

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 188

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PONAHAHAWAI, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-5-27:1.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 7.29 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsection:

"7.29 (pp). The district classification of the following area situated at Ponahawai, South Hilo, Hawaii, shall be Single Family Residential (RS-10):

Beginning at the Northwest corner of this parcel of land on the easterly side of Kaumana Drive, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAUMANA" being 1980.72 feet North and 2648.99 feet East, thence running by azimuths measured clockwise from true South:

1. 285° 17' 747.43 feet along Grant 12799 to Kanichi Yamamoto and Fujie F. Yamamoto, being also along Lot 69, Ponahawai Houselots;
2. 45° 00' 340.77 feet along Government Land;
3. 135° 00' 258.17 feet along same;
4. 112° 25' 293.16 feet along same;
5. 210° 35' 119.83 feet along the remainder of Grant 12682 to Sueki Mitsunaga and Sadako O. Mitsunaga;
6. 105° 17' 99.38 feet along same;
7. 210° 35' 16.59 feet along the easterly side of Kaumana Drive to the point of beginning and containing an area of 119,806 square feet or 2.750 Acres.

"All as outlined in red on the map attached hereto, marked Exhibit 'A' and by reference made a part hereof."

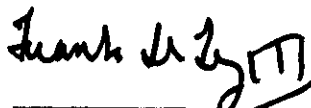
SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) construction of the three (3) additional

single-family dwellings be completed within three (3) years from the effective date of the change of zone; (B) the rules and regulations of the State of Hawaii, Department of Health be complied with; and (C) all other applicable rules and regulations be complied with. Should any of the foregoing conditions not be met, the area may be rezoned to its original zoning designation.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:



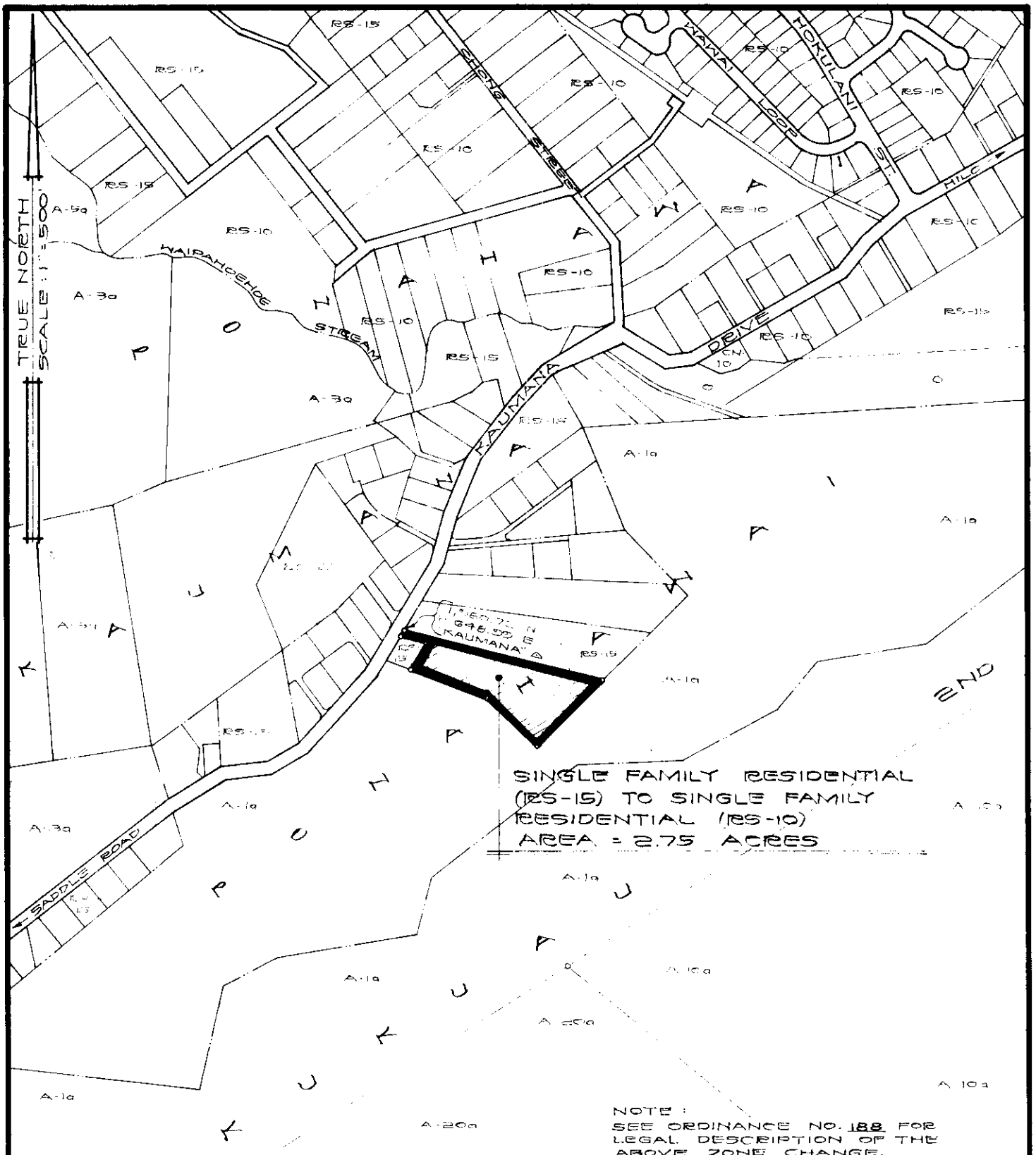
\_\_\_\_\_  
COUNCILMAN, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: January 20, 1976

Date of Adoption: February 6, 1976

Effective Date: February 17, 1976



## AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 42 OF CHAPTER 8 (ZONING CODE), ARTICLE 2, SECTION 7.29, THE CITY OF HILO ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PONAHAHAI, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING: NOV. 20, 1975  
 DATE OF APPROVAL: FEB. 17, 1976  
 ORDINANCE NO. 188  
 PREPARED BY: PLANNING DEPARTMENT  
 COUNTY OF HAWAII

# BERT S. MITSUNAGA

GENERAL CONTRACTOR  
LICENSE NO. AB-4217  
3572 NIPO STREET  
HONOLULU, HAWAII 96822  
TELEPHONE 988-4153

October 8, 1975

PLANNING DEPARTMENT  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji

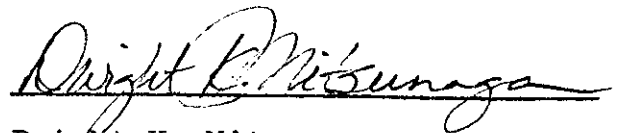
Subject: Kaumana Village  
Hilo, Hawaii  
T.M.K. No. 2-5-27:1

Gentlemen:

Submitted for your review and consideration are sixteen (16) sets of the Application For Change of Zone and supplementary material. Also enclosed for your information are copies of the environmental assessment report to the Hawaii Housing Authority, letter authorizing the access roadway easement, Negative Impact Statement submitted to the Environmental Quality Commission, and correspondences relating to increasing the number of dwelling units to twelve (12).

Please contact us if we can be of any service or if any additional information is required.

