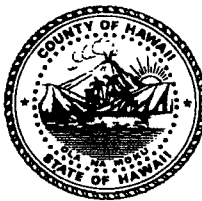


Harry Kim
Mayor



Michael Yee
Director

Daryn Arai
Deputy Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
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County of Hawai'i
PLANNING DEPARTMENT

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

March 10, 2017

Mr. Melvin K. Inaba
123 W. Lanikāula Street
Hilo, HI 96720

Dear Mr. Inaba:

Subject: Special Management Area (SMA) Assessment Application (SAA 17-001473)
Special Management Area Minor Permit No. 17-000369
Applicant(s): Melvin K. Inaba
Owner(s): Melvin K. Inaba
Request: Routine Maintenance and Removal of Ironwood Trees
TMK: (3) 2-1-019:016, Waiākea, Hilo, Hawai'i

We have reviewed the subject Special Management Area Use Permit Assessment Application (SAA 17-001473), submitted on January 31, 2017, for routine maintenance and removal of Ironwood trees on the subject property. Also acknowledged is receipt of additional information on March 9, 2017, and a time extension until March 10, 2017, in which to review this application.

Routine maintenance includes cutting, pruning and removal of weeds, shrubs and trees. This includes pruning back branches of Kamani trees from the adjacent Lehia Park that extend up to 20 feet over the property line. Herbicide will be sprayed for vegetation control. With the use of a small backhoe, scattered large rocks will be relocated to a low section along the mauka side of the east wall for safety purposes. Ironwood trees would also be removed.

This 16,585 square foot parcel is zoned Single-Family Residential (RS-15) and is located within the State Land Use Urban District. In addition, according to the County of Hawai'i General Plan 2005 (as amended), the subject property is designated as Low Density Urban and Open by the Land Use Pattern Allocation Guide (LUPAG) Map. Although the parcel is in the Special Management Area (SMA), it is not located in a "shoreline area" as defined by Section 205A-41, Hawai'i Revised Statutes (HRS). Therefore, the requirement to submit a current certified shoreline survey is waived.

MAR 10 2017

Mr. Melvin K. Inaba
March 10, 2017
Page 2

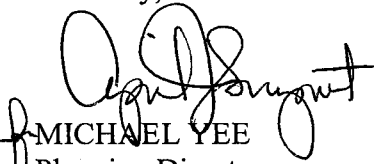
Special Management Area Determination:

According to Hawai'i Revised Statutes (HRS) Chapter 205A-22 and Planning Commission (PC) Rule 9-4(e)(1)(B), "development" includes "*Grading, removing, dredging, mining, or extraction of any materials.*" Therefore, the proposed routine maintenance and removal of Ironwood trees, as presented on the enclosed 2411 Kalaniana'ole Topo Dwg, is considered "development" and requires a review against the SMA rules and regulations.

Based on the above and pursuant to Planning Commission Rule Section 9-10(e), Special Management Area Minor Permit No.17-000369 is hereby issued for routine maintenance and removal of Ironwood trees on the subject property. It is the applicant's responsibility to read and comply with the conditions listed in the enclosed permit.

If you have questions, please contact Esther Imamura of this department at (808) 961-8139.

Sincerely,



MICHAEL YEE
Planning Director

ETI:ja

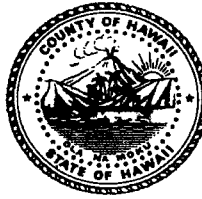
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Enclosure: SMM No. 17-000369
DPW Memorandum dated February 22, 2017
2411 Kalaniana'ole Topo Dwg

cc w/encls: Planning Division (via email)
Department of Parks & Recreation

cc ltr only: Mr. Leo Asuncion, Director
Office of Planning
State of Hawai'i Department of Business, Economic
Development & Tourism
P.O. Box 2359
Honolulu, HI 96804-2359

Harry Kim
Mayor



Michael Yee
Director

Daryn Arai
Deputy Director

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101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

Special Management Area Minor Permit No. 17-000369

Project: Routine Maintenance and Removal of Ironwood Trees
Applicant: Melvin K. Inaba
Landowner(s): Melvin K. Inaba
Location: Waiākea, Hilo, Hawai'i
TMK: (3) 2-1-019:016 **Land Area:** 16,585 square feet

Applicant's Request

1. Project Description:

Routine maintenance includes cutting, pruning and removal of weeds, shrubs and trees. This also includes pruning back branches of Kamani trees from the adjacent Lehia Park that extend up to 20 feet over the property line. Herbicide will be sprayed for vegetation control. With the use of a small backhoe, scattered large rocks will be relocated to a low section along the mauka side of the east wall. Ironwood trees would also be removed.

2. Purpose of Project:

The purpose is to remove objectionable trees, shrubs and weeds and allow for recreational use of the parcel. The scattered large rocks present a safety hazard when traversing the parcel.

3. Project Valuation: \$416.67.

4. Determination:

According to Chapter 205A-22, HRS, and Planning Commission Rule No. 9-4(e)(1)(B) relating to the Special Management Area, "*Grading, removing, dredging, mining, or extraction of any materials,*" is not exempt from the definition of "development." Therefore, the proposed project requires a SMA Minor Permit.

State and County Plans

- 1. State Land Use District:** It is designated Urban by the State Land Use Commission.
- 2. General Plan:** The Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the parcel as Low Density Urban and Open.
- 3. County Zoning:** The parcel is zoned Single-Family Residential (RS-15).
- 4. Special Management Area (SMA):** The subject property is located entirely within the Special Management Area (SMA); however, the project area is not located in a "shoreline area" as defined by Hawai'i Revised Statutes (HRS) Chapter 205A-41.

