

**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
Honolulu, Hawaii**

File No: HA-3878
180-Day Exp. Date: July 11, 2022

June 9, 2022

**Board of Land and
Natural Resources
State of Hawai'i
Honolulu, Hawai'i**

REGARDING: Conservation District Use Application (CDUA) HA-3878 for the Holcomb Single Family Residence (SFR) and Related Improvements, Landscaping, and Signs

**APPLICANT/
LANDOWNER:** Kelly Holcomb, Trustee of the Holcomb Family Trust

AGENT: Steven S.C. Lim, Esq., Carlsmith Ball, LLP

LOCATION: 28-3426 Hawaii Belt Road, Malamalama Iki, S. Hilo, Hawaii

**TAX MAP KEY
(TMK):** (3) 2-8-012:028

AREA OF PARCEL: 6.485 acres

USE: Single-family residence (SFR) (4,811 sq. ft.); Associated Structures; Landscaping; and Signs

SUBZONE: Resource

DESCRIPTION OF AREA/CURRENT USE

The property is bounded by Highway 19 on the southwest, a private property on the southeast, and the ocean on the northeast and northwest (**see Exhibit 1**). Access to the property is from Highway 19 via a gravel roadway fully contained within a private roadway easement (.030-acre) over adjoining TMK (3) 2-8-012:029. The applicant has legal recorded access over this 0.030-acre area as successors and assigns to a Grant of Easement for Roadway Purposes dated September 24, 1996, recorded as Document No. 96-139859 with the State Bureau of Conveyances (**see Exhibit 2**).

The proposed single-family dwelling and related accessory uses are located in the Resource Subzone of the State Land Use Conservation District. This is a coastal property that is currently vacant. There are no existing utilities servicing the property. It is a moderately sloping property which is perched on a bluff measuring 120 to 170 feet above sea level and was cultivated for more than a century in sugarcane. According to the applicant, the property is now covered almost entirely by invasive trees, shrubs, and grasses. The surface of the property consists of weathered soils derived from regional ash deposits and alkalic basalt lava flows. There are no streams, springs or anchialine ponds found within the vicinity of the proposed project.

This property is located on a small, unnamed promontory immediately south of the mouth of the Honomū Bay (see **Exhibit 3**). The coastline for a dozen miles, in both directions, consists of rocky headlands with small embayments at stream mouths. Located makai at the northern point of the peninsula, northeast and outside the makai boundary of the property, is a fishing spot known as “Ladders.” The site was formerly used by area shoreline fisherman who used the wooden ladders or rappelled to descend the cliff to the shoreline below. Due to ladder deterioration, they are no longer used; currently, fishermen with rappelling expertise are only able to use this fishing site. (see **Exhibit 4**).

The coast of this part of Hawai‘i faces the open ocean with no barrier of offshore reefs or bars. The property’s north side faces essentially directly north, where North Pacific swells can reach significant heights of 20 feet or more and are a major contributor to coastal erosion and storm damage. The property’s southern coastal portion is well shadowed from the direct onslaught of the waves. At the base of the cliffs is a zone of rubble from cliff collapse, beyond which are massive blocks armoring the base and/or well-rounded boulders, seaward of which are offshore lava benches. This is a zone of slow, but active erosion of the massive basal flows that support the cliffs. Retreat of the upper cliff edge is almost entirely caused by rock fall.

A geologist inspected air photos and digital aerial imagery of the property from 1954, 1964, and 1977 and compared them with large-scale maps from the plantation era and modern imagery and field observations. These sources spanned 90 years and yielded no apparent changes in the configuration of the headland or of any major changes in coastal morphology. Given the lack of measurable changes on the photos, the minimum Average Annual Erosion Rate (AAER) for the property may be zero. However, photographic resolution precludes the identification of any changes smaller than a single pixel (estimated to resolve to ~10 square feet.) Thus a maximum average annual rate of erosion of 0.15 feet per year is possible.

Hazards

The volcanic hazard mapping produced by the U.S. Geological Survey places the property in Lava Flow Hazard Zone 8 on a scale of ascending risk from 9 (low) to 1 (high). The project area has not been affected by lava flows for the past 10,000 years.

The island of Hawai‘i experiences high seismic activity. The proposed residence area is moderately sloped and near the center of the property. The home is setback 130 feet from the nearest pali edge.

A Flood Zone Map obtained from the State’s Flood Hazard Assessment Tool website shows that the entire property above the pali is classified in Flood Zone X, which are areas with minimal flood hazards, including tsunami inundation (see **Exhibit 5**).

The proposed home is at an approximate elevation of 149 feet above mean sea level. The Sea Level Rise Exposure Area map places the home site well out of the effective flood zone (see **Exhibit 6**).

Flora and Fauna

U.S. Department of Agriculture and Geological Survey air photos from 1954, 1965, and 1977 indicate that virtually the entire property was formally cultivated in sugarcane. After sugarcane cultivation ceased in the 1980s, the property was reportedly used for cattle pasture and raising pigs. Since this time, tree cover has rapidly increased and now makes up over half the vegetation cover, although sections dominated by various grasses persists.

Over most of the property, a wide variety of grasses dominate the grass layer, including guinea grass (*Megathyrsus maximus*), California grass (*Urochloa mutica*), and Lyon's grass (*Themeda villosa*), as well as smaller grasses, especially crabgrasses (*Digitaria* spp.). The tree species located on the property are primarily composed of fiddlewood (*Citharexylum caudatum*), common guava (*Psidium guajava*), African tulip (*Spathodea campanulata*), and Alexander palms (*Archontophoenix alexandrae*). Additionally present are gunpowder tree (*Trema Orientales*), macaranga (*Macaranga mappia*), albizia (*Falcataria moluccana*), and Chinese banyan (*Ficus macrocarpa*).

No uniquely valuable habitats, rare or endangered plant species, or existing or proposed federally designated critical habitats for plants (or animals) is present on or near the property. No threatened or endangered or rare or unusual native plant species were present.

A total of eight bird species were observed and all of them were common non-natives of urban, suburban and rural areas. Most common were Japanese white-eyes (*Zosterops japonicus*), common mynas (*Acridotheres tristis*), and striped doves (*Geopilia striata*). Due to ocean proximity, migratory birds such as the 'ulili (*Tringa incana*), 'akekeke (*Arenaria interpres*), kolea (*Pluvialis fulva*) and the seabird black noddy (*Anous minutus melanogenys*) might be present on the property, although none were observed. The formerly endangered Hawaiian Hawk (*Buteo solitarius*), the endangered nēnē (*Branta sandwicensis*), the endangered band-rumped storm petrel (*Oceanodroma castro*), the Hawaiian petrel (*Pterodroma sandwichensis*), and the threatened Newell's shearwater (*Puffinus auricularis newelli*) were not observed but could possibly be found within the property; however, based on this property's existing habitat the likelihood that these species would be found on this property is extremely rare.

Hawaiian hoary bats (*Lasiurus cinereus semotus*) are likely to be found on the property, although none were observed. Only one non-native mammal was observed on the Property, which was likely semi-feral pigs. While not observed, it was also concluded that small Indian mongooses, mice, rats, cats, and domestic dogs are likely to be present.

Historic/Cultural

An archeological inventory survey (AIS) and a cultural impact assessment (CIA) were prepared for the property. Both reports were prepared by ASM Affiliates.

The AIS identified two sites: Site 50-10-26-24212 and Site 50-10-26-31238. Site 24212 is the previously recorded Hilo Railroad-Hawaii Consolidated Railway bed near the western boundary of the property. This site was highly eroded, and no other infrastructural elements associated with

the site were found. Site 31238 is a newly recorded site which is a cut earthen ditch located along the southeastern edge of the Malamalama Gulch near the northern boundary of the property. This earthen ditch was determined to be a small remnant section of an historic flume that had once traversed the site. This section of the ditch was found to be highly eroded and the structural elements that were formally associated with the flume are no longer present. Both sites were documented in the survey and no additional historic preservation work was recommended for either site (see **Exhibit 7**). The recommended determination of effect for the property was determined to be “no historic properties affected.”

The CIA identified seven community members who were long-time residents of the area and believed to have knowledge of past land-use, history, or cultural information; five agreed to be interviewed. No specific resources were identified on the actual property and all interviews focused on the shoreline resources. The consulted parties identified the prior use of the “Ladders” fishing site to access the shoreline below the property. The “Ladders” fishing site consists of a series of dilapidated ladders that descend approximately 100 feet down a steep sea cliff at a peninsula located outside of the property, near the makai (northeast) corner property boundary. The consulted parties expressed a desire to allow for continued access to the “Ladders” fishing site.

Part of the CDUA process requires that the applicant submit a Hawai‘i Revised Statutes (HRS), 6E form developed by the State Historic Preservation Division (SHPD). The OCCL initially consulted (sending the 6E form via HICRIS) with the SHPD on July 17, 2021; the SHPD acknowledged receipt and assigned the project, Project Number 2021PR00826. The SHPD reviewed the AIS survey, approved it, and concurred with the findings (see **Exhibit 8**).