Sincerely,



Dwight K. Mitsunaga  
RME for  
Bert S. Mitsunaga,  
General Contractor

Enclosures  
cc: Hawaii Housing Authority  
Hawaii County Housing Agency

APPLICATION FOR CHANGE OF ZONE

COUNTY OF HAWAII

PLANNING DEPARTMENT

APPLICANT: Dwight K. Mitsunaga

APPLICANT'S SIGNATURE: Dwight K. Mitsunaga

ADDRESS: 3572 Nipo Street

Honolulu, Hawaii 96822

TELEPHONE: 9884-153

REQUEST FROM: RS-15 TO: RS-10

TAX MAP KEY: 2-5-27:1 AREA OF PROPERTY: 2.75 acres  
*(size of parcel)*

OWNER: Sueki Mitsunaga & wife Sadako - T/E

OWNER'S SIGNATURE: Sueki Mitsunaga

APPLICANT'S INTEREST, IF NOT OWNER: Agent for owner  
*(If lessee, must be for at least another 5 years from date of application)*

APPLICANT'S REASONS FOR REQUESTING A CHANGE OF ZONE *(Please attach)*

1. Please explain how the requested change of zone would be consistent with the goals, policies, and courses of action *(if applicable)* of the General Plan document. Also, please indicate specifically which goals, policies, and courses of action are involved. *(Copies of the General Plan document are available at public libraries and at the Hawaii County Planning Department.)*
2. Please state any other reasons for your request.

THIS APPLICATION MUST BE ACCOMPANIED BY:

- (1) 16 copies of the completed application form.
- (2) 16 copies of a location map.
- (3) 16 copies of a site plan with existing and proposed uses (e.g., structures, topography, proposed subdivision).
- (4) 1 copy of appropriate questionnaire.
- (5) any additional information.
- (6) \$100.00 processing fee.

FOR OFFICIAL USE:

Date Received \_\_\_\_\_  
Director's Action \_\_\_\_\_  
Prelim. Hearing \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
To Council \_\_\_\_\_

ATTACHMENT

Residential Rezoning

PLANNING DEPARTMENT  
COUNTY OF HAWAII

APPLICATION FOR CHANGE OF ZONE

1. If your request is approved, do you intend to subdivide the subject land in accordance with the approved change of zone? No

If yes, please answer the rest of question 1 and then to question 3.

a. How many acres of the requested area do you intend to subdivide? \_\_\_\_\_

b. Into what lot sizes? \_\_\_\_\_

c. If your request is approved, approximately how long after the date of approval do you expect to submit your subdivision plans to the Planning Department for preliminary approval? \_\_\_\_\_

d. Do you intend to build houses on the newly created lots? \_\_\_\_\_

If yes, please answer the following questions:

On how many of those lots? \_\_\_\_\_

At what approximate price range? House \_\_\_\_\_

Lot \_\_\_\_\_

Total \_\_\_\_\_

Approximately how long, after approval of the subdivision, would the first house be available for occupancy? \_\_\_\_\_

If you intend to subdivide, please submit a preliminary schematic subdivision plan together with your change of zone application form.

2. If you have no firm plans of subdividing the subject area, do you intend to:

a. Sell or lease the land to someone who has firm plans? No

b. Sell or lease the land to someone who has tentative plans? No

c. Sell or lease the land to someone who has no plans? No

d. Keep it? Yes

e. Other (please state)

f. If you intend to do either a, b, or c, please elaborate on the kind of plans the other party has. Please, also, include in your answer approximately how soon after approval of your rezoning do you expect to transfer the subject land to another party.

3. Do you think that your request and your further plans for the land will alleviate the local housing situation?

Yes

How?

It would allow for the construction of four (4) additional 3 BR- single family detached units to the eight (8) under construction and to be leased to low income families in conjunction with the County's Section 8 program.

4. Are there any buildings on the subject area?  
If so, what kind?

Yes

Eight (8) single family houses are now under construction on the subject parcel.

What do you intend to do with those buildings if your request is approved?

Refer to question #3 above.

5. Is the subject land currently being used for any agricultural activity?

No

If so, please list the kinds of products grown and on how many square feet or acres of land per product.

6. To your knowledge, has there been any flooding and/or drainage problem on the subject area?

No

If so, please describe the problem.

7. Do you think that the roads leading to the subject area needs improvement?

No

If so, what kind?

Is the road adequate for the proposed traffic volume or load?

Yes

8. What sort of governmental assistance and/or improvements do you feel will be needed in the subject area when developed?

	<u>Yes</u>	<u>No</u>
a. Schools	_____	<u>X</u>
b. Roads	_____	<u>X</u>
c. Sewer	_____	<u>X</u>
d. Drainage	_____	<u>X</u>
e. Police Protection	_____	<u>X</u>
f. Fire Protection	_____	<u>X</u>
g. Recreational Facilities	_____	<u>X</u>
h. Public Utilities	_____	<u>X</u>
i. Other	_____	<u>X</u>

For those checked "yes", please elaborate what type or kinds of improvements and/or assistance are needed.

Signature: *Dwight B. Mitsunaga*  
Address: 3572 Nipo Street, Honolulu 96822  
Telephone: 9884-153  
Date: October 8, 1975



# BERT S. MITSUNAGA

GENERAL CONTRACTOR  
LICENSE NO. AB-4217  
3572 NIPO STREET  
HONOLULU, HAWAII 96822  
TELEPHONE 988-4153  
October 8, 1975

PLANNING DEPARTMENT  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji

Subject: Kaumana Village  
Hilo, Hawaii  
T.M.K. No. 2-5-27:1

Gentlemen:

Submitted herewith are reasons explaining how the requested change of zone would be consistent with the goals, policies, and courses of action of the General Plan Document.

The requested change of zone would be consistent with the goals, policies, and standards of the Single-Family Residential section of the General Plan. The specific items involved in the change are numbered from R-1 to R-7 on the attached list and explained below.

- R-1. Although the owner does not presently intend to subdivide the parcel into single family residential lots, he will construct 3-BR detached houses to be leased to low income families. This will give low income families an opportunity to rent homes in a single family environment thus expanding their choice of housing type and location.
- R-2. The parcel is currently zoned RS-15. The requested zoning of RS-10 will ensure the preservation of residential use in the parcel and compatibility with adjacent single family areas. The distribution and proximity of other RS-10 areas are shown on the attached Exhibit "C".
- R-3. The owner currently has 8 houses under construction. Should the requested change be approved, the owner will immediately construct 4 additional houses allowable under the increased density. A 100% construction is thus assured. Careful siting of the houses would preserve the low density character of the site. A site plan showing the total development is attached as Exhibit "D".

- R-4. The re-evaluation of zoned areas to make optimum use of the areas is especially critical with the continued trend toward higher cost of land and development. The application parcel is within a neighborhood where the increased density, which would allow 4 additional lots, would adversely affect the character of the area. There are, presently, large RS-10 zoned areas within  $\frac{1}{4}$  mile makai and  $\frac{1}{2}$  mile mauka of the application parcel.
- R-5. The density of the parcel under the requested zoning would be 4.36 per acre, which would be within the 2-5 units per acre standard.
- R-6. The application parcel is within easy commuting distance to shopping areas, other public and private services and employment centers. It is approximately 3-4 miles from the Hilo Post Office and 4-5 miles from the Kanolehua industrial area. Refer to Exhibit "A" for location of the parcel.
- R-7. The application parcel is located off from Kaumana Drive and access, water, power and telephone will be connected to existing facilities on Kaumana Drive. An access easement to allow for a safe and convenient roadway to the houses has been obtained from the Hawaii Housing Authority. See Exhibit "B" for easement location and Exhibit "D" for the roadway. The owner will provide, at his own expense, the paved access roadways and driveways, water lines and fire hydrants, and utility poles and lines.

Because of the small increase in density, no adverse load on Kaumana School is expected. According to the DOE office in Honolulu, the Kaumana School is at about 70 % capacity for the 1975-76 school year.

The additional 4 homes resulting from the requested change in zone would have a minor impact on the vehicular traffic on Kaumana Drive. The proposed improvements to Kaumana Drive would eventually minimize this increase.

- R-8. The application parcel would be limited to low density residential use.

The purpose of the requested change of zone would also be consistent with the goals, policies and standards of the Housing section of the General Plan. The specific items involved are numbered from H-1 to H-8 on the attached list and explained below.

