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Mayor



Christopher J. Yuen
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County of Hawaii

PLANNING DEPARTMENT

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August 12, 2004

Mr. Paul J. Sulla
General Manager
Heahea Heights, LLC
P.O. Box 1140
Hanalei, HI 96714

Dear Mr. Sulla:

PLANNED UNIT DEVELOPMENT APPLICATION (PUD 03-005)

Applicant and Landowner: Heahea Heights, LLC

Tax Map Key: (3) 2-4-016: 044, 045, 071, South Hilo, Hawaii

After reviewing the information submitted with the Planned Unit Development Application, the Planning Director hereby approves Planned Unit Development (PUD) No. 71 to allow the development of a 28-lot single family residential subdivision (Heahea Heights Subdivision) and related improvements within the Single Family Residential (RS-15) zoned district. Approval of PUD No. 71 includes the granting of Variances from various roadway standards of the Subdivision Code, Chapter 23 and minimum building site area and average width of the Zoning Code, Chapter 25, Hawaii County Code. The subject properties are located along the north side of Haihai Street about mid-block between Heahea Street and Iwalani Street and within a portion of the Waiakea Homesteads Lots, 1st Series, Waiakea, South Hilo, Hawaii, TMK: 2-4-016: 044, 045, and 071.

Project Objectives

According to the PUD Application, the purpose of this application is to accommodate a major floodway. The PUD proposes smaller lot sizes, the smallest of which is approximately 12,600 square feet, to compensate for the major floodway that crosses over two of the affected properties. Bulk lots will be created within the area affected by the floodway to minimize the number of building sites that could be affected by flood waters.

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Project Details

Authorized Agent. Paul J. Sulla, as the General Manager of Heahea Heights LLC, has authorized the filing of this PUD application.

Permitted Uses and Density. In accordance with Section 25-5-3(5) of the Zoning Code, single-family residential uses within the subject property are a permitted use under the existing Single Family Residential (RS-15) zoning of the subject property. The total land area of this PUD is 11.884 acres. Therefore, the proposed 28-lot residential subdivision will not exceed the maximum residential unit density permitted by the Zoning Code. The proposed single-family residential lots will maintain a minimum lot size of no less than 12,594 square feet, which is less than the minimum 15,000 square foot minimum lot size required by the Zoning Code. In addition, some of the proposed parcels have a building site average width of only 56.72 feet, below the minimum 90 feet width required by the Zoning Code. Deviations from the minimum lot size requirements and minimum building site average width are made a part of the PUD application.

Access. The project site does not have direct access from Haihai Street or Kawaiiani Street, the two major collectors within this part of Waiakea. Although a 40-foot wide access pole within Parcel 71 connects to Haihai Street, this existing access driveway connection is situated at a location that provides for little sight distance along Haihai Street and would provide for an unsafe location for a roadway connection. Access to the project site will be provided by an extension of Ekela Place from the adjoining Heahea Subdivision. Ekela Place is a 50-foot wide County-maintained roadway. The extension of Ekela Place will maintain a 50-foot wide right-of-way, reverting into a 40-foot wide right-of-way after a knuckle at the 90-degree turn. A 5-foot wide future road widening strip will be provided along the 40-foot wide right-of-way section should there be a need to widen this section to a 50-foot wide right-of-way. Construction of the pavement section will be accomplished in accordance with the requirements of the Subdivision Code. Section 23-41 of the Subdivision Code requires a minimum 50-foot wide right-of-way with 20-foot wide pavement. Deviation from the minimum right-of-way is also being made a part of the PUD application.

Development Schedule. The applicant hopes to commence with the development of the proposed subdivision immediately upon securing Final Subdivision Approval and bonding of the required subdivision improvements. The applicant anticipates that the actual construction work will be completed within 1 to 1-1/2 years from the date of issuance of Final Subdivision Approval.

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Requested Deviations from Requirements of County Zoning Code & Subdivision Code

Zoning Code, Section 25-5-2 (Designation of RS Districts) - Applicant requests a minimum lot size of approximately 12,594 square feet in lieu of the minimum 15,000 square feet required within the RS-15 zoned district.

Zoning Code, Section 25-5-6 (Minimum Building Site Average Width) - Applicant requests a minimum building site average width of approximately 56.72 feet in lieu of the minimum building site average width of 90 feet as required by the Zoning Code.

