

JOHN WAIHEE  
GOVERNOR OF HAWAII



WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

RECEIVED STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

'91 AGO 19 A10:03

P. O. BOX 621  
HONOLULU, HAWAII 96809

REF:OCEA:SKK  
OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

DEPUTIES  
KEITH W. AMUE  
MANABU TAGOMORI  
Dan T. Kochi  
AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

AUG 15 1991

FILE NO: HA-7/19/91-2503  
DOC. NO.: 1339E

MEMORANDUM

TO The Honorable Brian J. J. Choy, Director  
Office of Environmental Quality Control

FROM: William W. Paty, Chairperson  
Board of Land and Natural Resources

SUBJECT: Document for Publication in the OEQC Bulletin -  
Environmental Assessment for Conservation District Use  
Application HA-2503 for residential and landscaping use at  
North Hilo, Hawaii (TMK: 3-6-2: 11)

The above mentioned Chapter 343 Document was reviewed and a negative declaration was declared based upon the environmental assessment provided with the CDUA.

Please feel free to call me or Cathy Tilton of our Office of Conservation and Environmental Affairs, at 548-7837, if you have any questions.

Very truly yours,

WILLIAM W. PATY

Attachment

**GERRISH** 1991-09-08-HI-FDA  
3-6-2-11 Gerrish Singh Family

February 1983

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 621  
HONOLULU, HAWAII 96809

DEPARTMENT MASTER APPLICATION FORM

FOR DLNR USE ONLY

Reviewed by \_\_\_\_\_  
Date \_\_\_\_\_  
Accepted by \_\_\_\_\_  
Date \_\_\_\_\_  
Docket/File No. \_\_\_\_\_  
180-Day Exp. \_\_\_\_\_  
EIS Required \_\_\_\_\_  
PH Required \_\_\_\_\_  
Board Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Well No. \_\_\_\_\_

(Print or Type)

I. LANDOWNER/WATER SOURCE OWNER  
(If State land, to be filled in by Government Agency in control of property)

Name GRANT & SHARON GERRISH

Address PO BOX 282

Laupahoehoe, Hawaii

96764

Telephone No. 962-6957

SIGNATURE Grant Gerrish

Date 3-29-91

Date Sharon Gerrish  
7-11-91

II. APPLICANT (Water Use, omit if applicant is landowner)

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_

Interest in Property \_\_\_\_\_

(Indicate interest in property; submit written evidence of this interest)

\*SIGNATURE \_\_\_\_\_

Date \_\_\_\_\_

\*If for a Corporation, Partnership, Agency or Organization, must be signed by an authorized officer.

III. TYPE OF PERMIT(S) APPLYING FOR

( ) A. State Lands

(~~xxx~~) B. Conservation District Use

( ) C. Withdraw Water From A Ground Water Control Area

( ) D. Supply Water From A Ground Water Control Area

( ) E. Well Drilling/Modification

IV. WELL OR LAND PARCEL LOCATION REQUESTED

District North Hilo

Island Hawaii

County Hawaii

Tax Map Key 3-6-2-11

Area of Parcel 1.3 acres

(Indicate in acres or sq. ft.)

Term (if lease) \_\_\_\_\_

V. Environmental Requirements

ATTACHMENT A

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11; Chapter 200, Environmental Impact Statement Rules for applicant actions, an Environmental assessment of the proposed use must be attached. The Environmental assessment shall include, but not be limited to the following:

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the EIS, if applicable.

VI. Summary of Proposed Use (what is proposed)

A Single-family residence in Laupahoehoe Valley is proposed by the property owners. The home will be one-story-and-a-half with a total of 900 sq. ft. of floor space. Pole construction will be used, a parking garage will be under the house. No, or very little, site grading is anticipated. A 70 ft. crushed rock driveway will connect the home with Mamalahoa Highway. Landscaping of the 1.3 acre lot will include a vegetable garden, fruit trees, and ornamental native trees.

The property has 400 feet of frontage on Mamalahoa Highway, a paved county-maintained road. County water, electricity, and telephone are readily available. Three other permanently occupied dwellings are nearby, as well as a number of other structures and the Laupahoehoe Point County Park.

The property is generally level. It is bordered on one side by Laupahoehoe Stream. The parcel was previously the site of many commercial and residential buildings, the last removed in 1961. The site is vegetated with fruit trees and other alien plants. No rare or endangered plants grow on it.

Proposal includes plans for retaining walls and other improvements to protect land from erosion during overflow of Laupahoehoe Stream.