- H-1. The change of zoning will permit the construction of 12 rather than 8 new, safe, sanitary and liveable homes for 12 low income families.
- H-2. The owner has been working closely with the Hawaii County Housing Agency and the Hawaii Housing Authority relative to the construction of 3-BR single family detached units for rental to low income families under the County's Housing Assistance Payment Program.
- H-3 & H-4. The providing of single family detached housing for rental to low income families has become extremely difficult because of rising cost. The requested change in zoning will give the owner an opportunity to spread out over more units costs of certain common facilities as water line, access roadway and power lines. At the same time, more units can be added to the supply of housing types most desired by families in the rental market.
- H-5. The Hilo office of HHA reports that as of September 15, 1975, there are 109 families on the waiting list for 3-BR low rent public housing units. Although small in amount, the change in zoning will help to meet this need.
- H-6. See H-2.
- H-7 & H-8. See H-2. The owner has an application pending with HHA for both construction and short term take-out financing. Management of the units by HHA is also under consideration. In return for the government assistance, the owner is willing to lease the units to low income families eligible for Section 8 Housing Assistance Payment.

We sincerely hope that the above information will aid you in evaluating and expediting an action on the request for a change in zoning.

Sincerely,



Dwight K. Mitsunaga  
RME for  
Bert S. Mitsunaga,  
General Contractor

# SINGLE-FAMILY RESIDENTIAL

## HAWAII COUNTY GENERAL PLAN

The goals, policies and standards noted below are set forth in the General Plan to insure the development of single-family residential housing that meets the needs of the people of the city of Hilo. They and the courses of action listed in the General Plan for the South Hilo District form the basis, in part, for developing the recommendations of the Hilo Plan.

### Goals

- R-1 o To maximize choices of single-family residential lots and/or housing for residents of the County.
- R-2 o To ensure compatible uses within and adjacent to single-family residential zoned areas.
  - o To rehabilitate and/or rebuild deteriorating single-family residential areas.

### Policies

- R-3 o To assure the orderly use of single-family residential zoned areas and to curb speculation and resale of undeveloped lots, the County shall impose incremental and conditional zoning which would be based on performance requirements. This is to assure that a certain percentage of buildings will be constructed.
  - o The County shall encourage more innovative uses of land with respect to geologic and topographic conditions through the use of residential cluster and planned unit developments. The clustering of residential units in sloping areas is a means of minimizing grading and drainage problems, preserving the natural appearance of the topography, preventing strip development, and making optimum uses of the terrain for buildings and open spaces.
  - o The County shall aid and encourage the State in providing fee simple and leasehold single-family residential lots to the residents through the State Housing Program.
  - o The County shall incorporate reasonable flexibility in codes and ordinances to achieve diversity of socio-economic housing mix and to permit aesthetic balance between single-family residential structures and open spaces.
- R-4 o The County shall re-evaluate existing undeveloped single-family residential zoned areas and reallocate zoned lands in appropriate locations.
  - o The County shall designate and allocate single-family residential zoned lands at varying densities for future use in accordance with the stated goals, policies, and standards.

### Standards

- R-5 o Density of 2-5 units per acre.
  - o There shall be a transitional area between single-family residential areas and incompatible uses.
- R-6 o A properly zoned single-family residential area shall be conveniently located with reference to shopping and other public and private services and shall be provided within easy and convenient access to employment centers.
  - o Major traffic routes shall not be located through single-family residential areas.
- R-7 o Areas shall have basic improvements and amenities necessary for immediate use.
- R-8 o Areas shall be limited to low-density and medium density residential uses.

### HAWAII COUNTY GENERAL PLAN

The General Plan sets forth the goals, policies and standards noted below for housing in Hawaii County. These and the courses of action for the South Hilo District, also outlined below, form the basis, in part, for the housing recommendations in this Hilo Plan.

#### Goals

- H-1 o Encourage safe, sanitary, and livable housing.
  - o To attain diversity of socio-economic housing mix throughout the different parts of the County.
- H-2 o Formulate program for housing.
- H-3 o Maintain a housing supply which allows a variety of choice.

#### Policies

- H-4 o It shall be the policy of the County of Hawaii to assure that safe, sanitary, and livable housing is available to persons of all ages, income and ethnic groups and to provide a variety of choice as to location and types.
- H-5 o A volume of construction and rehabilitation of housing sufficient to meet growth needs and correct existing deficiencies shall be promoted.
  - o The construction of specially designed facilities for elderly persons needing institutional care and for active elderly persons shall be encouraged.
  - o The use of new housing design and construction shall be encouraged to keep housing costs at a minimum and to increase the volume of production through the further use of technological innovations.
- H-6 o Corporations and non-profit organizations shall be encouraged to participate in Federal programs to provide new and rehabilitated housing for low and moderate income households and the elderly.
  - o The County shall make maximum utilization of all Federal and State programs and disseminate information on these available assistance programs to the public, financial institutions, supply houses, and developers.
  - o Improvements in financing practices that will help to make housing more readily available to all persons shall be actively sought by the County.
  - o Public and private programs intended to increase the supply of housing and to create a variety of choice shall be encouraged.
  - o The County shall promote and support the use of Turnkey developments and encourage the use of cluster and planned unit developments.
  - o The County shall review its codes and ordinances to see if there are overly stringent restrictions which may impose unnecessary hardship.
  - o It shall be the policy of the County to study measures for curbing speculation practices and for reducing housing costs.

- o The County shall encourage the State to construct homes for lease. The lease on the house and lot should be on a long-term basis and should be at a reasonable lease rate. In this way, the people's natural resource of land can still be perpetuated through public ownership and at the same time housing can be provided without heavy initial investment.
- o The County realizes that the investment in home ownership constitutes the largest single investment for most of its residents. It is therefore the policy of the County to protect residential property values from depreciating influences.
- o There shall be a systematic code enforcement schedule to upgrade the quality of the existing housing inventory. The County shall also seek means of assuring the maintenance of all housing in livable condition through programs of renewal, rehabilitation or redevelopment.
- o Large industries which create a demand for housing shall provide employee housing based upon a ratio to be determined by an analysis of the locality's needs.

#### Standards

Housing standards shall consist of and comply with:

- o Housing Code.
- o Building Code.
- o Electrical Code.
- o Plumbing Code.
- o Zoning Ordinance.
- o Subdivision Ordinance.
- o Uniformity of housing information system.
- o The standards for housing shall not be limited to the above, but shall also include the standards listed for single-family and multiple residential land use elements.

#### Courses of Action (South Hilo District)

- o Encourage the State to provide student, faculty, and staff housing for the University of Hawaii at Hilo and the Community College.
- o Obtain Federal assistance for replacement or rehabilitation of housing units in the Hilo area.

H-7 o Aid the State in providing housing for low and moderate income families, "gap groups" and the elderly in this area through the State Housing Program.