PROPOSED USE

The applicant proposes to construct a 4,811 square feet, one-story SFR that will consist of 3-bedrooms and 3.5 baths, a kitchen, pantry, dining room, living room, and laundry room. The SFR interior’s living area is proposed at approximately 3,018 square feet. The SFR includes a covered lanai area of approximately 711 square feet; an entry and landing of approximately 88 square feet; a 2-car enclosed garage and utility room of approximately 630 square feet; and a below grade swimming pool at approximately 364 square feet. Associated structures to support the SFR include a 6’ x 6’ wide shed set upon a 36 square foot concrete utility pad for a private well and pump system; two 12 square foot concrete utility pads, one for a generator and one for a propane tank; and a 6 square foot concrete pad for A/C compressors (see **Exhibit 9**). The property is accessed from an A/C paved pull-out located on the makai side of Highway 19 (Hawaii Belt Road) near mile marker 12. Once off Highway 19, access to the property is over a .03-acre road access easement located on adjacent TMK (3) 2-8-012:029.

The proposed SFR will be off-grid and powered by a photovoltaic (PV) system and backup generator. A roof-top PV system will provide the electrical needs for the SFR. Telephone service will be connected to the SFR via an above ground telephone wire from a utility pole along Highway 19. Potable water will be provided by an on-site, private water well and pump system. An individual wastewater treatment system (IWS) comprised of a 120 square foot septic tank with a

capacity for up to 1,000 gallons, and 390 square foot septic infiltration bed will provide wastewater disposal. Three shallow dry wells will handle drainage.

An approximately 1,575 linear feet, 4-foot-tall perimeter hog wire fence is proposed to secure the SFR. Proposed fencing will not have barbed wire. It will include a 4-foot-tall entry gate over the improved driveway which will be located along a portion of the southeast property boundary. As previously noted, access to this property is via the adjacent property, TMK 2-8-012:029, by means of a road access easement which generally follows the alignment of the old Cane Haul Road. While the applicant currently does not propose improvements to the gravel road on Parcel 29 (except vegetation clearing), they do propose improvements to the roadway segment within their property. Roadway improvements will include grading and installation of a concrete driveway with an approximate 16-foot width.

The proposed SFR site will be located near the property's center, at an elevation of approximately 149 feet above mean sea level and will be setback a minimum of 130 feet from the pali edge. The minimum setback exception from the pali is the proposed fence which will be 10 feet offset from the property's boundary along the pali (this will ensure a 10-foot walking area between the fence and the pali for fishing access). Land clearing and construction activities would occur over just under an acre. Proposed trenching will include a pool 448 sq. ft.; CATV/Telephone 484 sq. ft.; and septic system 510 sq. ft. Proposed grading is approximately 2,000 cubic yards and fill of 2,752 cubic yards. Approximately 752 cubic yards of concrete and gravel will be imported to level out the dwelling pad site and associated uses.

The "Ladders" fishing site is located adjacent to the property, which is located on the makai (northeast) corner of the property. The applicant proposes to provide a 3 car (maximum) parking area, mauka of the driveway and entry gate, within the property for use by the Makahanaloa Fishing Association to access this fishing site. Pedestrian access to the "Ladders" fishing site would follow along (mauka-makai) the proposed fencing on the applicant's property and adjacent to Parcel 29 and then would continue along the makai fencing portion towards the northeast. The applicant intends to keep the coastal access corridor in private ownership. Additionally, the applicant proposes to install a maximum of 8 informational and warning signs to inform the public of the dangers of steep cliffs and that they are on private property.

Historically the property was used for commercial sugarcane cultivation which altered the original landscape and vegetation. Proposed landscaping will include 88% native planting and 12% ornamental planting. Landscaping will replace non-native vegetation near the SFR with native, Polynesian and non-invasive ornamental trees, groundcover and ferns, along with some fruit trees and a kitchen garden. The applicant will ensure that the existing native plants hala, naupaka, and neneleau are preserved. The plan also includes removal of various non-native trees—especially ironwood and fiddlewood—to stabilize the cliff, promote native vegetation, and open a view corridor to the north/northeast. The applicant states that no native species will be disturbed.

OTHER ALTERNATIVES CONSIDERED:

Alternative 1: No Action. Under the No Action Alternative, the residence would not be built. The lot would remain unused except for perhaps temporary camping and picnicking by the owner and

his guests. The EA considers the No Action Alternative as the baseline by which to compare environmental effects from the project.

Alternative 2: Proposed Project, Alternative House Sites, and Alternative Uses. The proposed project and its location are described above. The selected home site location was chosen in order to enjoy coastal breezes and views on the property while avoiding shoreline hazards and interfering with shoreline processes and recreation.

Other locations on the property could also serve as the residence site, but none have the advantages of the proposed site in terms of breezes, views, and shoreline hazard avoidance. The proposed location already has a long-established cane road/driveway reinforced in the plantation days with large gravel, which helps provide stability in the ash-derived soil.

SUMMARY OF COMMENTS

The Office of Conservation and Coastal Lands referred the application, as well as the Final Environmental Assessment (EA) to the following agencies and organizations for review and comment:

State Agencies:

DLNR, Division of Conservation and Resource Enforcement
DLNR, Division of Aquatic Resources
DLNR, Engineering Division
DLNR, Hawaii Land Division
DLNR, Division of Forestry and Wildlife
DLNR, Commission on Water Resource Management
DLNR, Na Ala Hele
Office of Hawaiian Affairs

County Agencies:

County of Hawai'i, Department of Planning
County of Hawai'i, Fire Department
County of Hawai'i, Public Works Department

Federal Agency:

U.S. Fish and Wildlife

In addition, this application was also sent to the nearest public library, the Hilo Public Library, and the Hawaii Document Center to make this information readily available to those who may wish to review it.

Comments were received by the following agencies and individuals and summarized by Staff as follows:

THE STATE

DEPARTMENT OF LAND AND NATURAL RESOURCES

Hawaii District Land Office:

Comments: No Comments.

Division of Forestry and Wildlife:

Comments: The Hawaiian Hawk and Hoary bat may occur in the area. To prevent Rapid Ohia Death (ROD), review and follow <https://cms.ctahr.hawaii.edu/rod>. Recommend plant/soil movement be minimized between worksites. Use native plants for landscaping; do not use invasive plants. Any nighttime lighting should be fully shielded to minimize impacts to seabirds.
Response: Please note that all relevant avoidance and mitigation measures are already provided in the EA.

Commission on Water Resource Management:

Comments: A well construction permit and pump installation permit will be required. There may be the potential for ground or surface water degradation/contamination and recommend that project approvals be conditioned upon review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Response: The Department of Health has reviewed the EA, and it's understood that a well construction permit, a pump installation permit will be required.

DEPARTMENT OF TRANSPORTATION

Highways Division:

Comments: Use of an existing unpaved driveway on Mamalahoa Highway needs to be approved by the HDOT for change in use and shall meet design standards. The Jurisdiction of roadways and driveway in the vicinity was not clear.

Response: The applicant has commenced consultation with the HDOT regarding the existing permitted access to Mamalahoa Highway and will implement any required driveway improvements. The property is accessed via two private easements located on TMK (3) 2-8-012:029. These private easements, approximately 0.030 and 0.345 acres, allow access to the paved widened section of the Mamalahoa Highway right-of-way.

DEPARTMENT OF HEALTH

Clean Air Branch

Comments: Reference to DOH-CAB standard comments

Response: We reviewed the standard comments as part of EA preparation; no air pollution control permit will be needed, and no asbestos is involved. Prior to the start of construction, contractors will implement erosion and dust control measures.

COUNTY OF HAWAI'I

COUNTY OF HAWAI'I PLANNING DEPARTMENT

Comments: The subject parcel is located in the State Land Use Conservation District and is designated as "Open" by the Hawaii County General Plan Land Use Pattern Allocation Guide

(LUPAG) Map. A Special Management Area permit/approval is required from the County of Hawaii.

Response: The proposed land use is being applied for through a Conservation District Use Application in conformance with rules for this district.

COUNTY OF HAWAI'I PUBLIC WORKS DEPARTMENT

Comments: All development generated runoff shall be disposed of on-site and shall not be directed toward adjacent properties. All earthwork and grading shall conform to Chapter 10, Erosion and Sedimentation Control. The subject property is within Flood Zone X.

Response: The applicant understands the requirement to conform to applicable drainage regulations and policies. The project will conform to Chapter 10.

FEDERAL AGENCIES

U.S. FISH AND WILDLIFE

Comments: We submit a table that lists protected species most likely to be encountered by projects implemented within the vicinity of your project.

Response: The EA for this project recorded a need for commitment to various avoidance and mitigation measures where listed species had even a small potential to be impacted.

COMMENTS FROM THE PUBLIC

Comments: Ken Church: No official boundary interpretation has been issued by the LUC regarding the property; this property may be two legal lots of record. The existing evidence suggest this property is mostly located in State Agricultural District and not in the State Conservation District.

Response: The attorneys for the landowner researched the legal lot question; the project's surveyor was unable to determine the exact metes and bounds location of the railroad. The landowner has relied on the maps provided by the Land Use Commission on their website, which clearly shows the property within the Conservation District.