Subdivision Code, Section 23-22 (Compliance with Design Standards) - Applicant request general relief from compliance with minimum design standards.

Subdivision Code, Section 23-41 (Minimum Right-of-way & Pavement Width) - Applicant requests that a portion of the proposed street maintain a minimum right-of-way of 40 feet in lieu of the minimum 50-foot wide right-of-way as required by the Subdivision Code.

Subdivision Code, Section 23-48(a) (Cul-de-sacs) - To allow for a cul-de-sac that will service more than 18 lots. The applicant is proposing a total of not more than 24 lots to be serviced by the proposed cul-de-sac.

Subdivision Code, Section 23-50 (Grades and Curves) - Vertical and horizontal curves shall be so designed as to give nonpassing distance visibility of at least 300 feet. The proposed extension of Ekela Place may deviate from this minimum requirement.

Findings

1. In accordance with Section 25-5-3 of the Zoning Code, the proposed single-family residential lots is a permitted use under the existing Single Family Residential (RS-15) zoning of the property. The total land area of this PUD is 11.884 acres, which could accommodate a total of 34 single family residential units. Therefore, the proposed 28-lot residential subdivision will not exceed the maximum residential unit density permitted by the Zoning Code.
2. In order to configure the 28 proposed lots into the developable land area excluding, as much as possible, that portion of the project site situated within a flood area, the lot sizes must be less than the minimum of 15,000 square feet allowed by the Zoning Code. The proposed lot size range from approximately 12,594 square feet to 51,254 square feet.

3. Access to the proposed lots will be provided by an extension of Ekela Place, which will maintain a 50-foot wide right-of-way up to a knuckle at a 90-degree turn, then reverting to a 40-foot wide right-of-way. A 5-foot wide future road widening strip will be provided along the 40-foot wide right-of-way section should there be a need to widen this section to a 50-foot wide right-of-way. Construction of the pavement section will be accomplished in accordance with the requirements of the Subdivision Code. Section 23-41 of the Subdivision Code requires a minimum 50-foot wide right-of-way with 20-foot wide pavement. According to the Department of Public Works Standard Detail R-33, the proposed roadway will have a combined travel lane width of 20 feet (10 feet wide for each travel lane), and 6-foot wide paved shoulders and 9-foot wide paved swales within a 50-foot wide right-of-way. A 40-foot wide right-of-way will require some adjustments to the shoulder and swale section to preserve the 20-foot wide travel lane in a manner meeting with the approval of the Department of Public Works.
4. A total of 28 single-family residences can ultimately be constructed, one home for each of the 28 proposed lots. Ohana dwellings will not be permitted as a result of this PUD (see §25-6-32(c)).
5. The following agencies have provided comments regarding the subject application:
 - a. Department of Parks and Recreation (July 25, 2003 memo)

“We request the appropriate ‘Fair Share Contribution’ be assessed [upon] the applicant. The Department of Parks & Recreation would use these funds to either develop new or upgrade enhance existing park facilities in the applicant’s district where it would be of benefit to the future residents of these properties.”
 - b. Police Department (July 21, 2003)

“Staff has reviewed the above-referenced application and has no comments or objections at this time.”
 - c. Department of Environmental Management (August 7, 2003)

“Aggregates and any other construction/demolition waste should be reused to its fullest extent. Green waste may be disposed of only at the drop sites located at the Kailua and Hilo Transfer Stations.”

d. Department of Water Supply (August 20, 2003)

“Please be informed that water for the proposed 28 lots (dwelling units) is available from an existing 10-inch waterline along Haihai Street and a 6-inch waterline along Ekela Place fronting the property. The developer shall install a water system with fire hydrants and water meters in accordance with Department of Water Supply’s Standards and convey the completed water system and necessary easements to the Water Board of the County of Hawaii.”

e. Department of Public Works (August 19, 2003 memo)

“We have reviewed the subject application forwarded by your memo dated July 22, 2003 and offer the following comments for your consideration.