INFORMATION REQUIRED FOR ALL USES

I. Description of Parcel

ATTACHMENT B

- A. Existing structures/Use. (Attach description or map).
- B. Existing utilities. (If available, indicate size and location on map. Include electricity, water, telephone, drainage, and sewerage).
- C. Existing access. (Provide map showing roadways, trails, if any. Give street name. Indicate width, type of paving and ownership).
- D. Vegetation. (Describe or provide map showing location and types of vegetation. Indicate if rare native plants are present).
- E. Topography; if ocean area, give depths. (Submit contour maps for ocean areas and areas where slopes are 40% or more. Contour maps will also be required for uses involving tall structures, gravity flow and other special cases).
- F. If shoreline area, describe shoreline. (Indicate if shoreline is sandy, muddy, rocky, etc. Indicate cliffs, reefs, or other features such as access to shoreline).
- G. Existing covenants, easements, restrictions. (If State lands, indicate present encumbrances.).
- H. Historic sites affected. (If applicable, attach map and descriptions).

II. Description: Describe the activity proposed, its purpose and all operations to be conducted. (Use additional sheets as necessary).

ATTACHMENT C

III. Commencement Date: October 15, 1991

Completion Date: December 31, 1993

IV. TYPE OF USE REQUESTED (Mark where appropriate) (Please refer to Title 13, Chapter 2)

1. Permitted Use (exception occasional use);  
DLNR Title 13, Chapter 2, Section \_\_\_\_\_; Subzone \_\_\_\_\_.
2. Accessory Use (accessory to a permitted use):  
DLNR Title 13, Chapter 2, Section \_\_\_\_\_; Subzone \_\_\_\_\_.
3. Occasional Use: Subzone \_\_\_\_\_.
4. Temporary Variance: Subzone \_\_\_\_\_.
5. Conditional Use: Subzone \_\_\_\_\_.
6. Non-conforming Use. Subzone Limited

ATTACHMENT D

Area of Proposed Use 1.3 acres  
(Indicate in acres or sq. ft.)

Name & Distance of Nearest Town or Landmark  
Laupahoehoe Point County Park

Boundary Interpretation (If the area is within 40 feet of the boundary of the Conservation District, include map showing interpretation of the boundary by the State Land Use Commission).

Conservation District Subzone Limited  
County General Plan Designation Low Density Urban Development

V. FILING FEE

1. Enclose \$50.00. All fees shall be in the form of cash, certified or cashier's check, and payable to the State of Hawaii.
2. If use is commercial, as defined, submit additional public hearing fee of \$50.00.

INFORMATION REQUIRED FOR CONDITIONAL USE ONLY ATTACHMENT E

I. Plans: (All plans should include north arrow and graphic scale).

- A. Area Plan: Area plan should include but not be limited to relationship of proposed uses to existing and future uses in abutting parcels; identification of major existing facilities; names and addresses of adjacent property owners.
- B. Site Plan: Site plan (maps) should include, but not be limited to, dimensions and shape of lot; metes and bounds, including easements and their use; existing features, including vegetation, water area, roads, and utilities.
- C. Construction Plan: Construction plans should include, but not be limited to, existing and proposed changes in contours; all buildings and structures with indicated use and critical dimensions (including floor plans); open space and recreation areas; landscaping, including buffers; roadways, including widths; offstreet parking area; existing and proposed drainage; proposed utilities and other improvements; revegetation plans; drainage plans including erosion sedimentation controls; and grading, trenching, filling, dredging or soil disposal.
- D. Maintenance Plans: For all uses involving power transmission, fuel lines, drainage systems, unmanned communication facilities and roadways not maintained by a public agency, plans for maintenance shall be included.
- E. Management Plans: For any appropriate use of animal, plant, or mineral resources, management plans are required.
- F. Historic or Archaeological Site Plan: Where there exists historic or archaeological sites on the State or Federal Register, a plan must be submitted including a survey of the site(s); significant features; protection, salvage, or restoration plans.

II. Subzone Objective: Demonstrate that the intended use is consistent with the objective of the subject Conservation District Subzone (as stated in Title 13, Chapter 2).

ATTACHMENT F

A

ATTACHMENT A  
Environmental Requirements

(1) Applicants' Names (Landowners):

Grant C. Gerrish  
Sharon W. Gerrish

(2) Approving Agency:

Department of Land and Natural Resources

(3) Agencies consulted:

U.S. Soil Conservation Service  
Hawaii State Land Use Commission  
Hawaii State Department of Health  
Hawaii County Planning Department  
Hawaii County Public Works Department  
Hawaii County Finance Department

(4) General Description of Action:

(a) Technical:

The site is 1.3 acres of formerly developed land in Laupahoehoe Valley. The parcel has over 400 feet of frontage on the paved, county maintained Mamalahoa Highway which gives access to Hawaii Belt Highway (State Route 19) one mile away. Mamalahoa Highway continues past the parcel to several homes and Laupahoehoe Point County Park. The nearest permanently occupied home is 250 feet from the property boundary; two others are within 1000 feet.

