Conservation District, pursuant to the Hawaii Administrative Rules (HAR), 13-5. Please be advised, however, that this finding does not constitute approval of the proposal.
 - HAR, §13-5-24, R-7, **SINGLE FAMILY RESIDENCE**, (D-1) A single family residence that conforms to design standards as outlined in HAR, §13-5.
 - HAR, §13-5-23, L-2, **LANDSCAPING** (D-1) Landscaping (including clearing, grubbing, grading, and tree removal), including chemical and mechanical control methods, in accordance with state and federal laws and regulations, in an area of or more than 10,000 square feet. Any replanting shall be appropriate to the site location and shall give preference to plant materials that are endemic or indigenous to Hawaii. The introduction of invasive plant species is prohibited.
 - HAR, §13-5-22, P-2, **STRUCTURES, ACCESSORY**, (B-1) Construction or placement of structures accessory to existing facilities or uses.
2. Pursuant to HAR, §13-5-40 (a) a public hearing will not be required;
3. In conformance with Hawaii Revised Statutes (HRS), 343, as amended, and HAR, 11-200.1, a finding of no significant impact to the environment (FONSI) is anticipated for the proposed project; and
4. Please be informed that your responsibility includes complying with the provisions of Hawaii's Coastal Zone Management law (Chapter 205A, HRS) that pertain to the Special Management Area (SMA) requirements administered by the various counties.

Additionally, pursuant to Hawaii Administrative Rules (HAR) §13-5 Exhibit 4, all structures are to be connected, or the best alternative. You state, "the carport is separated from the house, to best fit this structure to the site and, thus, minimize the grading required for its foundation and driveway approach." Please elaborate on this statement, is this the best alternative? Were alternatives considered? Why is the carport located where it is?

Upon completion of the application review process, the subject CDUA will be reviewed by the Board of Land and Natural Resources (Board) for consideration. The Board has the final authority to modify, grant, or deny permits. Should you have any questions, please feel free to contact Rachel Beasley at rachel.e.beasley@hawaii.gov or work cell (808) 798-6481.

Sincerely,



SUZANNE D. CASE, Chairperson 
Board of Land and Natural Resources

cc: Hawaii Board Member
HDLO/CWRM/SHPD/DOFAW/DOCARE
OHA/USFWS/Na Ala Hele/Eng
County of Hawaii, Planning Department
County of Hawaii, Fire Department
Laupahoehoe Library
State Library