ANALYSIS

Following review and acceptance for processing, the Applicant was notified, by correspondence dated January 14, 2022, that:

1. The proposed uses are identified land uses in the Resource subzone of the Conservation District, pursuant to Hawai'i Administrative Rules (HAR), §13-5-24, R-7, **SINGLE FAMILY RESIDENCE**, (D-1) A single family residence that conforms to design standards as outlined in HAR, Chapter §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-7, **SIGNS**, (B-1) Signs, including safety signs, danger signs, no trespassing signs, and other informational signs. No signs shall exceed twelve square feet in area and shall be non-illuminated. All signs shall be erected to be self-supporting and be less than

or equal to eight feet above finished grade. Please be advised that these findings do not constitute approval of the proposal;

2. Pursuant to HAR §13-5-40 HEARINGS, a Public Hearing will not be required;
3. In conformance with Chapter 343, Hawaii Revised Statutes (HRS), as amended, and Chapter 11-200.1, HAR, a finding of no significant impact to the environment (FONSI) was determined for the Final Environmental Assessment (FEA) which was published in the November 23, 2021, edition of the Environmental Review Program's (ERP) *The Environmental Notice*; and
4. The subject property is in the Special Management Area (SMA). At the April 7, 2022, Windward Planning Commission meeting, the Commission voted to approve the SMA major permit for the Holcomb Family Trust Family Residence and Related Development Project.

CONSERVATION CRITERIA

The following discussion evaluates the merits of the proposed land use by applying the criteria established in §13-5-30, HAR.

- 1) *The proposed use is consistent with the purpose of the Conservation District.*

The objective of the Conservation District is to conserve, protect, and preserve the important natural resources of the State through appropriate management and use to promote their long-term sustainability and the public health, safety, and welfare.

After nearly a century of sugarcane cultivation, the parcel consists primarily of invasive plants species. No observable endangered or otherwise rare bird or mammal species within the property or immediate vicinity were noted.

The proposed uses will be sufficiently set back from the shoreline so as to have no impact to the coastal related resources or on the public's ability to access or utilize the coastal resources that front this property. Traditional subsistence gathering will continue within the property because the applicant will provide access to the "Ladders" site for local fisherman.

The applicant will preserve existing native plants hala, naupaka, and neneleau. They proposed to remove approximately 12 invasive tree species in the area where the dwelling will be located.

- 2) *The proposed land use is consistent with the objectives of the Subzone of the land on which the use will occur.*

The objective of the Resource Subzone is to ensure, with proper management, the sustainable use of the natural resources of those areas. A Single Family Residence is an identified land use pursuant to Hawai'i Administrative Rules (HAR), §13-5-24, R-7, **SINGLE FAMILY RESIDENCE**, (D-1) A single family residence that conforms to design standards as outlined in HAR, Chapter §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-7, **SIGNS**, (B-1) Signs, including safety signs, danger signs, no trespassing signs, and other informational signs. No signs shall exceed twelve square feet in area and shall be non-illuminated. All signs shall be erected to be self-supporting and be less than or equal to eight feet above finished grade

- 3) *The proposed land use complies with the provisions and guidelines contained in Chapter 205A, HRS entitled "Coastal Zone Management", where applicable.*

The objectives, policies, and guidelines of the Coastal Zone Management (CZM) program contained in Chapter 205A, Hawai'i Revised Statutes (HRS), are focused on the preservation, protection, and where possible, the restoration of the natural resources of the coastal zone in Hawai'i. The subject property is in the SMA and an SMA major permit was submitted to the County of Hawaii. The Windward Planning Commission approve an SMA major permit for this property at their April 7, 2022, meeting.

- 4) *The proposed land use will not cause substantial adverse impact to existing natural resources within the surrounding area, community or region.*

Historical sugarcane cultivation altered the original landscape and vegetation. The applicant states that the existing native species will not be disturbed. Additionally, the project includes removal of various non-native trees to stabilize the cliff and promote native vegetation. Landscaping will include 88% native planting and 12% ornamental planting.

The shoreline is 50 to 100 feet below the top of the pali and pedestrian access to the shoreline will be maintained. The applicant has identified several mitigation measures that will be implemented during the construction and duration of the proposed land uses that should minimize or eliminate the interference, nuisance, harm, or hazard that the project may cause.

- 5) *The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels.*

The proposed project will involve approximately 0.98 acres of the 6.485-acre parcel and will be cited in the middle of the property. It is not anticipated to change the property's visual attributes; the home site will not be visible from Highway 19 or from the shoreline. Additionally, the applicant will implement earth tone colors for the SFR and accessory structures to help blend in with the surroundings. The rest of the property will continue to remain in its natural condition except for the removal of certain invasive plant/tree species throughout the property.

The abutting property immediately northwest of the project parcel (TMK (3) 2-8-013:010) is dual classified as State Land Use Agriculture and Conservation: this parcel contains 2 large dwellings and an agricultural building. Immediately adjacent to parcel 10 is TMK (3) 2-8-013:038 which contains the Palms Cliff House Inn, a bed and breakfast operation. The proposed project parcel is located less than 1,300 feet from the town of Honomu. Based on the surrounding uses, the proposed project is compatible with the area.

- 6) *The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, whichever is applicable.*

The proposed SFR will be set back a minimum of 130 feet from the top of the pali and no changes to the shoreline are proposed. The project is not anticipated to change the property's visual attributes as the proposed home site will not be visible from Highway 19 or from the shoreline. The SFR and associated improvements will conform with HAR §13-5, Exhibit 4 Compatibility Provisions such as paint color and surface structure being earth toned or compatible with the surrounding area.

As previously mentioned, the applicant states that no native species will be disturbed. Invasive tree removal will occur in 3 zones: cliffside, house site area, and along the common boundary with parcel 29. The removal of various non-native trees (ironwood and fiddlewood) would stabilize the cliff, promote vegetation, and open a view corridor. The applicant states that the view corridor will not adversely affect any views of the property from the shoreline or Highway 19. Additionally, the applicant proposes to replace the ironwood trees along the cliff with hala, which would restore the existing landscape to a more natural setting.

- 7) *Subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District.*

No subdivision of land is proposed for this project.

- 8) *The proposed land use will not be materially detrimental to the public health, safety and welfare.*

Staff believes the proposed land use will not be materially detrimental to the public health, safety, and welfare as mitigated. The proposed residence is setback from the shoreline at

130 feet from the nearest pali edge. The applicant will provide shoreline access to the “Ladders” fishing site and will provide safety signs specific to this site.

CULTURAL IMPACT ANALYSIS:

The subject property was formally cultivated in sugarcane and the CIA’s analysis found that traditional and cultural subsistence practices were primarily limited to gathering at the shoreline. According to the CIA, the shoreline was accessed through the property using methods to rappel down the sea cliffs. Consulted parties identified the “Ladders” fishing site as the shoreline access from below the property. The parties expressed a desire for continued access to this site for continued subsistence shoreline gathering. To ensure continued access, the applicant has reached an agreement with the Makahanaloa Fishing Association to assist with the management of the coastal access corridors.

The AIS identified Sites 24212, a highly eroded portion of the Hilo Railroad-Hawaii Consolidated Railway bed, and 31238, an historic flume. Site 24212 is eroded and contains no other infrastructural elements associated with the railroad. Site 31238 was found to be highly eroded and the structural elements that were formally associated with the flume are no longer present. No historic preservation work was recommended for either site. A determination of “no historic properties affected” was recommended and the SHPD concurred with this recommendation.

The applicant states that they are committed to providing access to area fisherman and will provide access through their property to the “Ladders” site, in addition to providing 3 parking stalls on-site for these fisherman. Known traditional and customary native Hawaiian practices and other valued cultural, historical or natural resources on the property are located at the shoreline area and access to these resources will continue to be recognized and allowed by the applicant.

DISCUSSION

The proposed project entails a single-family residence built upon a concrete slab to include a covered lanai, swimming pool, and 2-car garage. The applicant proposes invasive tree removal, landscaping, fence installation, and sign installation. The proposed signs’ purpose is to warn the public of the dangers of steep coastal sea cliffs and to inform the public that they are on private land. The signs will be posted along the “coastal access” corridors to access the “Ladders” fishing site. Fishing activities with this site will continue through managed access via community members.

The proposed residence is a 4,811 square foot, one-story SFR that will consist of 3-bedrooms and 3.5 baths, a kitchen, pantry, dining room, living room, and laundry room. The SFR’s interior living area is proposed at approximately 3,018 square feet. The SFR includes a covered lanai area of approximately 711 square feet; an entry and landing of approximately 88 square feet; a 2-car enclosed garage and utility room of approximately 630 square feet; and a below grade swimming pool at approximately 364 square feet. The proposed residence is consistent with Chapter 13-5, Hawaii Administrative Rules, Exhibit 4, Single Family Residential Standards.

The SFR is designed to support efficient energy and materials used to promote natural ventilation and lighting within the dwelling. Landscaping was designed to decrease solar gain of the SFR, which will lessen the need for air conditioning. The SFR will be off-grid (with the exception of hardline telephone service) and supported by a rooftop PV system with backup storage. The applicant proposes to install energy-efficient appliances; water-efficient low flow toilets and fixtures will be installed in the home to limit the amount of water and power needed.

Land clearing for construction activities will occur over approximately 0.98 acres. Proposed grading will consist of approximately 2,000 cubic yards and fill of 2,752 cubic yards. Grading activities would generally occur at the house pad site and extend outward to cover the driveway turnaround, garage entry, pool, septic system, utilities, driveway, and entry gate. Approximately 752 cubic yards of concrete and gravel will be imported to level out the dwelling pad site and associated uses, including the pool and driveway.

