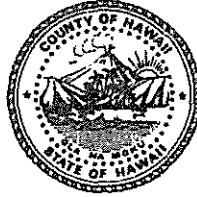


Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-4224
(808) 961-8288 • FAX (808) 961-8742

September 17, 2007

Ms. Tamara Lupoloff
P.O. Box 183
Hakalau, Hawai'i 96710

Dear Ms. Lupoloff:

SUBJECT: Additional Farm Dwelling Agreement (FDA-07-000178)
Applicants: Tamara Lupoloff
Land Owners: Tamara Lupoloff
State Land Use: Agricultural
County Zoning: A-10a
Land Area: 10.033 Acres
Tax Map Key: (3) 2-9-002:066

Pursuant to authority conferred to the Planning Director by Chapter 25, Article 5, Division 7, Section 25-5-77 of the Zoning Code and Planning Department Rule 13, Farm Dwellings, we have reviewed your request for an additional farm dwelling on the subject property. Your submittals included the following information:

1. Name, address and the signature of the landowner.
2. A farm plan or evidence of the applicants' continual agricultural productivity or farming operation within the County, including an explanation of why this AFD is needed in connection with the agricultural productivity or farming operation.

Your farm plan included the following ongoing income producing agricultural activities:

- a. Ongoing agricultural activities include the following:

- i. Approximately 5 acres of the 10 plus acre property are in non-dedicated agricultural use with the Real Property Tax office;
 - ii. The entire property perimeter is fenced with miscellaneous cross fencing;
 - iii. Presently there are 4 cows that are bred for the sale of the wean-off calves; and
 - iv. 23 palms of various types (including, but not limited to, Bismarckia Nobilis, Cyrtostachys Renda, Raphia Faninfera and Areca) have been planted for propagation of potted palms to be sold. Approximately 1 acre will be dedicated to this endeavor.
- b. Proposed agricultural activities include the following:
 - i. Increase the breeding cattle to 8 animals and maintain that number into the future;
 - ii. A fruit tree orchard will be planted to include lychee, avocado, lemon, lime, mango, papaya, persimmon and orange.
 - iii. It is anticipated that the agricultural operation will entail about 35 to 40 man-hours per week for the general care and maintenance of the farm.
3. Applicant's commitment to the farm plan will be shown in the form of the enclosed Additional Farm Dwelling Agreement affidavit, to be notarized and submitted for recordation with the Bureau of Conveyances, which states that the additional dwelling shall be used for farm-related purposes.

Findings:

1. In Chapter 205, Hawai'i Revised Statutes (HRS), the State Land Use Law does not authorize residential dwellings as a permitted use in the State Land Use Agricultural district unless the dwelling is related to an agricultural activity or is a farm dwelling. A **farm dwelling** as defined in Section 205-4.5, Chapter 205, HRS, **means a single family dwelling located on and used in connection with a farm, including clusters of single family farm dwellings permitted within agricultural parks developed by the State, or where agricultural activity provides income to the family occupying the dwelling.** (emphasis added)
2. The subject lot was created by subdivision (SUB 6931) approved on February 6, 1998, which, pursuant to HRS §205-4.5(b), requires the first dwelling on the lot to be a farm dwelling.
3. The Farm Plan and the agreement to use the dwelling for agricultural or farm-related activity on the building site demonstrate that there will be income producing agricultural activity.

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4. In addition, the following agencies have submitted their comments as stated below:

a. Department of Water Supply (DWS) (Letter dated September 6, 2007):

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

An existing 5/8-inch meter services this property and is adequate for only one dwelling unit at an average of 400 gallons per day. Inasmuch as this application is proposing an additional dwelling, the installation of a separate 5/8-inch meter would normally be required in accordance with the Department's regulations. However, the Department's existing water system facilities cannot support an additional water meter at this time. Extensive improvements and additions, which may include, but not be limited to, source, storage, booster pumps, transmission, and distribution facilities, would be required. Currently, sufficient funding is not available from the Department for such improvements and no time schedule is set.

Therefore, the Department has no objections to the proposed application, subject to the applicant understanding and accepting that the Department cannot provide service to the proposed additional farm dwelling. Should the application be approved, both dwellings must not share the existing meter, and the water system plumbing between the two dwellings shall not be interconnected in any way.

Should there be any questions, please call Mr. Ryan Quitarano of our Water Resources and Planning Branch at 961-8070, extension 256."

b. Real Property Tax Office (RPT):

RPT did not comment on this application as of this date.

c. Department of Health (DOH) (Memorandum dated May 10, 2007):

"The use of individual wastewater systems is allowed. The type and number of individual wastewater systems will be determined by the wastewater rules in effect at the time of building permit application.