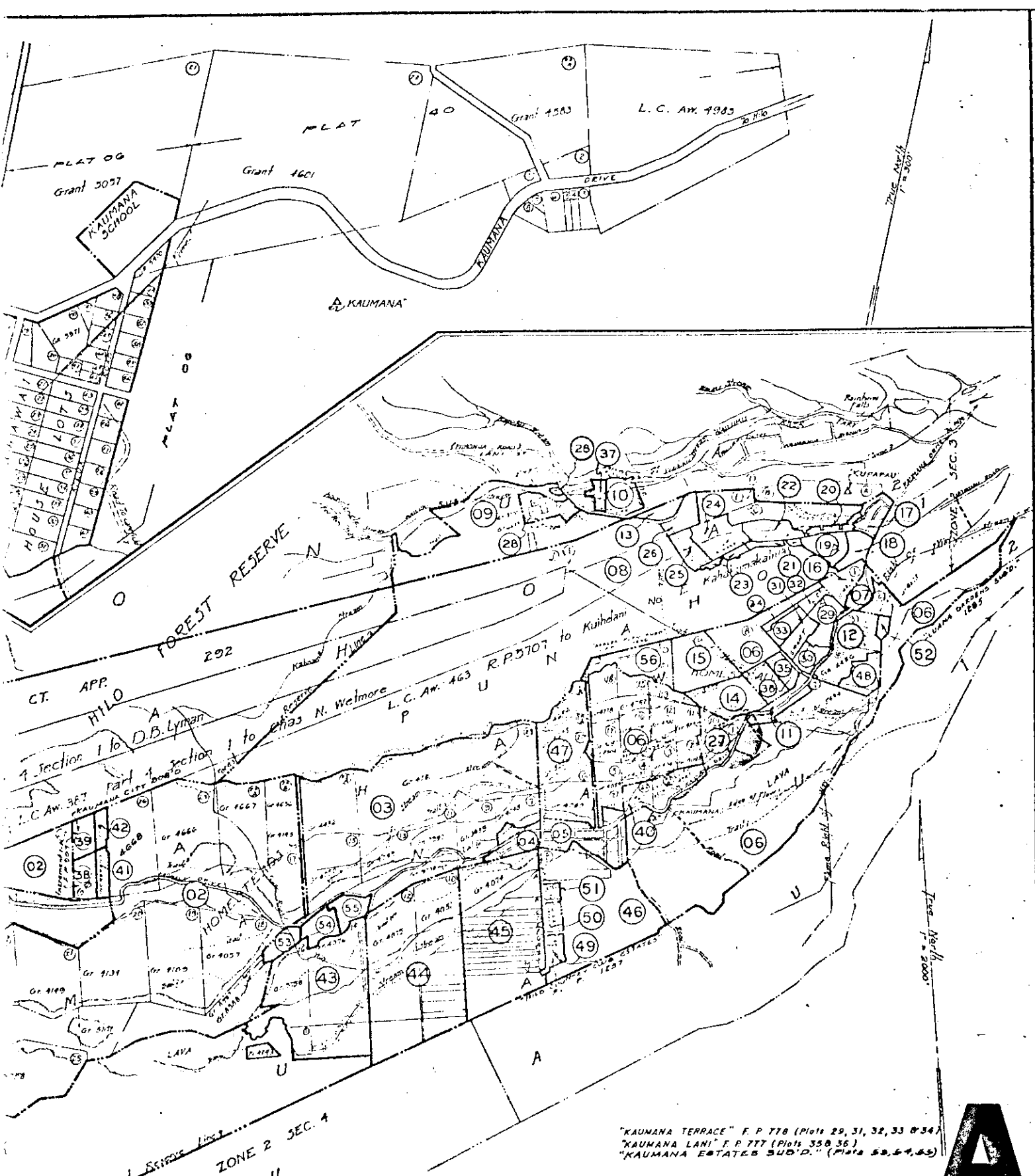
H-8 o Coordinate with non-profit and private interests in obtaining government aid to construct and provide a variety of housing choice for low and moderate income residents of this area.

#### HILO PLAN

The analysis and projection of future housing needs and characteristics, including income and housing cost factors, are presented in the residential section of the Land Use Chapter. This housing chapter deals with an analysis of existing housing characteristics and recommendations for improvements where they are needed. The specific numbers used in these chapters may not always agree because of the different information sources and dates involved; however, any discrepancies are minor and do not affect the recommendations.

ATTACHMENTS:

- .... Location, Site, & Zoning Plans/Maps
- .... Dwelling unit plans, elevations & sections
- .... Letter of commitment for easement from HHA
- .... Letter from HHA showing interest in increase in units
- .... Negative Declaration for EIS



"KAUMANA TERRACE" F. P. 778 (Plots 29, 31, 32, 33 & 34)  
 "KAUMANA LAKE" F. P. 777 (Plots 35 & 36)  
 "KAUMANA ESTATES SUB'D." (Plots 52, 54, 55)

Kaumana Trig (See #400-2)

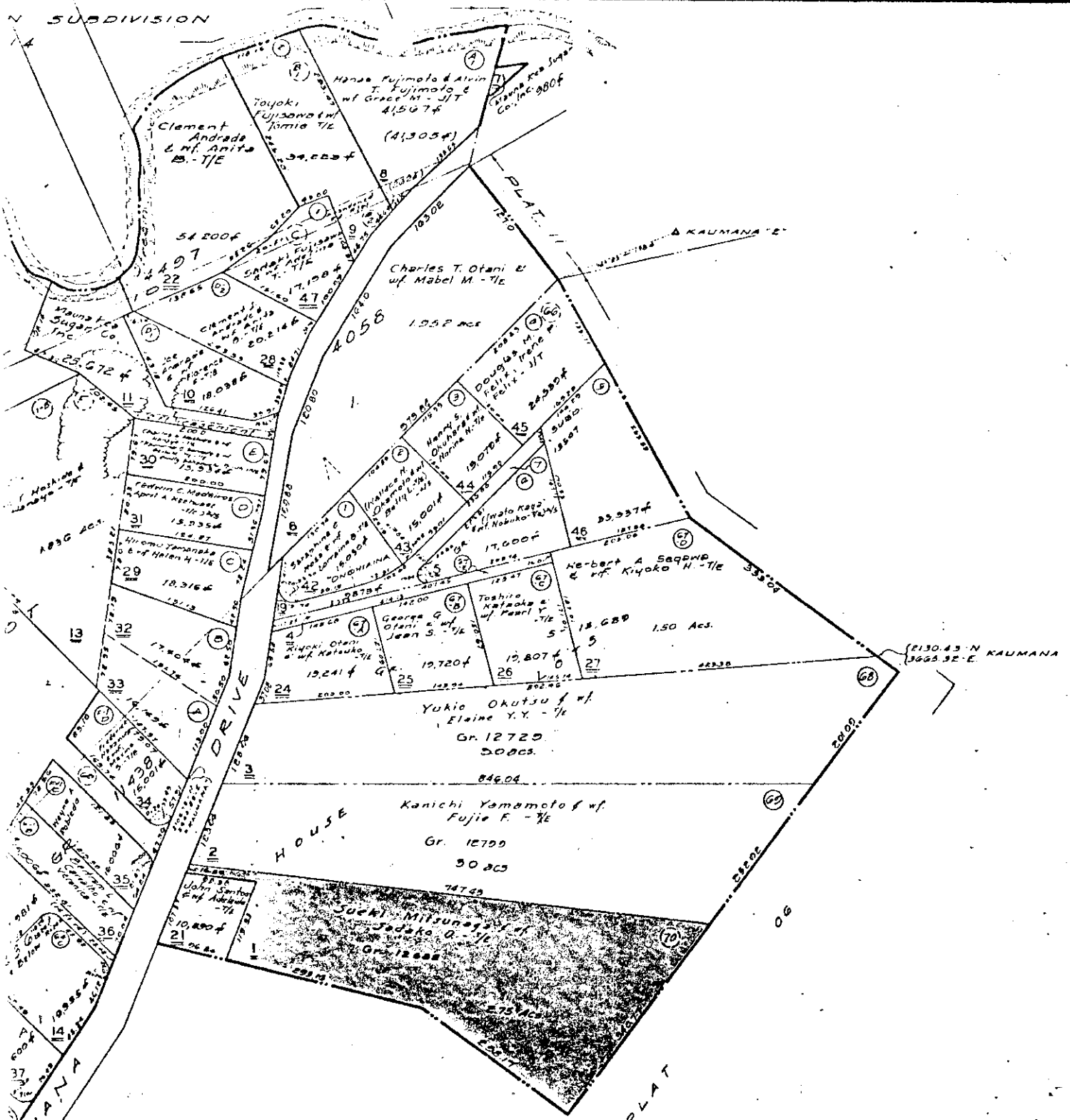
ADVANCE SHEET  
 SUBJECT TO CHANGE

**A**

THIRD DISTRICT	
ZONE	SEC.
2	5
CONTAINING PLATS	
SCALE: 1 in. = 2000 ft.	