Proposed project is centered on the construction of a single-family residence and the usual supporting improvements, i.e. driveway, gardens, and landscaping. The planned house is of pole construction; the ground floor, loft, and covered porch will have a total floor space of 904 square feet. Garage parking will be under the house. Site will require little or no grading since this site has previously been used as a building site. (Complete description in Attachment C, Construction Drawings in Attachment E.)

A 70 ft. long driveway of crushed rock will give access to Mamalahoa Highway. Driveway construction will require little or no use of machinery for site preparation or grading. Driveway will meet specifications of county building code.

Landscaping will make use of many native Hawaiian plants, including ohia lehua, lo'ulu palms, naupaka, and nehe. A screen of coconut and ohia lehua trees will be planted along the frontage with Mamalahoa Highway to reduce visibility and traffic noise.

The present second-growth vegetation in the interior of the lot, dominated by common guava and California grass, will be converted to vegetable gardens and plantings of fruit trees.

The parcel is bounded on the north side by Laupahoehoe Stream. Infrequently, flood waters are backed-up by the Mamalahoa Highway bridge above the parcel (see SITE PLAN and DRAINAGE). Water flows around bridge and over parts of this parcel. In order to redirect this water, within the parcel, a 30 foot long by six foot high retaining wall of reinforced concrete and lava rock will be built. This wall will direct water back into the stream channel below the bridge. It will not cause flooding on any other property. It will prevent further land erosion on the site.

To control infrequent overflow water that flows along the Mamalahoa Highway, a two to three foot high wall of rock and concrete on a concrete footing will be built along the frontage of the highway. The wall will direct water to a drainageway to be constructed within the parcel (See DRAINAGE). The wall will also be ornamental, constructed to complement other rock walls in the Laupahoehoe Community.

(b) Social and Economic Impact:

Construction of another home in the Laupahoehoe Valley community will not require the commitment of any new public resources. The parcel has good access to a well-used, paved, county maintained street (Mamalahoa Highway). A county water main also follows the fronting street; the nearest fire hydrant is 50 feet away. Electrical distribution lines are on the property.

LAUPAHOEHOE VALLEY IN 1923  
(from photograph at Hilo Public Library)  
Parcel 3-6-2-11 outlined. Note Laupahoehoe  
Stream and bridge in lower right corner.



Three other homes in the valley have permanent residents (TMK 3-6-2:7,34,37). The nearest is 250 feet from the eastern end of the property. All are within 1000 feet. Another home is being built (3-6-2:23). Several other homes in the community are used on a weekend or other casual basis. Other landowners indicate that they will be seeking building permits. The Laupahoehoe Community Center is also in the valley community. Laupahoehoe Point County Park, served by the Mamalahoa Highway, is on the seaward side of the community. The picnic sites, historic marker, and the Army Corps of Engineers boat ramp draw many users each day. The addition of the proposed home will have no significant effect on the amount of traffic on the roads of the community, or any other significant demand on infrastructure.

(c) Visual and Aesthetic Impacts:

The proposed home on the valley floor will be visible from certain vantage points along the Mamalahoa Highway. However, it will not project into or near the view-plane of the scenic coastline from any overlook or vantage point. With respects to the road immediately fronting the property, the home will be largely screened from view by existing trees and planned plantings along the highway.

At the present time, the property is overgrown with second-growth vegetation. No rare or endangered plants, and virtually no native plants at all, grow on the parcel. The proposed landscaping includes a lava rock wall and a row of coconut and ohia lehua trees along the entire highway frontage. The landscaping will make this part of the Laupahoehoe Valley more attractive than the present unattended and overgrown appearance. (see LANDSCAPE, and Figs. 1-3 in ATTACHMENT B.)

(5) Description of affected environment:

See LOCALITY MAP, TMK PLAT, and SITE PLAN.

Parcel fronts the Mamalahoa Highway near Laupahoehoe Point County Park. The site is on the floor of Laupahoehoe Valley bordered, by the Mamalahoa Highway on the north side and Laupahoehoe Stream on the south side. Laupahoehoe stream flows intermittently. The stream has a deeply cut course past the parcel, with banks of 8 to 20 feet high. The site is generally flat, with an overall slope of 2.8%

Many commercial and residential structures of the early and mid-twentieth century Laupahoehoe village were once on the site (see photo Page A3). A few cement foundations still remain, but the last residence was removed in the 1960s. Since that time, the site has from time to time been used for grazing livestock.