No streams or other water bodies are present on the property. All construction activities will follow Best Management Practices to mitigate impacts of earthwork and grading activities; water quality and hazardous materials; exterior lighting; and avoid impacts to endangered or rare native birds and the Hawaiian hoary bat.

The proposed residence and improvements will be setback a minimum of 130 feet from the pali's edge and will be located outside of the SLR-XA (sea level rise exposure area) of 3.2 feet. The applicant will remove non-native trees along the coastal property portion and will plant native hala trees in this area. In a November 8, 2021, letter, the SHPD found that Sites 24212 and 31238 had been adequately documented and concurred with the effect determination of "no historic properties affected."

Based on the information provided, staff believes that the project will have negligible adverse environmental or ecological effects provided that best management practices and mitigation measures as described in the application and environmental assessment, and as required by rule or laws, are fully implemented.

RECOMMENDATION

Based on the preceding analysis, staff recommends that the Board of Land and Natural Resources APPROVE Conservation District Use Application HA-3878 for the Holcomb Single Family Residence (SFR) and Related Improvements, Landscaping, and Signs located at 28-3426 Hawaii Belt Road, Malamalama Iki, S. Hilo, Hawaii, TMK (3) 2-8-012:028 subject to the following conditions:

1. The permittee shall comply with all applicable statutes, ordinances, rules, and regulations of the federal, state, and county governments, and applicable parts of this chapter;
2. The permittee, its successors and assigns, shall indemnify and hold the State of Hawai'i harmless from and against any loss, liability, claim, or demand for property damage, personal injury, and death arising out of any act or omission of the applicant, its

successors, assigns, officers, employees, contractors, and agents under this permit or relating to or connected with the granting of this permit;

3. The permittee shall comply with all applicable Department of Health administrative rules;
4. The single family residence shall not be used for rental or any other commercial purposes unless approved by the board. Transient rentals are prohibited, with the exception of wilderness camps approved by the board;
5. The permittee shall provide documentation (e.g., book and page or document number) that the permit approval has been placed in a recordable form as a part of the deed instrument, prior to submission for approval of subsequent construction plans;
6. Before proceeding with any work authorized by the department or the board, the permittee shall submit four copies of the construction plans and specifications to the chairperson or an authorized representative for approval for consistency with the conditions of the permit and the declarations set forth in the permit application. Three of the copies will be returned to the permittee. Plan approval by the chairperson does not constitute approval required from other agencies;
7. Unless otherwise authorized, any work or construction to be done on the land shall be initiated within one year of the approval of such use, in accordance with construction plans that have been signed by the chairperson, and shall be completed within three years of the approval of such use. The permittee shall notify the department in writing when construction activity is initiated and when it is completed;
8. All representations relative to mitigation set forth in the accepted application and environmental assessment or impact statement for the proposed use are incorporated as conditions of the permit;
9. The permittee shall plan to minimize the amount of dust generating materials and activities. Material transfer points and on-site vehicular traffic routes shall be centralized. Dusty equipment shall be located in areas of least impact. Dust control measures shall be provided during weekends, after hours and prior to daily start-up of project activities. Dust from debris being hauled away from the project site shall be controlled. Landscaping and dust control of cleared areas will be initiated promptly;
10. Should historic remains such as artifacts, burials or concentration of charcoal be encountered during construction activities, work shall cease immediately in the vicinity of the find, and the find shall be protected from further damage. The contractor shall immediately contact SHPD (808-692-8015), which will assess the significance of the find and recommend an appropriate mitigation measure, if necessary;
11. The permittee shall utilize Best Management Practices for the proposed project;

12. No signs shall exceed twelve square feet in area and shall be non-illuminated. All signs shall be erected to be self-supporting and be less than or equal to eight feet above finished grade;
13. During construction, appropriate mitigation measures shall be implemented to minimize impacts to the aquatic environment, off-site roadways, utilities, and public facilities;
14. The single-family residence shall conform to the single-family residential standards included as Exhibit 4 of the Hawai‘i Administrative Rules, Chapter 13-5;
15. The permittee understands and agrees that the permit does not convey any vested right(s) or exclusive privilege;
16. In issuing the permit, the department and board have relied on the information and data that the permittee has provided in connection with the permit application. If, subsequent to the issuance of the permit such information and data prove to be false, incomplete, or inaccurate, this permit may be modified, suspended, or revoked, in whole or in part, and the department may, in addition, institute appropriate legal proceedings;
17. When provided or required, potable water supply and sanitation facilities shall have the approval of the department of health and the county department of water supply;
18. Where any interference, nuisance, or harm may be caused, or hazard established by the use, the permittee shall be required to take measures to minimize or eliminate the interference, nuisance, harm, or hazard;
19. Obstruction of public roads, trails, and pathways shall be avoided or minimized. If obstruction is unavoidable, the permittee shall provide alternative roads, trails, or pathways acceptable to the department;
20. The permittee shall obtain a county building or grading permit or both for the use prior to final construction plan approval by the department;
21. Artificial light from exterior lighting fixtures, including but not limited to floodlights, uplights, or spotlights used for decorative or aesthetic purposes, shall be prohibited if the light directly illuminates or is directed to project across property boundaries toward the shoreline and ocean waters, except as may be permitted pursuant to section 205A-71, HRS. All exterior lighting shall be shielded to protect the night sky;
22. To avoid potential seabird downing through interaction with outdoor lighting, no construction or unshielded equipment lighting will be used after dark between the months of April and October;
23. The permittee acknowledges that the approved work shall not hamper, impede, or otherwise limit the exercise of traditional, customary, or religious practices of native

Hawaiians in the immediate area, to the extent the practices are provided for by the Constitution of the State of Hawai'i, and by Hawai'i statutory and case law;

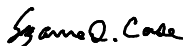
24. Any landscaping shall be appropriate to the site location and shall give preference to plant materials that are endemic or indigenous to Hawai'i. The introduction of invasive plant species is prohibited;
25. Trees taller than 15 feet shall not be removed or trimmed during the Hawai'i Hoary bat birthing and pup rearing season from June 1st to September 15th and no barbed wire shall be constructed;
26. To minimize impacts to Hawaiian Hawks, earthmoving within 100 meters of tall trees or any tree cutting during the breeding season (March through the end of September) will be avoided. If this time period cannot be avoided, the applicant will arrange for a hawk nest search to be conducted by a qualified biologist. If hawk nests are present on or near the property, all land clearing activity will cease until the expiration of the breeding season;
27. Other terms and conditions as may be prescribed by the Chairperson; and
28. Failure to comply with any of these conditions shall render this Conservation District Use Permit void under Chapter 13-5, as determined by the chairperson or board.

Respectfully submitted,



Rachel Beasley, Staff Planner
Office of Conservation and Coastal Lands

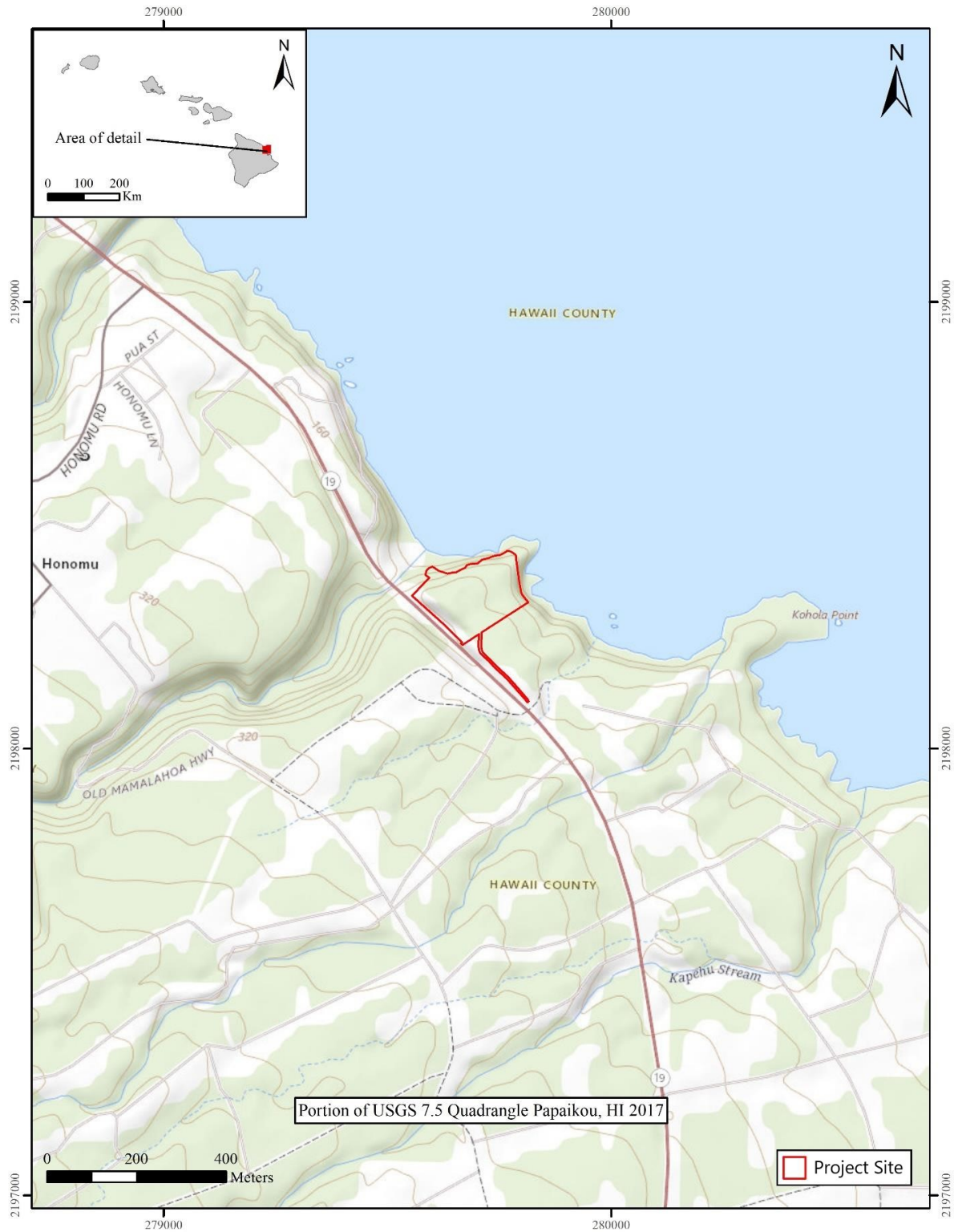
Approved for submittal:



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



Figure 1 Project Location Map



R-110

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED

SEP 30, 1996 08:01 AM

Doc No(s) 96-139859

/s/ CARL T. WATANABE
ACTING
REGISTRAR OF CONVEYANCES

AFTER RECORDATION, RETURN BY MAIL (X) PICK-UP ()

TG: 377407 -
TGE: 963020756
Pamela M. Pacheco

12s 1

TITLE OF DOCUMENT:

GRANT OF EASEMENT FOR ROADWAY PURPOSES

PARTIES TO DOCUMENT:

Grantor: MAUNA KEA AGRIBUSINESS CO., INC., a Hawaii corporation

Grantee: JUNIUS K. KAUNANA and GLORIANNE M. KAUNANA,
husband and wife
Address: 199 Sprucemont Place, San Jose, CA 95139

PROPERTY DESCRIPTION: : LIBER/PAGE/DOCUMENT NO.:
:
SEE EXHIBIT "A" : LAND COURT DOCUMENT NO.:
:
: TRANSFER CERTIFICATE OF
: TITLE NO(S).:

Tax Map Key: (3) 2-8-012-por. 013

EXHIBIT 2

GRANT OF EASEMENT FOR ROADWAY PURPOSES

THIS INDENTURE made this 24th day of September, 1996, by and between MAUNA KEA AGRIBUSINESS CO., INC., a Hawaii corporation, hereinafter called the "Grantor", and JUNIUS K. KAUNANA and GLORIANNE M. KAUNANA, husband and wife, whose address is 199 Sprucemont Place, San Jose, CA 95139, hereinafter called the "Grantee",

W I T N E S S E T H :

THAT WHEREAS, Grantee is the owner of the fee simple title to the land described in Exhibit "A" hereto attached and made a part hereof;

AND WHEREAS, Grantee is desirous of securing a non-exclusive easement for roadway purposes over and across the land described in Exhibit "B" hereto attached and expressly made a part hereof, as an appurtenance to the land described in said Exhibit "A" hereto attached and expressly made a part hereof;

NOW, THEREFORE, Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) to Grantor paid by Grantee, the receipt of which is hereby acknowledged, and of the covenants of Grantee as hereinafter contained, does hereby grant unto Grantee as joint tenants with full rights of survivorship and not as tenants in common, forever, a NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES, over and across the land described in said Exhibit "B" hereto attached and expressly made a part hereof, appurtenant to the land described in said Exhibit "A", reserving unto Grantor the right

EXHIBIT 2

boundary of said property and that all costs for electric, telephone and cable television service to said property, including but not limited to service extension costs, shall be the sole responsibility of Grantee. All domestic water needs for said property must be satisfied by a rainwater catchment system or other private system.

The terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine, feminine or neuter, the singular or plural number, individuals or corporations, and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof. If these presents shall be signed by two or more Grantors or by two or more Grantees, all covenants of the Grantor shall for all purposes be joint and several.

IN WITNESS WHEREOF, the Grantor has executed these presents this 24th day of September, 19 96.

MAUNA KEA AGRIBUSINESS
CO., INC.

By W K Tallott
Its President

By Kathleen A. Oshero
Its Secretary

STATE OF HAWAII

) SS.

)

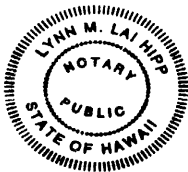
On this 24th day of September, 1996, before me
appeared W. K. TALLETT and KATHLEEN F. OSHIRO,

to me personally known, who, being by me duly sworn, did say that
they are the President and Secretary,

respectively, of MAUNA KEA AGRIBUSINESS CO., INC., a Hawaii corporation, and that the instrument was signed in behalf of the

corporation by authority of its Board of Directors, and the said officers acknowledged the instrument to be the free act and deed of

the corporation.



Sydney M. Lee, Jr.
Notary Public, State of Hawaii.

My commission expires 06-28-2000

EXHIBIT 2

EXHIBIT "A"

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 7861, Land Commission Award Number 130, Apana 2 to Kekuapanio) situate, lying and being at Malamalamaiki 2nd, South Hilo, Island and County of Hawaii, State of Hawaii, and thus bounded and described as per survey of Donald James Murray, Registered Professional Land Surveyor, with Murray, Smith & Associates, Ltd., dated November 21, 1995, to-wit:

Beginning at a point at the south corner of this parcel of land being also the west corner of R. P. Grant 1358 to William C. Farwell and on the northeasterly side of the Hawaii Belt Road SDR 3(2) the coordinates of said point of beginning referred to Government Survey Triangulation Station "ALALA" being 11,757.45 feet north and 1,701.61 feet east and running by azimuths measured clockwise from true South:

- | | | | |
|----|----------|--------|---|
| 1. | 132° 17' | 8.00 | feet along the northeasterly side of the Hawaii Belt Road SDR 3(2) |
| 2. | 222° 17' | 10.00 | feet along a jog in the Hawaii Belt Road SDR 3(2); |
| 3. | 132° 17' | 499.75 | feet along the northeasterly side of the Hawaii Belt Road SDR 3(2); |
| 4. | 222° 17' | 190.00 | feet along a jog in the Hawaii Belt Road SDR 3(2); |
| 5. | 132° 17' | 114.00 | feet along the northeasterly side of the Hawaii Belt Road SDR 3(2); thence along the seaward boundary of the next two (2) courses, the direct azimuths and distances being: |
| 6. | 286° 01' | 105.03 | feet; |
| 7. | 286° 59' | 246.79 | feet to a point at the top of sea pali; thence along the top of sea pali for the next eight (8) courses, the direct azimuth and distances being: |
| 8. | 257° 19' | 120.47 | feet; |

9.	143° 52'	28.00	feet;
10.	248° 12'	147.15	feet;
11.	268° 54' 30"	129.00	feet;
12.	13° 48'	116.28	feet;
13.	5° 18'	112.00	feet;
14.	314° 22'	71.03	feet;
15.	337° 34'	50.24	feet;
16.	55° 15'	503.70	feet along R. P. Grant 1358 to William C. Farwell to the point of beginning and containing an area of 6.485 acres, more or less.

END OF EXHIBIT "A"

EXHIBIT "B"

That certain Road Easement affecting R. P. Grant 1358 to William C. Farwell, situate at Malamalamaiki 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, and thus bounded and described as per survey of Donald James Murray, Registered Professional Land Surveyor, dated September 19, 1996, to-wit:

Beginning at a point at the southwest corner of this parcel of land and on the northeasterly side of the Hawaii Belt Road SDR 3(2) the coordinates of said point of beginning referred to Government Survey Triangulation Station "ALALA" being 11,313.65 feet North and 2,186.25 feet East and running by azimuths measured clockwise from true South:

- | | | | |
|----|--------------|-------|---|
| 1. | 224° 32' 50" | 30.80 | feet; |
| 2. | 283° 24' 25" | 15.12 | feet; |
| 3. | 320° 55' | 20.00 | feet; |
| 4. | 11° 15' | 6.97 | feet to a point in a jog in Hawaii Belt Road SDR 3(2); |
| 5. | 45° 15' 36" | 30.80 | feet along a jog in Hawaii Belt Road SDR 3(2); thence along the northeasterly side of the Hawaii Belt Road SDR 3(2) along a curve to the left having a radius of 2,914.79 feet, the chord azimuth and distance being: |
| 6. | 134° 54' 13" | 36.26 | feet to the point of beginning and containing an area of 0.030 Acre. |

END OF EXHIBIT "B"

Holcomb Single-Family Residence in Honomū Environmental Assessment

Figure 2 Site Photos



2a: Aerial Image from Google Earth © with Approximate Property Boundary and Easement



Figure 13. Wooden ladder descending the coastal cliff to the rocky shoreline below.




































Figure 14. Aerial of coastline (outside of the project area boundaries) showing a wooden ladder descending down the cliff face the rocky shoreline below, view to the northwest.