PRINTED





Note: Parcels 14, 37, 40 owned by AKIO HOSHIDA & Mf. Miyoko M. - 1/2 unless otherwise noted.

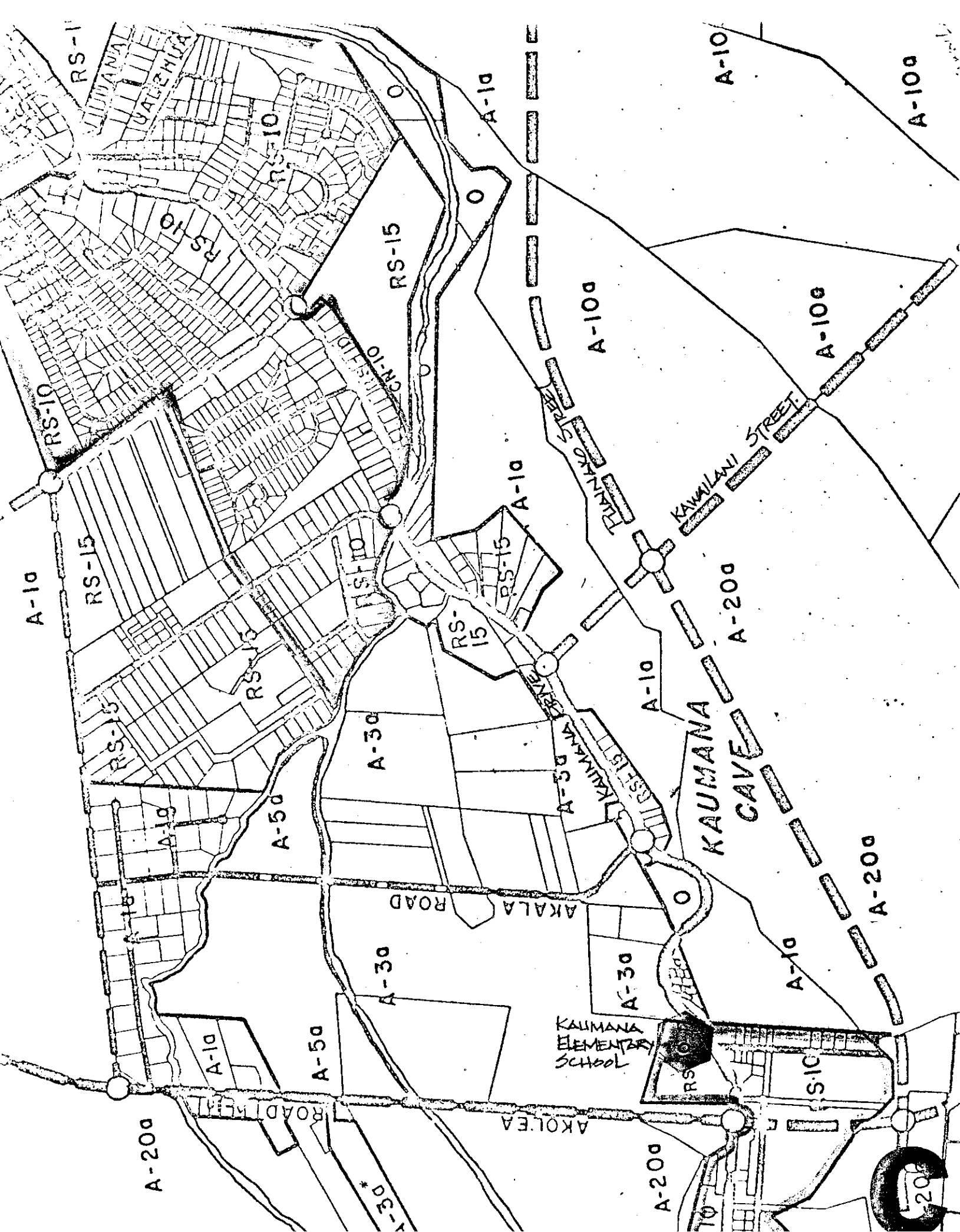
NOTE: Parcels 5, 10, 43-49 not owned by William K. Ahia & Mf. Lily A. - 1/2

**B**

Dropped 1/2

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
<b>TAX MAP</b>		
THIRD DIVISION		
ZONE	SEC.	PLAT
2	5	27
CONTAINING PARCELS		
SCALE: 1 IN = 100 FT.		

SUBJECT TO CHANGE



A-10

RS-10

RS-10

RS-10

RS-15

A-10

A-10

A-10g

A-10g

A-100

RS-10

RS-15

RS-15

RS-10

RS-15

A-10

A-10

RS-15

A-10

A-50

A-30

RS-15

A-10

A-30

A-10

A-200

KAUMANA CAVE

A-200

A-10

A-10

A-50

A-30

AKALA ROAD

KAUMANA ELEMENTARY SCHOOL

A-30

A-10

A-200

ROAD MEAD

A-50

A-30

AKOLEA

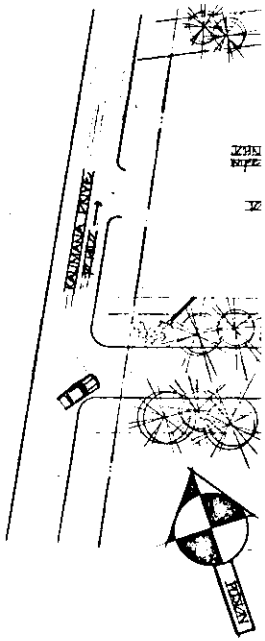
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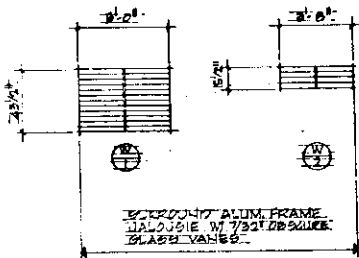
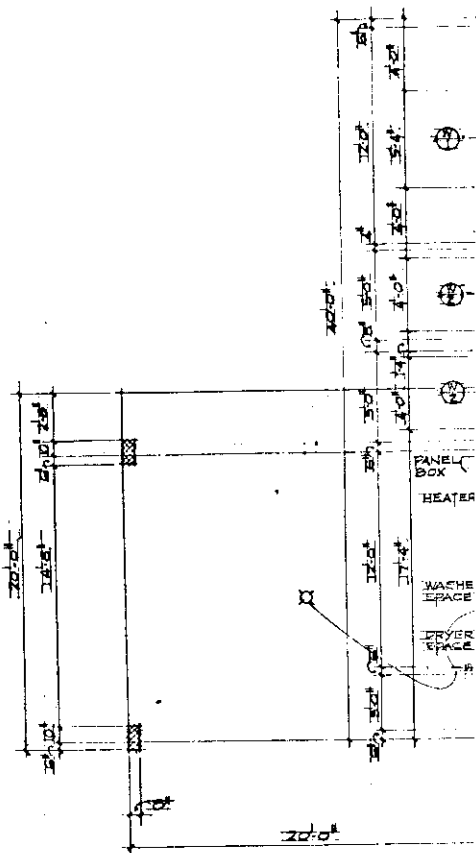
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A-10