1. All development generated runoff shall be disposed of on site and shall not be directed toward any adjacent properties. A drainage study shall be prepared and the recommended drainage system shall be constructed meeting with the approval of the Department of Public Works.
2. Palai Stream flows through the northern portion of parcels 44 and 71. The Federal Emergency Management Agency’s Flood Insurance Rate Map (FIRM) designates this area as Flood Zone A, the Special Flood Hazard Area inundated by the 100-year flood where base flood elevations have been determined. Any construction within this area shall conform to the requirements of Chapter 27, Flood Control, of the Hawaii County Code.
3. Identify the existing drainage easement (Parcel ‘A’ – 51’X127’) along the eastern portion of TMK parcel 2-4-16:071. Provide for the proper drainage from the existing 15’ wide drainage easement within TMK parcel 2-4-16:128.
4. All earthwork activity, including grading and grubbing, shall conform to Chapter 10, Erosion and Sedimentation Control, of the Hawaii County Code.
5. Provide adequate sight distance along the one-way road at the left-hand turn toward Ekela Place.
6. Construct dedicable turnarounds at the termination of Ekela Place and Pohakulani Street with longitudinal slope of five percent or less.
7. Install streetlights and traffic control devices as required by the Traffic Division, Department of Public Works. The applicant shall be responsible for the design, purchase, and installation of such devices.

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8. The subject PUD's roadway shall be retained under private ownership and not be offered for dedication to the County unless it is improved to dedicable standard."

f. Department of Public Works (October 29, 2003 memo)

"We revisit the subject application to clarify comment number 3 of our memo to you dated August 19, 2003.

The current Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA) designates the northern portion of parcels 44 and 71 as Flood Zone A for which base flood elevations have not been determined. However, in response to the November 2000 storm, FEMA has completed a flood study (EMW-2000-CO-0247) which includes base flood elevations (BFEs) and revised flood zone boundaries for that area. A copy of a portion of the revised map is enclosed.

Although FEMA has not yet ratified the revised flood maps, we will utilize (as allowed by Hawaii County Code) its flood boundaries and BFEs when reviewing any floodplain development as is the case with the subject PUD.

Questions may be referred to Kelly Gomes of our Engineering Division at ext. 8327."

6. Comments from the Applicant:

See attached letters from the applicant dated November 4, 2003, November 11, 2003, and January 22, 2004.

7. Comments from the General Public:

a) Letter from Rose Higa dated August 20, 2003

"My lot will be next to Lot #4 & Lot #2 of the proposed Heahea Heights LLC (PUC 03-005)(sic). I'm concerned about the flooding problems with the last flood Nov. 2000, during that flood my patio, refrigerator, storage room, & laundry room the water came from above like a river and flowed through my property & damaged the above. The water flowed from west to east causing extensive

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damage, including my solar panels, which the water carried down with the running river. The water also went around, under & through the carport.

The developers map does not show how ride (sic) the flood was that day.

My concern is that we want flood control zone improvements, so this doesn't happen again.

At the minimum for Lot #4 & Lot #2, the minimum rear yard setback should be 25 feet, for privacy reasons, noise etc. At the minimum I am requesting also to fence the rear property line of Lot #4 & Lot #2 or the entire east rear property line, for privacy reasons. Build an earth berm along the same rear property line for privacy reasons, open space.

The developer should landscape the berm.

The developer wants approval from roadway requirements, which will save them money, which leaves the county with substandard roads, they should in turn be required to make other improvements. They will be selling lots, open space will be taken away, privacy will be compromised, they should be required to make the improvements I've suggested, to soften the development impact on our neighborhood.

Thank you for this opportunity to voice my concerns."

8. In accordance with requirements of Section 25-6-10(Criteria for granting a PUD):

- a) **the construction of the project shall begin within a reasonable period of time from the date of full approval and shall be completed within a reasonable period of time.**

The applicant hopes to commence with the development of the proposed subdivision immediately upon securing Final Subdivision Approval and bonding of the required subdivision improvements. The applicant anticipates that the actual construction work will be completed within 1 to 1-1/2 years from the date of issuance of Final Subdivision Approval. We find that this development timeframe is reasonable.

b) **the proposed development substantially conforms to the General Plan.**

Currently, the site of this PUD Application, zoned Single Family Residential (RS-15) is consistent with the General Plan LUPAG Map designation of Low Density Urban.