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Lands formerly used for sugarcane production are now being developed into communities where residential homes, schools and commercial businesses are being constructed. Chemicals associated with the sugarcane industry persist in the soil today and may be a threat to public health and the environment. Elevated arsenic levels were discovered in soil at former sugarcane production areas on the islands. The HEER Office has identified former sugarcane production areas for assessments throughout the state and plans to work with property owners to conduct environmental assessments to identify and address elevated soil arsenic levels prior to finalizing development plans for the properties.

We recommend that you review all of the Standard Comments on our website: www.state.hi.us/health/environmental/env-planning/landuse/landuse.htm. Any comments specifically applicable to this project should be adhered to."

Decision:

In view of the above, your request to construct a **second (first AFD) farm dwelling** on the property is approved subject to the following conditions:

1. The AFD shall only be used to provide shelter for persons involved in the agricultural or farm-related activity on the building site. Family members who are not engaged in agricultural or farm-related activities are allowed to reside in the farm dwelling.
2. The agreement shall run with the land and apply to all persons who may, now or in the future, use or occupy the additional farm dwelling. The enclosed AFD Agreement must be returned to the Planning Department with the appropriate notarized signatures along with a check made out to the Bureau of Conveyances in the amount of \$25.00 in accordance with the enclosed AFDA Instructions. The Planning Department will not approve a building permit application for the additional dwelling until the AFDA document and all required attachments have been accepted for recordation.
3. In reference to the DWS comment, may we suggest the following:
 - a. Any dwelling not serviced by a County water system should be provided with and maintain a private potable rain catchment system which includes a minimum 6,000 gallons for domestic consumption or potable uses. This catchment system should adhere to the Department of Public Works, Building Division's "Guidelines for Owners of Rain Catchment Water Systems" as well as the State Department of Health requirements related to water testing and water purifying devices.

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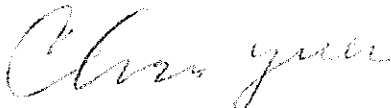
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- b. Any dwelling on a water catchment system should be provided with and maintain an additional 3,000 gallon water storage capacity for fire fighting and emergency purposes. The emergency water supply system, including the necessary compatible connector system and location of the water storage facility on the property, should meet with the approval of the Hawai'i County Fire Department.
4. All other applicable rules, regulations, and requirements of the Planning Department (including but not limited to the Zoning Code, Chapter 25), Department of Public Works, Department of Water Supply, Fire Department and State Department of Health and any other reviewing agencies/divisions listed on the Building Permit (BP) Application shall be adhered to.
5. Your AFDA has been approved based on ongoing and expanded agricultural activity as summarized previously in this letter. It is required that the First Party (property owners) to the Agreement shall have implemented at least 75% of the proposed farm plan within three (3) years of approval of the building permit for the additional farm dwelling. The Second Party (County of Hawai'i Planning Department) of the Agreement may allow time extensions and modifications for good cause shown by the First Party.
6. The First Party shall allow the Second Party or its representative to inspect the farm upon reasonable prior notice.
7. This AFDA shall be valid for a period of two (2) years from the date of this approval letter to secure a BP for the additional farm dwelling. Failure to secure a BP for this additional farm dwelling on or before September 18, 2009 may cause the Director to initiate proceedings to invalidate the AFDA.

Should you have any questions, please feel free to contact Jonathan Holmes of this office at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

JRH:cd

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Ms. Tamara Lupoloff

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Enclosures: AFDA document
AFDA document instruction sheet

xc: Mr. Milton Pavao, DWS
Mr. Mike McCall, RPT

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1/3

1/4

1/2

1/2

1/3

ALL BLIND WINDOWS
DAMP REMOV. FILLED AL
@ WINDOW OPENINGS.

1 3/4" SOLID
ONE ENTRY
DOOR

VINYL FRAME
SL. BLIND DOOR
W/ SLIDG SCREEN

1 3/8" SL
DAMP LIT
DOOR

WINDOW & DOOR SCHEDULE

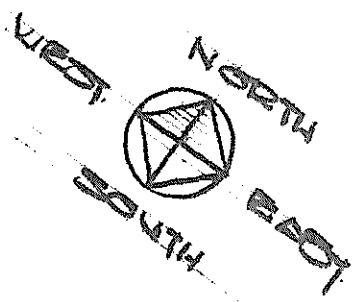
SC. 1/4" = 1'-0"

AGRICULTURE

7-13-07

LOT SIZE
10.007 AC.

METAL WGS WIRE
FENCE AROUND
PERIMETER OF
ENTIRE PROPERTY



FENCE

DRIVEWAY

1BD/1BTH
NEW RESIDENCE
UNDER CONSTRUCTION

SUBST. COSTAR
BLIND IN 2000
W/NO BUILDING
PERMIT

DOG KENNEL

2000 DRIVEWAY

CHIN CHUCK ROAD