Holcomb Single-Family Residence in Honomū Environmental Assessment

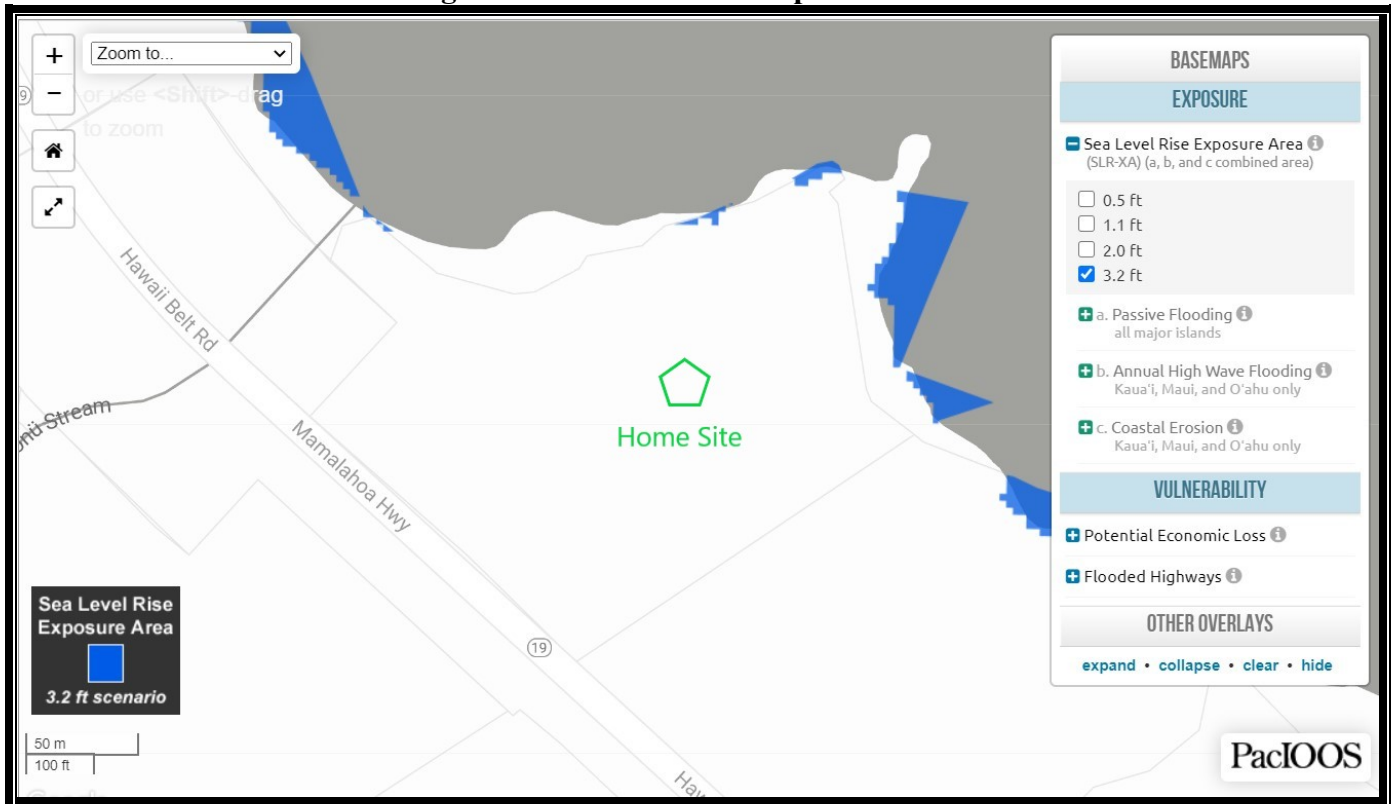
Figure 4. Flood Zone Map



Flood Hazard Assessment Report		FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND (Note: legend does not correspond with NFHL)																					
 <p>Property Information</p> <p>COUNTY: HAWAII</p> <p>TMK NO: (S) 2-8-012:028</p> <p>WATERSHED: HONOMU; LAIMI</p> <p>PARCEL ADDRESS: ADDRESS NOT DETERMINED PEPEKEO, HI 96783</p> <p>Flood Hazard Information</p> <p>FIRM INDEX DATE: SEPTEMBER 29, 2017</p> <p>LETTER OF MAP CHANGE(S): NONE</p> <p>FEMA FIRM PANEL: 1551660700F</p> <p>PANEL EFFECTIVE DATE: SEPTEMBER 29, 2017</p> <p>THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: NO FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/</p> <p>THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/</p> <p> </p> <p><small>Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.</small></p> <p><small>If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.</small></p>		<p>SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:</p> <table border="1"> <tr> <td></td> <td>Zone A: No BFE determined.</td> </tr> <tr> <td></td> <td>Zone AE: BFE determined.</td> </tr> <tr> <td></td> <td>Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.</td> </tr> <tr> <td></td> <td>Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.</td> </tr> <tr> <td></td> <td>Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.</td> </tr> <tr> <td></td> <td>Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.</td> </tr> <tr> <td></td> <td>Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.</td> </tr> </table> <p>NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.</p> <table border="1"> <tr> <td></td> <td>Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.</td> </tr> <tr> <td></td> <td>Zone X: Areas determined to be outside the 0.2% annual chance floodplain.</td> </tr> </table> <p>OTHER FLOOD AREAS</p> <table border="1"> <tr> <td></td> <td>Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase applies, but coverage is available in participating communities.</td> </tr> </table>			Zone A: No BFE determined.		Zone AE: BFE determined.		Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.		Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.		Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.		Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.		Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.		Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.		Zone X: Areas determined to be outside the 0.2% annual chance floodplain.		Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase applies, but coverage is available in participating communities.
	Zone A: No BFE determined.																						
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Source: Hawai'i DLNR: <http://gis.hawaiiinfip.org/fhat/>

Figure 5. Sea Level Rise Exposure Area



Source: Adapted from <https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/>

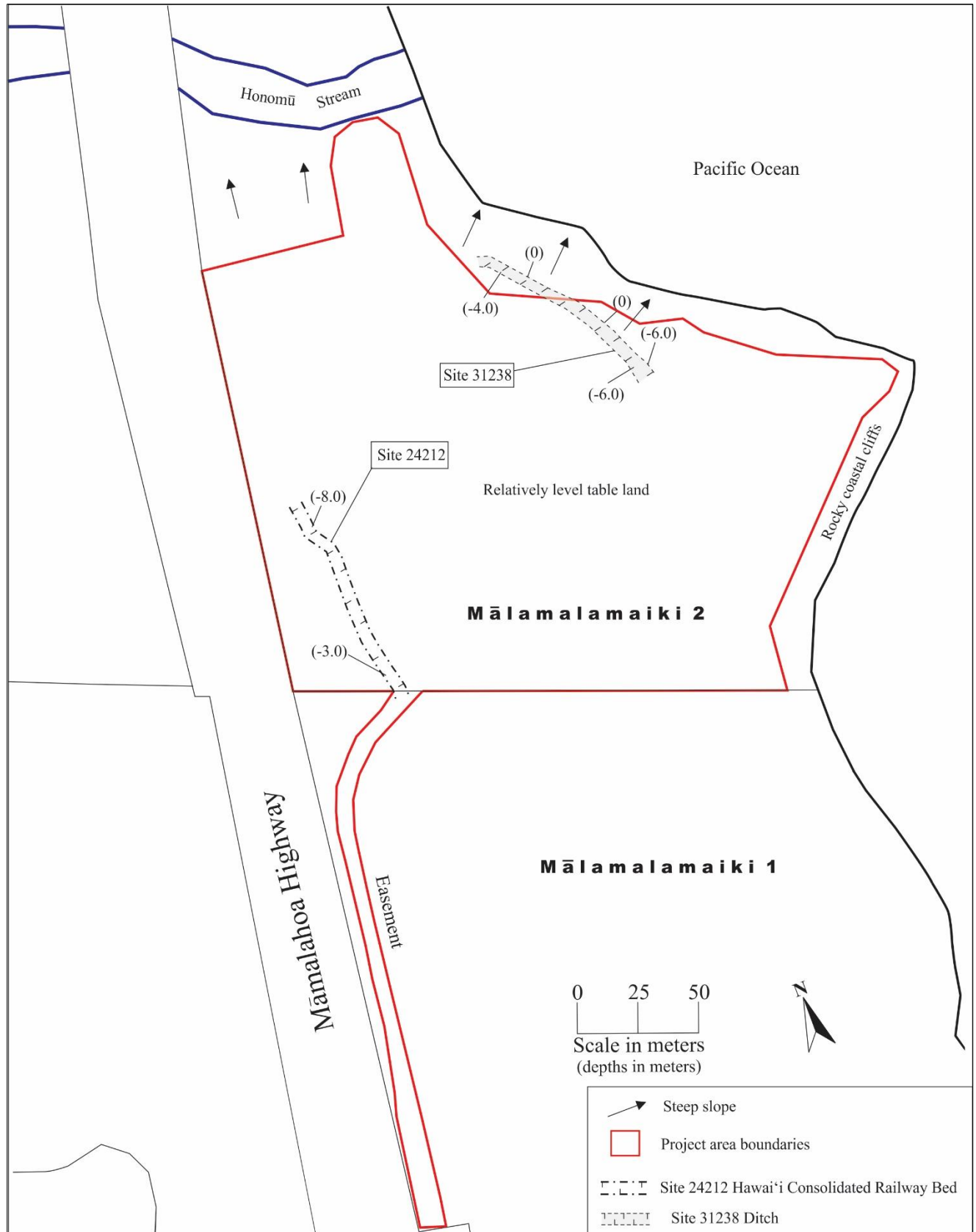


Figure 30. Site location map.