In addition, the following General Plan element goals, policies and standards of action are in conformance with the proposed Planned Unit Development:

- o Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural and physical environments of the County.
- o Zone urban- and rural- types of uses in areas with ease of access to community services and employment centers and with adequate public utilities and facilities.
- o Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region and County.
- o The County shall encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment.
- o Zoning requests shall be reviewed with respect to General Plan designation, district goals, regional plans, State Land Use District, compatibility with adjacent zoned uses, availability of public services and utilities, access and public need.

Approval of this request would also complement the following goals and policies of the Single Family Residential Element of the General Plan:

- o To maximize choices of single-family residential lots and/or housing for residents of the County.
- o To ensure compatible uses within and adjacent to single-family residential zoned areas.

- o To provide single-family residential areas conveniently located to public and private services, shopping, other community activities and convenient access to employment centers.
- o The County shall designate and allocate single-family residential zoned lands at varying densities for future use in accordance with the needs of the communities and the stated goals, policies and standards.
- o Areas shall have basic improvements and amenities necessary for immediate use.

Approval of this request would also contribute to a diverse socio-economic housing mix within the region. In this manner, the request would also complement the following goals and policies articulated in the Housing Element of the General Plan:

- o Attain safe, sanitary, and livable housing for the residents of the County of Hawaii.
- o Attain a diversity of socio-economic housing mix throughout the different parts of the County.
- o Maintain a housing supply which allows a variety of choice.
- o Develop better places to live in Hawaii County by creating viable communities with decent housing and suitable living environments for our people.
- o Improve and maintain the quality and affordability of the existing housing stock.

The proposed Planned Unit Development will implement the above goals and policies of the applicable element of the General Plan, in particular with the above cited elements.

- c) **the proposed development shall constitute an environment of sustained desirability and stability, shall be in harmony with the character of the surrounding neighborhood and shall result in an intensity of land utilization no higher than, and standards of open space at least as high as permitted or as otherwise specified for the district in which this development occurs.**

Approval of this PUD will allow the applicant to implement a subdivision layout that fits harmoniously into the local context with single family residential lots that will blend in with existing single family residential neighborhoods situated along all four corners of the approximately 11.884-acre project site. With an existing zoning of RS-15, the project site could accommodate a maximum of 34 single family residential units. Therefore, the proposed 28-lot residential subdivision will not exceed the maximum residential unit density permitted by the Zoning Code.

Approval of the requested PUD will allow the applicant to develop single family residential lots maintaining a minimum lot size of no less than 12,594 square feet, which is less than the minimum 15,000 square foot minimum lot size required by the Zoning Code. In addition, some of the proposed parcels have a building site average width of only 56.72 feet, below the minimum 90 feet width required by the Zoning Code. These requested deviations are necessary to maintain a reasonable number of residential units as permitted by the Zoning Code while avoiding the placement of smaller residential lots within the Palai Stream flood area situated within the northern portion of the project site. By creating two larger bulk lots within the flood plain area, the applicant wishes to recapture these lost parcels through the creation of several lots smaller and narrower than the required 15,000 square foot minimum lot size and a smaller roadway right-of-way. This PUD is a result of many compromises that allows the applicant to preserve some of the residential unit density permitted by the Zoning Code while designing a subdivision that best accommodates the hazards associated with a flood plain area. The end result will be a subdivision that fits within the environmental conditions of the site while preserving the amount of open space typical of single family residential subdivisions.

The applicant is also requesting relief from the Subdivision Code to allow the construction of an access roadway with a minimum right-of-way width of 40 feet in lieu of the minimum 50 foot wide right-of-way. Again, this configuration is necessary to preserve the number and reasonable size of the proposed 28 residential lots while accommodating the land area situated within the Palai

Stream flood plain. Given the low volume anticipated along this extension of Ekela Place, we believe that a reduced right-of-width is reasonable.