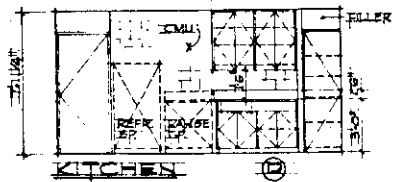
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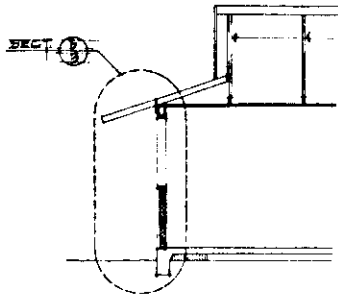
200



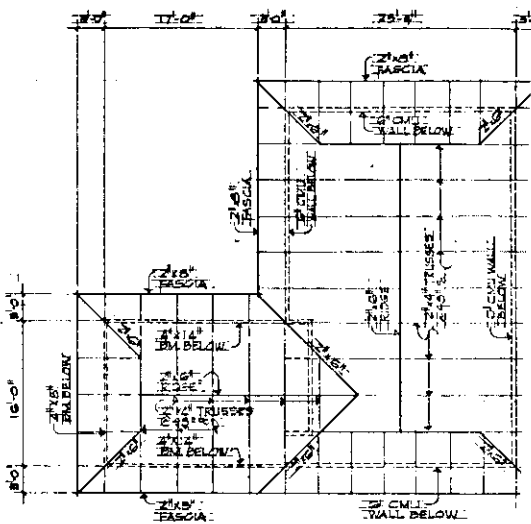


WINDOW SCHEDULE - 50/1/2

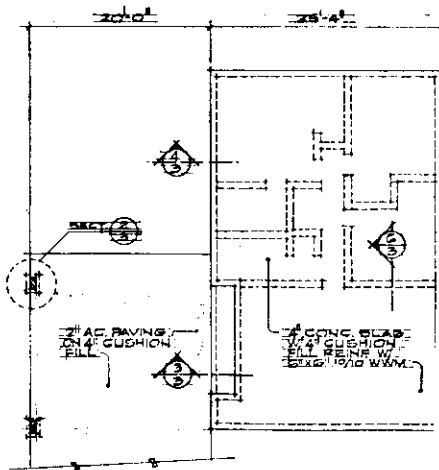




TYP  
SC: 1/4" = 1'



ROOF FRAMING PLAN  
SC: 1/8" = 1'-0"



FOUNDATION PLAN  
SC: 1/8" = 1'-0"



BERT S. MITSUNAGA, GENERAL CONTRACTOR  
3572 Nipo St., Honolulu, Hawaii 96822

Received AUG 7 1974

Date \_\_\_\_\_

JOHN A. BURNS  
GOVERNOR

STATE OF HAWAII  
DEPARTMENT OF SOCIAL SERVICES AND HOUSING  
HAWAII HOUSING AUTHORITY  
P. O. BOX ~~304K~~ 17907  
HONOLULU, HAWAII ~~96812~~ 96817

YOSHIO YANAGAWA  
EXECUTIVE DIRECTOR

July 30, 1974

IN REPLY REFER

to: 546-167/1814

Mr. Bert S. Mitsunaga  
General Contractor  
3572 Nipo Street  
Honolulu, Hawaii 96822

Dear Mr. Mitsunaga:

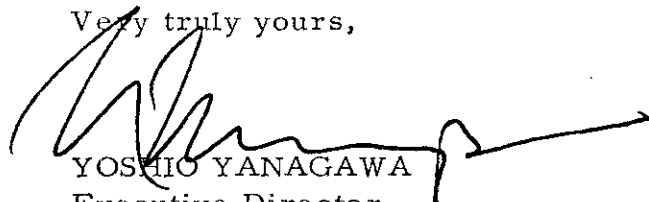
Re: Kaumana Project

This is to acknowledge receipt of your letter dated July 10, 1974, and our conversation in my office on July 25, 1974 regarding an increase in the number of rental units at the above-referenced project.

We have since then scanned our listing of applications and have determined that there is a need for three bedrooms in this locale. Therefore, we support your request for an increase in the number of units to be built from 8 to 12 units. Consequently, on the basis of your completing the project, we will lease the 12 units from you to be subleased to our tenant-clientele.

Thank you for considering our agency in our quest to provide safe, decent and sanitary housing for the low-income family.

Very truly yours,



YOSHIO YANAGAWA  
Executive Director

CC: Mr. Raymond Suefuji  
Mr. Megumi Kon



GEORGE R. ARIYOSHI  
GOVERNOR

STATE OF HAWAII  
DEPARTMENT OF SOCIAL SERVICES AND HOUSING  
HAWAII HOUSING AUTHORITY  
P. O. BOX 17907  
HONOLULU, HAWAII 96817

YOSHIO YANAGAWA  
EXECUTIVE DIRECTOR

IN REPLY REFER

September 8, 1975

TO: 0-158.1/2550  
(Johnson x 138)

Mr. Bert Mitsunaga  
3572 Nipo Street  
Honolulu, Hawaii 96822

Dear Mr. Mitsunaga:


Subject: Granting of Easement Over State Land Adjacent  
to the Kaumana Village Project, TMK: 2-5-27:Parcel 1

As per a telephone conversation today between Rex Johnson of our staff and Jack Kagoni of the Department of Land and Natural Resources, the Commissioners of the DLNR granted the above referenced easement to the Hawaii Housing Authority at their August 29, 1975 meeting.

This letter is to confirm that upon receiving the proper documentation regarding this grant of easement, the Authority will in turn convey the easement to you.

Should you have any questions regarding this easement, please call Rex Johnson at 845-6491.

Sincerely,

  
HAROLD I. KURIHARA  
Development Administrator

# BERT S. MITSUNAGA

GENERAL CONTRACTOR  
LICENSE NO. AB-4217  
3572 NIPO STREET  
HONOLULU, HAWAII 96822  
TELEPHONE 988-4153

August 14, 1975

HAWAII HOUSING AUTHORITY  
P.O. Box 17907  
Honolulu, Hawaii 96817

Attention: Mr. Rex Johnson

Subject: Kaumana Village  
Hilo, Hawaii  
T.M.K. No. 2-5-27:1

Re: Negative Declaration for EIS

Gentlemen:

Submitted herewith are information required by the Environmental Quality Commission in compliance with EIS Regulations (Chapter 343, 1:31c2) for a Negative Declaration of Environmental Impact.

- a. The proposing agency for this project is the Hawaii Housing Authority.
- b. Not applicable
- c. The agencies consulted in making assessments for the project are the Planning Department, Building Department, Board of Water Supply, Department of Public Works, Board of Health, Deputy Managing Director, and the Chief Engineer for the County of Hawaii.
- d. General description of the action's technical, economic, social and environmental characteristics:

The project, consisting of eight(8) single-family detached dwellings, was originated in order to supplement the need for more housing facilities within the County of Hawaii. The objective was to provide well designed and constructed homes in a manner which exemplifies good planning as well as compliance to all the requirements set forth by the County of Hawaii. All the trades involved in the planning and construction of these units are



residents of the County of Hawaii, thus contributing to the economic stability of the community. Because the project is of a small scope as well as conforming to the requirements of the zoning laws, there is no foreseen crisis in regards to environmental impact. (refer to section f for elaboration)


- e. The project site for Kaumana Village, T.M.K. No. 2-5-27:1, is located approximately 4-5 miles southwest of Hilo's downtown area. The topography and land contours indicate a site which is relatively flat. The project is bounded on two sides by undeveloped land belonging to the State of Hawaii. Refer to attached site and location map for more information.
- f. The following is a discussion of the assessment process as delineated in 1:31a of the EIS Regulations:
  1. An effort was made to retain as much of the natural foliage and site conditions as possible. Grading will be implemented to create adequate drainage for the project. Although the site does not lie in a flood plain, planning was done to insure proper drainage due to the precipititious characteristic of the immediate vicinity. In the post construction period, restoration of landscaping will be in order.
  2. The land, utilized to meet the housing needs of the community, appears to be of a more beneficial nature than in its undeveloped state.
  3. There is no conflict with any of the State's policies and/or goals, court decisions or executive orders.
  4. The project has no substantial effects on the economic or social welfare of the community or State.
  5. There is no substantial effects on economic or sociological activities.
  6. The project is not seen to place a burden on existing public facilities or to have a substantial effect regarding population increase. Sewage waste shall be disposed of via cesspools. The project is set back from the main road, Kaumana Drive (refer to site plan). In this manner, all dwelling units are served by a private road connecting onto Kaumana Drive, thus not placing a heavy burden upon the vehicular system. There would be no real problem as to population increase in the County of Hawaii because this is only a matter of relocating a minute number of its own residents.