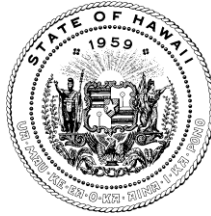
Figure 32. Site 24212, railway bed, view to the northwest.



Figure 33. Site 24212, eroded western slope of railway bed, view to the west.



Figure 35. Site 31238, eroded and overgrown section along the gulch bank, view to the west.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

November 8, 2021

Samuel Lemmo, Administrator
State of Hawaii, Office of Conservation and Coastal Lands
Department of Land and Natural Resources
1151 Punchbowl St., Room 131
Honolulu, HI 96813
sam.j.lemmo@hawaii.gov

IN REPLY REFER TO:
Project No. 2021PR00826
Doc No. 2111NM02
Archaeology

Dear Samuel Lemmo:

SUBJECT: **HRS Chapter 6E-42 Historic Preservation Review
Conservation District Use Application for Holcomb Family Trust
Archaeological Inventory Survey
Mālamalamaiki Ahupuaʻa, South Hilo District, Island of Hawaiʻi
TMK: (3) 2-8-012:028**

This letter provides the State Historic Preservation Division's (SHPD's) review of the State of Hawaiʻi, Department of Land and Natural Resources, Office of Conservation and Coastal Lands (OCCL) Conservation District Use Application (CDUA) and the supporting document titled *An Archaeological Inventory Survey of the 6.5-Acre Holcomb Family Trust Parcel, TMK: (3) 2-8-012:028, Mālamalamaiki 1st and 2nd Ahupuaʻa, South Hilo District, Island of Hawaiʻi* (Glennon and Brandt, November 2021). The original submittal was received by SHPD on July 17, 2021, and included the CDUA, a Google Earth overview of the project area, the archaeological inventory survey (AIS), a SHPD 6E Submittal Form, and the construction plan (Submission No. 2021PR00826.001). SHPD requested revisions to the AIS on November 2, 2021, and the revisions were addressed on November 5, 2021 (Submission No. 2021PR00826.004).

ASM Affiliates completed the AIS for the 6.5-parcel at the request of the Holcomb Family Trust (landowner). The landowner proposes the development of a single-family residence (approximately 3,018 square feet).

The Glennon and Brandt (November 2021) AIS fieldwork was conducted on August 13 and 24, 2021 and included a 100% surface survey with transects spaced 10 meters apart. Ground visibility was adequate. No subsurface testing occurred. Sites were documented with GPS, site forms, site mapping, and photography. The AIS documented two sites (Sites 50-10-26-24212 and 50-10-26-31238). Site 24212 is a portion of the Hilo Railroad-Hawaiʻi Consolidated Railway bed that was previously identified north of the project area by Desilets et al. (2004). None of the associated railroad infrastructure remains in the project area and only the mechanical cuts and location were documented. Construction of the railway was completed in 1911. Site 31238 is the former flume location as evidenced by the cut earthen ditch although no associated infrastructure was identified. The flume was built by the Honomū Sugar Company sometime around the late 1890s.

The two identified sites (Sites 50-10-26-24212 and 50-10-26-31238) within the project area both only retain sufficient integrity of location and are assessed as significant in accordance with HAR §13-284-6 under Criterion d for the information they have yielded regarding the evolution of infrastructure components of the plantation during the twentieth century and under Criterion a for their association with the development of commercial sugarcane agriculture in Hawaiʻi during the twentieth century. The report recommends no further work for both sites, as both are assessed as having been adequately documented.

SHPD agrees with the site integrity, significance assessments and that Sites 50-10-26-24212 and 50-10-26-31238 have been adequately documented and thus agrees with the recommendation for no further work for the two identified sites within the project area. Therefore, SHPD's effect determination is "No historic properties affected for the current project.

This AIS report (Glennon and Brandt, November 2021) satisfies the requirements of HAR §13-276-5. **It is accepted.** Please send two hard copies of the document, clearly marked FINAL, along with a text-searchable PDF copy of the document and a copy of this acceptance letter to the Kapolei SHPD office, attention SHPD Library. Additionally, please upload a text-searchable PDF version of the final AIS to HICRIS Project No. 2021PR00826 using the Project Supplement option and send a PDF copy to lehua.k.soares@hawaii.gov.

SHPD hereby notifies the County that the AIS has been accepted and the permit issuance process may proceed.

Please contact Nicole A. Mello, Historic Preservation Archaeologist IV, at Nicole.Mello@hawaii.gov for any matters regarding archaeological resources or this letter.

Aloha,

Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

cc: Rachel Beasley, DLNR, Office of Conservation and Coastal lands, rachel.e.beasley@hawaii.gov
Matt Clark, ASM Affiliates, mclark@asmaffiliates.com
Jason Knable, Agent, jknable@carlsmith.com
Kelly Holcomb, Landowner, sureboard@gmail.com

AREA TABULATIONS

MAXIMUM DEVELOPED AREA (MDA) ALLOWED: 5,000 SF

PROPOSED DEVELOPED AREA

RESIDENCE:
INTERIOR AREA: 3,018 SF
COVERED LANAI AREA: 711 SF
GARAGE AREA: 630 SF
ENTRY AND LANDINGS: 88 SF

RESIDENCE TOTAL: 4,447 SF

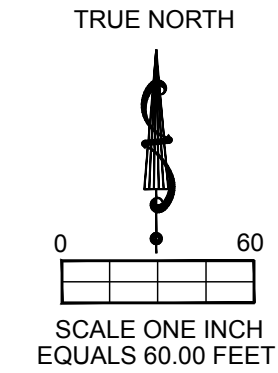
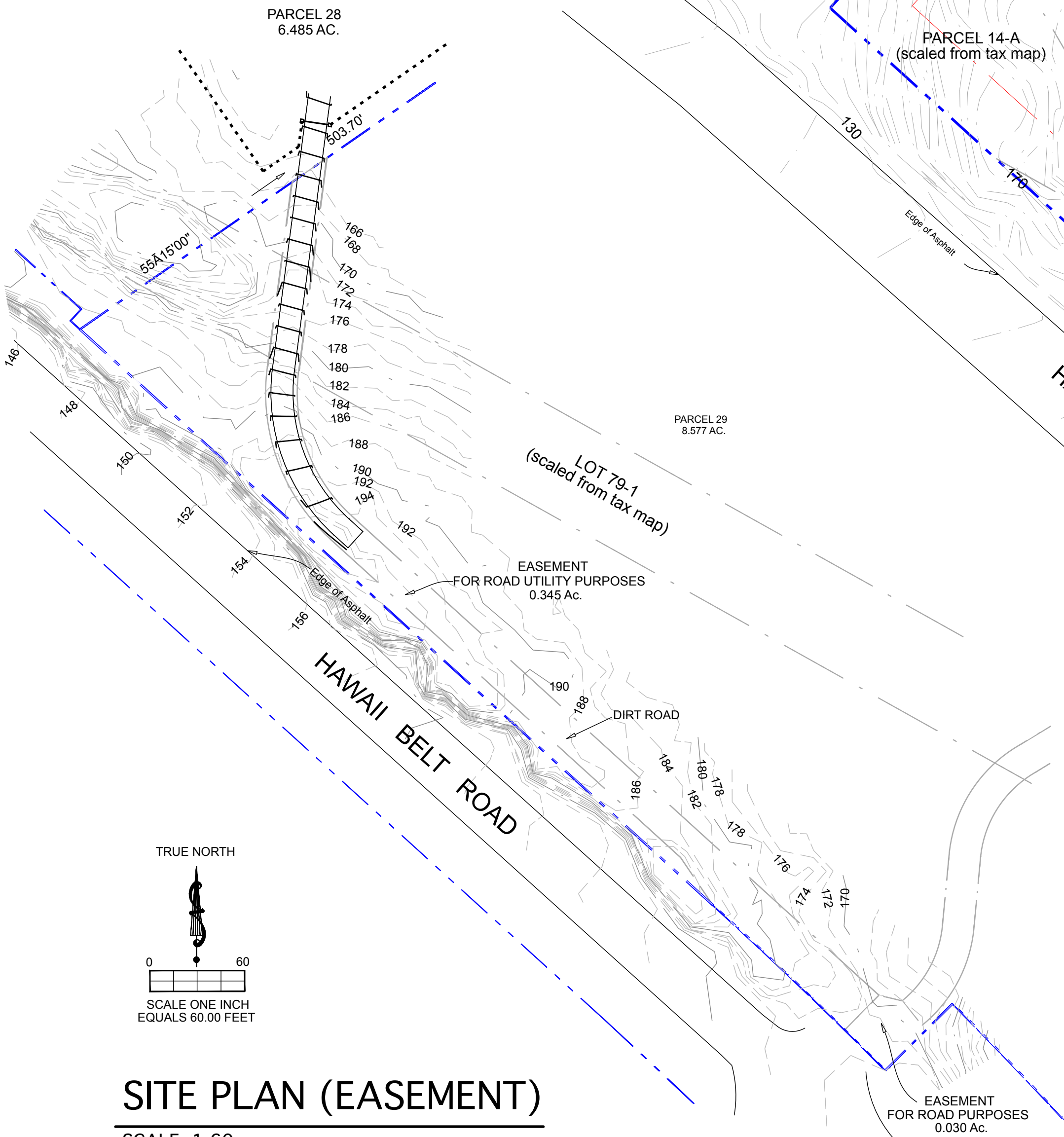
ASSOCIATED STRUCTURES:

POOL: 364 SF
WELL PUMP: 36 SF
A/C COMPRESSORS: 6 SF
GENERATOR: 12 SF
PROPANE: 12 SF

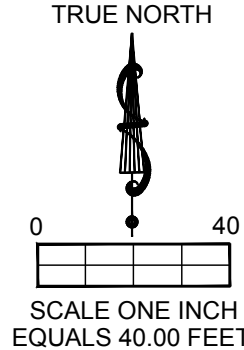
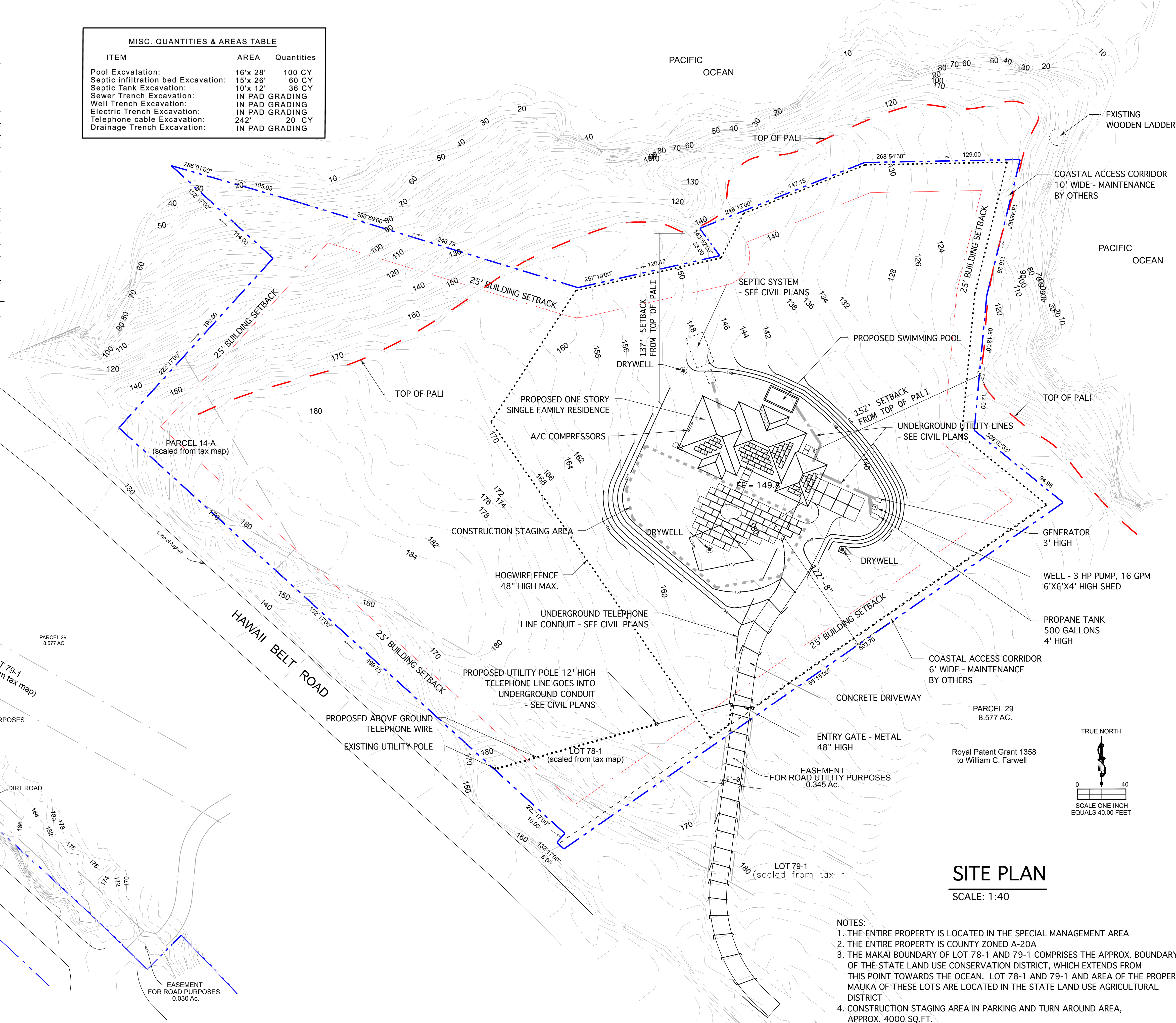
ASSOCIATED STRUCTURES TOTAL: 430 SF

TOTAL PROPOSED DEVELOPED AREA: 4,877 SF

MISC. QUANTITIES & AREAS TABLE		
ITEM	AREA	Quantities
Pool Excavation:	16'x 28'	100 CY
Septic infiltration bed Excavation:	15'x 28'	60 CY
Septic Tank Excavation:	10'x 12'	36 CY
Sewer Trench Excavation:	IN PAD GRADING	
Well Trench Excavation:	IN PAD GRADING	
Electric Trench Excavation:	IN PAD GRADING	
Telephone cable Excavation:	242'	20 CY
Drainage Trench Excavation:	IN PAD GRADING	



SITE PLAN (EASEMENT)
SCALE: 1:60



SITE PLAN
SCALE: 1:40

- NOTES:
1. THE ENTIRE PROPERTY IS LOCATED IN THE SPECIAL MANAGEMENT AREA
 2. THE ENTIRE PROPERTY IS COUNTY ZONED A-20A
 3. THE MAKAI BOUNDARY OF LOT 78-1 AND 79-1 COMPRISES THE APPROX. BOUNDARY OF THE STATE LAND USE CONSERVATION DISTRICT, WHICH EXTENDS FROM THIS POINT TOWARDS THE OCEAN. LOT 78-1 AND 79-1 AND AREA OF THE PROPERTY MAUKA OF THESE LOTS ARE LOCATED IN THE STATE LAND USE AGRICULTURAL DISTRICT
 4. CONSTRUCTION STAGING AREA IN PARKING AND TURN AROUND AREA, APPROX. 4000 SQ.FT.

MATTHEW M. GRAVES, AIA
P.O. BOX 904
HONOLULU, HAWAII 96827
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E-MAIL: MATT@MMGARCH.COM

4/30/22
Signature
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PROPOSED SINGLE FAMILY RESIDENCE FOR:
KELLY HOLCOMB
28-3426 HAWAII BELT ROAD
HONOLULU, HAWAII 96828
TMK: 2-8-012-028

REVISIONS	
NO	DATE

DRAWINGS:
SITE PLAN

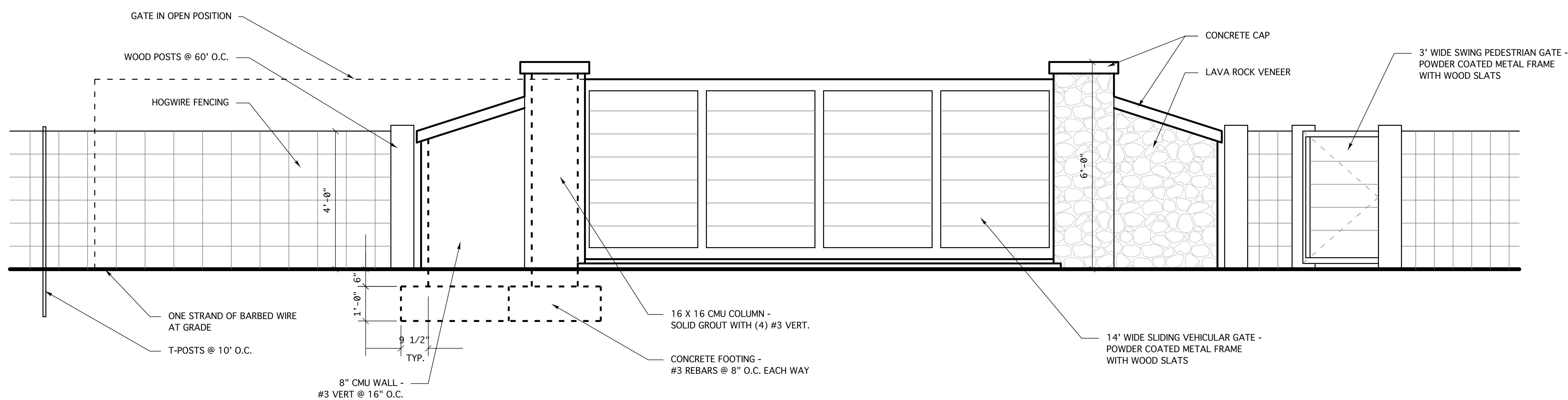
DATE: 3/19/21

SCALE: AS NOTED

DRAWN: MG

DRAWING NUMBER

A1.0



METAL FENCE - POWDER COATED FINISH

FINISHED GRADE

CONCRETE FOOTINGS

6" - 0"

2 POOL SECURITY FENCE ELEVATION

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

[illegible]

A01.1