One letter of concern was submitted to this office from a nearby neighbor who expressed concerns regarding this project and its effect upon the Palai Stream flood plain due to her past experience with the November 2000 floods, which caused damage to her property. She wants to see flood control improvements so that such damage does not happen again. She also recommended a minimum common yard setback of 25 feet for those lots adjacent to her property for privacy reasons, noise etc. She also requested the installation of a fence, and earthen berm and landscaping to preserve her privacy. The reason for the adjustments in the development layout was to create bulk lots that would not place housesites within the floodplain. The installation of a flood control system that will resolve flooding problems within this immediate area cannot be solved by this project alone and remains a larger, community-wide issue. The department's approach is to not make matters worse, which we accomplished with the applicant's cooperation by eliminating proposed lots within the floodplain. The applicant will conform to the minimum yard setback of 10 feet within these flag lots as prescribed by the Zoning Code. Secondly, a restriction on ohana dwelling units on these parcels will ensure that the maximum number of 28 units will not be exceeded, unlike other similar zoned subdivisions that maintain the same zoning. The approval of this PUD Permit will provide certain restrictions on the use of the land that is not afforded through a typical subdivision request, which the applicant could still pursue in the absence of the PUD Permit. As previously mentioned, the existing zoning could allow for a maximum of 34 single family residential lots. Once created through the regular subdivision process, each lot owner could apply for an ohana dwelling that could, in the worse case scenario, double the total number of dwelling units to 68 units. The approval of this PUD will prohibit this possibility from happening. The only effective way to preserve ones total privacy is to berm and fence the entire development from existing, adjoining properties. This approach is not conducive to promoting the single family residential character of an area by providing opportunities for neighborhoods to interact with each other. Such interaction is what builds a community.

- d) **the development of a harmonious, integrated whole justifies exceptions, if required, to the normal requirements of the Zoning and Subdivision Codes, and that the contemplated arrangements or use make it desirable to apply regulations and requirements differing from those ordinarily applicable under the district regulations.**

The proposed PUD will complement the existing character of the surrounding single family residential community within this part of Waiakea. Relief from requirements of the Zoning Code regarding minimum building site area and average width and from the Subdivision Code applicable to minimum right-of-way width and sight distance. The proposed PUD is a development of a harmonious, integrated whole which justifies exceptions to the normal requirements of this chapter, as the contemplated arrangements make it desirable to apply regulations and requirements differing from those ordinarily applicable under the district regulations. A reduction in minimum building site area of only 2,400 square feet and a minimum building site average width of 56.72 feet, below the minimum 90 feet width required by the Zoning Code, are seen as having no appreciable impact to the character of the area or maintaining the harmony of a single family residential neighborhood desired by the Zoning Code. Minimum yard setbacks of at least 10 feet will be maintained from adjoining residential neighborhoods, the same yard setbacks required for 15,000 square foot lots. An adjoining neighbor to the east has expressed concern about maintaining her privacy by recommending at least a 25-foot setback from her common property line with a landscaped berm or fencing. While we understand her desire for privacy, the proposed flag lot configuration and applicable setbacks are entirely consistent with the Zoning and Subdivision Code, meaning that the creation of a flag lot or its applicable yard setbacks can be accomplished regardless of the disposition of this PUD application. The function of this PUD is not to impose a requirement in excess of those requirements mandated by the Zoning or Subdivision Codes.

As designed, the extension of Ekela Place from a 50 foot wide right-of-way down to a 40-foot wide right-of-way is appropriate for a roadway ending in a cul-de-sac. The applicant will still provide the standard 20-foot wide travel lane typical of a minor street, but with narrower shoulders and swales to fit the more narrow right-of-way. The functionality of this more-narrow road right-of-way will not be compromised. As a cul-de-sac, this roadway will not experience the volume and speeds associated with through-traffic, further supporting a narrow right-of-way.

In accordance with Section 25-6-6:

- the planning director may conditionally approve an application for a PUD.
- Any conditions imposed by the planning department upon approval of an application for PUD may include but are not limited to the time within which the project shall begin and

be completed, changed boundaries of the project, uses permitted, specification of minimum development standards, specified street dedication and improvement, utilities to be furnished, and a list or limit of variances permitted.

- Any PUD, as approved, shall be subject to all conditions imposed and shall be excepted from other provisions of this chapter only to the extent specified in said approval.

Based on the above, the following list of variances are approved for this Planned Unit Development:

1. **SUBDIVISION CODE:**

- a. Subdivision Code, Section 23-41 (Minimum Right-of-way & Pavement Width) - Allow a portion of the proposed street maintain a minimum right-of-way of 40 feet in lieu of the minimum 50-foot wide right-of-way as required by the Subdivision Code.
- b. Subdivision Code, Section 23-48(a) –(Cul-de-sac). To allow a total of not more than 24 lots to be serviced by the proposed cul-de-sac in lieu of the maximum 18 lots permitted by the Subdivision Code.
- d. Subdivision Code, Section 23-50 (Grades and Curves) - To allow vertical and horizontal curves with nonpassing distance visibility of less than 300 feet. The proposed extension of Ekela Place may deviate from this minimum requirement.