7. The project does not constitute a substantial degradation of environmental quality. The project, being setback from the main road is almost unnoticeable. The homes are attractive and care has been taken to locate them in such a manner as to create large pockets of open space within the site. The homes were planned as to provide for adequate parking facilities. Each unit can accomodate two additional vehicles in the driveway as well as two in the carport. The project site can accomodate additional parking without encroaching onto Kaumana Drive.
  8. The project has no considerable effect upon the environment and does not involve a commitment for larger actions.
  9. The project does not appear to affect any rare, threatened or endangered species of animal, plant or habitat. Observation of the site found it to contain shrubs, tall grass, few wild ferns, guava and ohia trees which are abundant in this area. Wildlife observations revealed occasional sparrows and doves.
  10. There are no detrimental effects to air or water quality. The project, being composed of detached single-family dwellins, is not seen to create any substantial air pollution problems. The project, located below (downstream of) any potable water source, is not seen to pose any problems in regard to water pollution. There is no forseen high ambient noise level problems. The units are well away from the two neighboring properties and the two remaining boundaries are adjacent to unoccupied State land. Within the project itself, the units are spaced apart generously so that the noise level within the site are dissipated rather than congested.
  11. The project does not effect any environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.
- g. As seen in section f, there are no major impacts involved.
- h. Because the impacts are negligible, there is no need for mitigation measures.

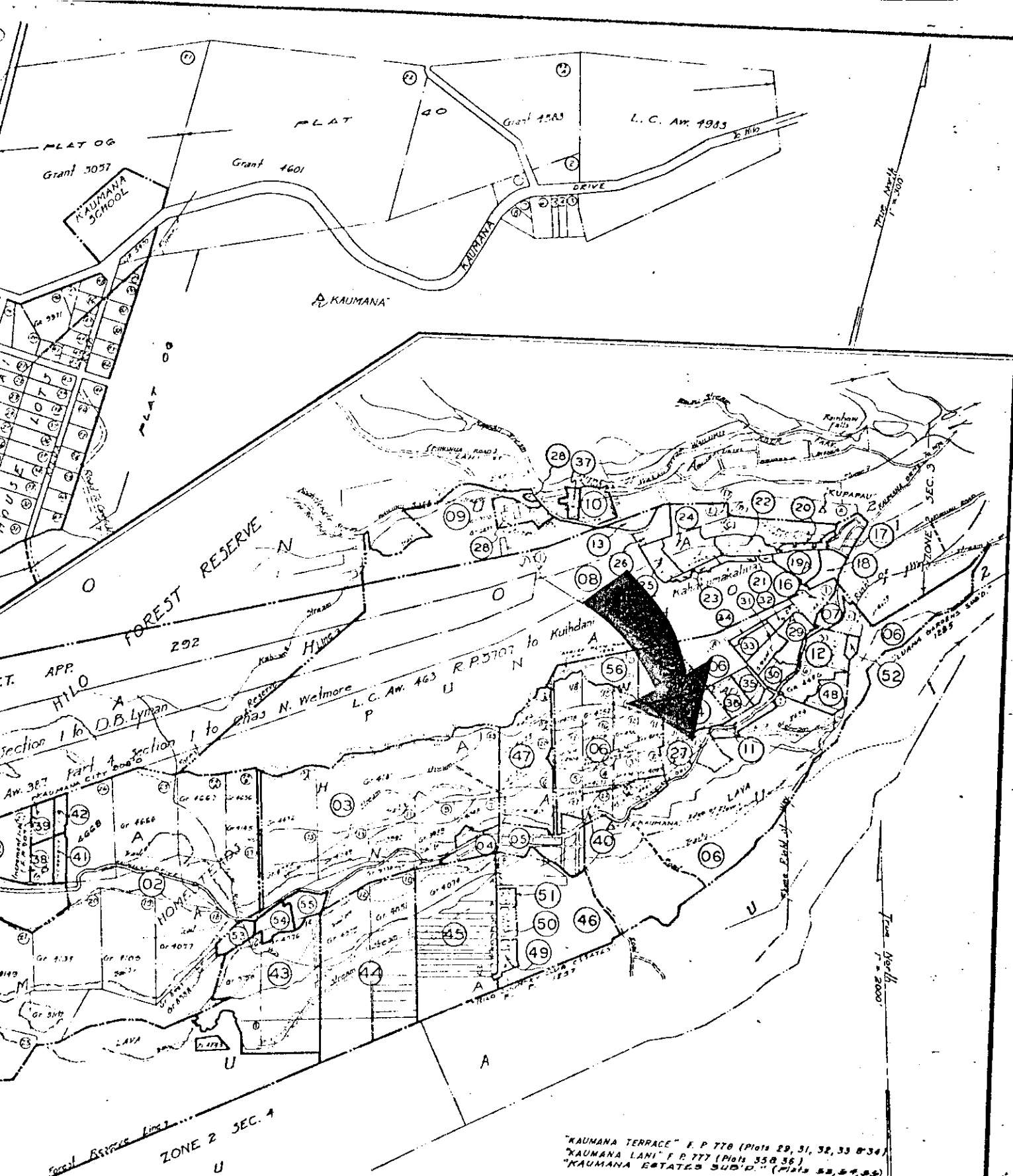
- i. Because there are no major impacts nor mitigation measures involved, this is a NEGATIVE DECLARATION.
- j. This NOTICE OF DETERMINATION as a NEGATIVE DECLARATION has been established due to the support based upon the context of this submission.

We truly hope that the preceding information will aid you in evaluating the subject project. Please feel free to contact us if we can be of further service.

Sincerely,

  
Dwight K. Mitsunaga,  
RME for  
Bert S. Mitsunaga,  
General Contractor.