5. Flood Zone: VE.

Compliance with Objectives and Policies of Chapter 205A, Hawaii Revised Statutes (HRS), Regarding the Special Management Area
--

Check all objectives and policies found to be consistent with proposed development. Issuance of SMA Minor Permit requires that activity be consistent with all objectives & policies.

The proposed development is consistent with the following objectives and policies:

- ☒ Development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include but not be limited to the potential cumulative impact of individual developments each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.
- ☒ The proposed development is consistent with the Hawai'i County General Plan and the Zoning Code.
- ☒ The proposed development does not conflict with the following objectives of Chapter 205A, HRS, to:
 - ☒ Provide coastal recreational opportunities accessible to the public.
 - ☒ Protect, preserve, and where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.
 - ☒ Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.
 - ☒ Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.
 - ☒ Provide public or private facilities and improvements important to the State's economy in suitable locations.
 - ☒ Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.
 - ☒ Improve the development review process, communication, and public participation in the management of coastal resources and hazards.
 - ☒ Stimulate public awareness, education, and participation in coastal management.
 - ☒ Protect beaches for public use and recreation.
 - ☒ Promote the protection, use, and development of marine and coastal resources to assure their sustainability.
- ☒ The proposed development is consistent with the following policies of Chapter 205A, HRS, relating to:
 - ☒ Recreational Resources
 - ☒ Historic Resources

- ☒ Scenic and Open Space Resources
- ☒ Coastal Ecosystems
- ☒ Economic Uses
- ☒ Coastal Hazards
- ☒ Managing Development
- ☒ Public Participation
- ☒ Beach Protection
- ☒ Marine Resources
- ☒ The proposed development conforms to the requirements of Chapter 343, HRS, regarding Environmental Impact Statements.

Findings

1. As discussed above, the proposed development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest.
2. The proposed activity will not affect public access to the shoreline or public use of the shoreline area.
3. The estimated project cost of approximately \$416.67 is not in excess of \$500,000.
4. The enclosed Department of Public Works, Engineering Division memorandum dated February 22, 2017, stated the following:

"We have reviewed the subject application for compliance with Chapter 27, Floodplain Management, forwarded by your memo dated February 14, 2017 and have no objections to the request.

The subject parcel is in an area designated as Flood Zone VE on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). Flood Zone VE is the Special Flood Hazard Area inundated by the 100-year coastal flood (1% chance of occurring in any given year).

Pursuant to Planning Commission Rule Section 9-10(E), the Planning Director hereby approves the routine maintenance and removal of Ironwood trees, subject to the applicant's compliance with the conditions of approval as specified below.

Conditions of Approval

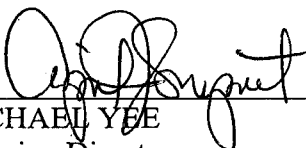
This SMA Minor Permit is subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. The applicant shall secure all necessary approvals and permits from other affected federal, state, and county agencies as necessary to comply with all applicable laws and regulations.

3. The removal of Ironwood trees shall be completed within one (1) year from the date of this permit.
4. All green waste shall be collected and disposed of off-site at appropriate locations designated by the Department of Environmental Management for green waste.
5. Discovery of any unidentified sites or remains, such as artifacts, shell, bone or charcoal deposits, human burials, rock or coral alignments, pavings or walls will require that all work in the immediate area shall cease. The Planning Director shall be immediately notified. Work may proceed with an archaeological clearance from the Planning Director. The archaeological clearance requires a finding that sufficient mitigative measures are taken for the discovery with written guidance from the State Historic Preservation Division of the Department of Land and Natural Resources.
6. Any grading, grubbing, filling or other construction activity including but not limited to the construction of structures of any type shall require further review and approval as provided under Chapter 205A, HRS and Rule 9, Planning Commission Rules of Practice and Procedure.
7. An extension of time for the performance of the conditions contained herein may be granted by the Planning Director upon the following circumstances:
 - a) The non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence;
 - b) Granting of the time extension would not be contrary to the original reasons for the granting of the permit; and
 - c) The time extension granted shall be for a period of not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended up to one additional year).
8. Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to revoke the permit.

If you have questions, please contact Esther Imamura of this department at (808) 961-8139.

APPROVED:



MICHAEL YEE
Planning Director

3.10.17
Date

2017 FEB 23 87 10 59
DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

PLANNING DEPARTMENT
COUNTY OF HAWAII

DATE: February 22, 2017

Memorandum

TO: Michael Yee, Planning Director

FROM: *for* *BY* Department of Public Works, Engineering Division

SUBJECT: SMA USE PERMIT ASSESSMENT APPLICATION (SAA 17-001473)

Applicant: Melvin K. Inaba

Owner: Melvin K. Inaba RLT

Request: Routine Maintenance of Vegetation

Location: Waiakea, South Hilo, Hawaii

Tax Map Key: 2-1-19: 016

We have reviewed the subject application for compliance with Chapter 27, Floodplain Management, forwarded by your memo dated February 14, 2017 and have no objections to the request.

The subject parcel is in an area designated as Flood Zone VE on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). Flood Zone VE is the Special Flood Hazard Area inundated by the 100-year coastal flood (1% chance of occurring in any given year).

Questions may be referred to Kelly Gomes at ext. 8327.