2. **ZONING CODE**

- a. Zoning Code, Section 25-5-2 (Designation of RS Districts) - Allow a minimum lot size of approximately 12,594 square feet in lieu of the minimum 15,000 square feet required within the RS-15 zoned district.
- b. Zoning Code, Section 25-5-6 (Minimum Building Site Average Width) - Allow for a minimum building site average width of approximately 56.72 feet in lieu of the minimum building site average width of 90 feet as required by the Zoning Code.

The following requested variance for this Planned Unit Development is denied:

Subdivision Code, Section 23-22 (Compliance with Design Standards) - Applicant requested general relief from compliance with minimum design standards. We feel it is

not appropriate to grant general relief from minimum design standards since doing so would essentially waive all requirements of the Subdivision Code. Instead, we are offering relief to specific design standards in order preserve the integrity of the Subdivision Code and its requirements to ensure public welfare and safety.

The Planning Director approves the Planned Unit Development subject to the following conditions:

- A. The applicant, its successors or assigns be responsible for complying with all of the stated conditions of approval.
- B. The applicant shall indemnify and hold the County of Hawaii harmless from and against any loss, liability, claim or demand for the property damage, personal injury or death arising out of any act or omission of the applicant, its successors or assigns, officers, employees, contractors and agents under this permit or relating to or connected with the granting of this permit.
- C. Restrictive covenants in the deeds of all the proposed lots within the Planned Unit Development shall give notice that the terms of this Planned Unit Development Permit shall prohibit the construction of a second dwelling unit and condominium property regimes on each lot. A copy of the proposed covenants to be recorded with the Bureau of Conveyances shall be submitted to the Planning Director for review and approval prior to the issuance of Final Subdivision Approval. A copy of the recorded document shall be filed with the Planning Department upon its receipt from the Bureau of Conveyances.
- D. The proposed 28-lot Planned Unit Development shall be developed in a manner as substantially represented within the Planned Unit Development application submitted on January 22, 2003 and accompanying plat map dated April 19, 2004.
- E. The applicant shall secure final subdivision approval by July 31, 2007.
- F. Access to all properties within the proposed subdivision, with the exception of proposed Lots 1, 13 & 14, shall be provided exclusively by the extension of Ekela Place. Proposed Lots 13 & 14 may utilize the existing 40-foot wide road and utility Easement 1-A to gain access to and from Haihai Street.
- G. The extension of Ekela Place shall maintain a minimum pavement width of 20 feet along its entire length. An engineer licensed in the State of Hawaii shall

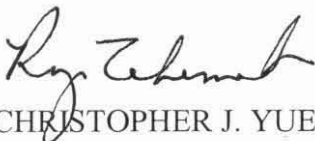
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certify the safety of sight distance at the turn of the Ekela Place extension. The section of Ekela Place not constructed to County dedicable standards (40-foot wide right-of-way) shall be maintained as a private, non-dedicable road with a minimum 5-foot future road widening easement on both sides to accommodate a future 50-foot wide right-of-way. The extension of Ekela Place shall not be gated at any point along its entire alignment.

- H. No dwelling or related structure shall be permitted within the Flood Zone A that affects the northern portion of the project site.
- I. An annual progress report shall be submitted to the Planning Director prior to the anniversary date of the Planned Unit Development (PUD) permit. The report shall include, but not be limited to, the status of the development and to what extent the conditions of approval are being complied with. This condition shall remain in effect until all of the conditions of approval have been complied with and the Planning Director acknowledges that further reports are not required.
- J. If the applicant should require an extension of time, the applicant may request for time extension pursuant to Section 25-6-14 (Time extensions and amendments).
- K. Should any of the conditions not be met or substantially complied with in a timely fashion, the Director shall initiate the nullification of the Planned Unit Development Permit.

Thank you for your patience and cooperation during the processing of this PUD application to work through the details to address our concerns as well as those of the affected agencies and the general public.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

DSA:pak/mad

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xc: Department of Public Works, Building Division
Department of Public Works, Engineering (Hilo)
Department of Water Supply
Subdivision Section – Subdivision No. 2003-0170 (HeaHea)