cc: Mr. Megumi Kon  
Deputy Managing Director  
County of Hawaii



**KAUMANA TERRACE**

ADVANCE SHEET  
SUBJECT TO CHANGE

274

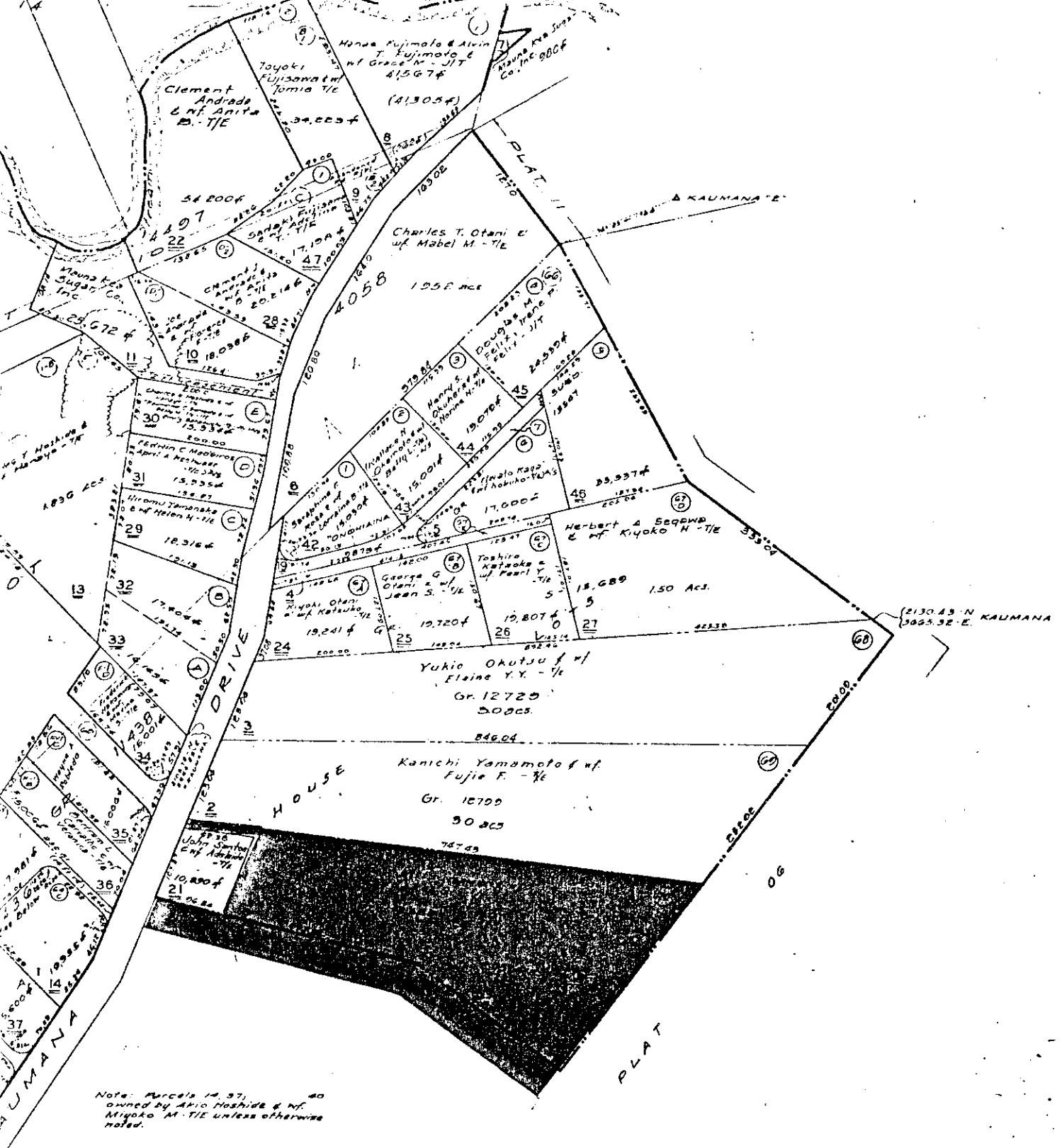
THIRD DISTRICT	
ZONE	SEC.
2	5
CONTAINING PLATS	
SCALE: 1" = 2000 FT	

PRINTED

"KAUMANA TERRACE" F. P. 770 (Plots 29, 31, 32, 33 & 34)  
 "KAUMANA LANI" F. P. 777 (Plots 35 & 36)  
 "KAUMANA ESTATES SUB'D." (Plots 52, 54, 55)

Kaumana Trig (See #800-2)

AN 5 3 DIVISION



Note: Parcels 14, 37, 40 owned by Akio Hoshida & M. Miyoko M. - 1/4 unless otherwise noted.

NOTE: Parcels 5, 19, 43-46 incl owned by William K. Aho & M. Lily A. - 1/4

Dropped parcels: 19

2-74

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
THIRD DIVISION		
ZONE	SEC.	PLAT
2	5	27
CONTAINING PARCELS		
SCALE: 1 IN = 100 FT.		

SUBJECT TO CHANGE

Bill No. 200 - 1976

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PONAHAHAWI, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-5-27:1.

This Bill amends The City of Hilo Zone Map of the Zoning Code.

Date Introduced: January 20, 1976

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk for use and examination by the public.

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I hereby certify that the foregoing Bill passed first reading at the meeting of the County Council on January 20, 1976, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada - 8.

NOES: Councilman Levin - 1.



COUNTY CLERK  
COUNTY OF HAWAII

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PONAHAHAWI, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-5-27:1.

This Bill amends The City of Hilo Zone Map of the Zoning Code.

Date introduced: January 20, 1976.

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AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada - 8.

NOES: Councilman Levin - 1.

Ted Suzuki  
COUNTY CLERK  
COUNTY OF HAWAII

(98) - HAWAII TRIBUNE-HERALD: JAN. 23, 1976.

ORDINANCE NO. 188  
(Bill No. 200-1976)

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-15) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT PONAHAHAWAI, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-5-27:1.

Date Approved: February 6, 1976  
Date Effective: February 17, 1976

Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

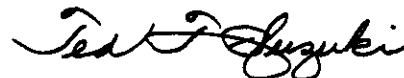
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I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on February 6, 1976, by the following aye and no vote:

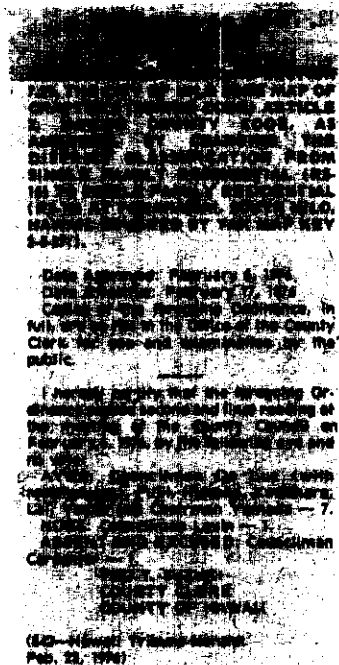
AYES: Councilmen De Luz (with reservations), Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada - 7.

NOES: Councilman Levin - 1.

ABSENT AND EXCUSED: Councilman Carpenter - 1.



COUNTY CLERK  
COUNTY OF HAWAII



Hilo, Hawaii  
Date: January 20, 1976

FIRST READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Lai	X		
Levin		X	
Yadao	X		
Yamada	X		
	8	1	

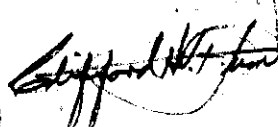
Publication Date: Jan. 23, 1976

Hilo, Hawaii  
Date: February 6, 1976

SECOND & FINAL READING			
	AYES	NOES	A/E
Carpenter			X
De Luz	w/res.		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Lai	X		
Levin		X	
Yadao	X		
Yamada	X		
	7	1	1

Publication Date: Feb 23 1976

We do hereby certify that the foregoing BILL was adopted by the County Council and published as indicated above.



Robert M. Yamada  
Council Chairman

Ted J. Suzuki  
County Clerk

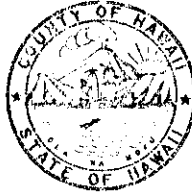
Approved/Disapproved this 10th day of February, 1976

Kulua Matayoshi  
Mayor, County of Hawaii

Bill No. 200  
Reference: C-1672/PRDLC-66  
M.B. No. 1842  
Ord. No. 188



Ted T. Suzuki  
COUNTY CLERK



Robert Shioji  
DEPUTY COUNTY CLERK

OFFICE OF THE COUNTY CLERK  
COUNTY OF HAWAII  
HILO, HAWAII 96720

Mayor Herbert T. Matayoshi  
County of Hawaii  
Hilo, Hawaii

I hereby transmit Ordinance Bill No. 200  
passed by the County Council on second and final  
reading.

A handwritten signature in cursive script, reading "Ted T. Suzuki".

COUNTY CLERK

Encl.

Dated: FEB 9 1975