Site is currently overgrown with non-native vegetation, especially guava, California grass, and morning glory. Because of the past heavy human use, the site has no value for conservation of native plants or animals. All the surrounding properties have similar land use histories and all are dominated by alien plants.

(6) Major Impacts:

No major negative impacts of this project are foreseen.

The potential to prevent further land and soil erosion is a positive impact.

(7) Mitigation of negative impacts:

No negative social or environmental impacts are foreseen.

The addition of a home to a small community that is already served by a well-used and well-maintained county road, county water, and electrical utility requires no further mitigation.

The potential for damage by stream overflow to the proposed home and other improvements will be mitigated by using a U.S. Soil Conservation Service approved plan to redirect stream overflow within the parcel, careful siting of structure, by choosing a suitable structure design, and confirmation to all county building codes.

(8) Determination:

No significant negative impact.

(9) Reasons supporting negative determination:

(a) Site has no conservation value for native plants, animals or other features. Site has been heavily used for agricultural, residential, and commercial activity through much of this century. Vegetation is almost entirely made up of alien plants.

(b) Action will have no negative impact on water quality. Since the site is nearly flat, there is little potential for soil runoff. Furthermore, project will not require grading since the site has previously been used as a building site. The site will be maintained in a vegetated condition.

Ground, stream, and sea water contamination from sewage will be prevented by the planned use of an aerobic toilet. (State Health Department regulations do permit use of cesspools at this location.)

(c) Action likely to reduce soil erosion and land loss. Planned retaining walls and drainageway will reduce land erosion caused by infrequent flooding from Laupahoehoe Stream.

(d) All needed infrastructure is in place. No commitment of public resources will be required.

(10) No EIS to be filed

ATTACHMENT B  
Description of Parcel

(A) Existing Structures/Use:

No standing structures at present. Several concrete foundations and other building debris remain from previous uses.

Electrical utility lines serving all users in the immediate vicinity cross the parcel with no legal easement. Currently three poles are situated on the parcel.

(B) Existing utilities: (see SITE PLAN)

(1) Electrical utility lines serving other users in the vicinity are on the parcel.

(2) County water main serving nearby residences follows the highway bordering the parcel.

(3) Telephone utility lines serving nearby residences are approximately 200 feet from the parcel.

(C) Existing Access:

The parcel has over 400 feet of frontage along the paved, county maintained Mamalahoa Highway which joins Hawaii Belt Highway. This road is well-maintained as it serves other homes, the Laupahoehoe Point County Park, an Army Corps boat ramp, and a navigational aid. Metes and bounds of the parcel reserve a 40 foot-wide easement for the highway.

Figure 1. Photograph of the parcel frontage on Mamalahoa Highway. Bridge over Laupahoehoe Stream visible at extreme left. Road in photo, from left to right, runs mauka-makai. Steep valley wall in left background is not in parcel.



(D) Vegetation:

Prepared by Grant Gerrish, Ph.D. (Botanical Sciences)

No native plants grow on the site, with the exception of hau (Hibiscus tiliaceus) and two common species of ferns. No rare or endangered plants occur on the site.

The vegetation reflects the intensive human use of this site in recent times. It is a mix of grassy openings and non-native trees, including several cultivated fruit and nut trees; other areas are overgrown with common guava. Several species of vines grow extensively in the trees and grassy areas. Livestock has been pastured on the parcel in recent years; formerly, many residences and commercial buildings were on the site. (Figs. 1-3)

Trees include:

mango	<u>Mangifera indica</u>	Alien
avocado	<u>Persea americana</u>	Alien
guava	<u>Psidium guajava</u>	Alien
kukui nut	<u>Aleurites moluccana</u>	Alien
Java plum	<u>Eugenia cumini</u>	Alien
African tulip	<u>Spathodea campanulata</u>	Alien
Christmasberry	<u>Schinus terebinthifolius</u>	Alien
citrus	<u>Citrus</u> sp.	Alien
macadamia nut	<u>Macadamia ternifolia</u>	Alien
plumeria	<u>Plumeria</u> sp.	Alien
coconut	<u>Cocos nucifera</u>	Alien
breadfruit	<u>Artocarpus altilis</u>	Alien
hau	<u>Hibiscus tiliaceus</u>	Indigenous
banana	<u>Musa</u> sp.	Alien

Shrubs, herbs, grasses, and ferns include:

sourbush	<u>Pluchea odorata</u>	Alien
California grass	<u>Brachiaria mutica</u>	Alien
pangolagrass	<u>Digitaria decumbens</u>	Alien
basket grass	<u>Oplismenus hirtellus</u>	Alien
napier grass	<u>Pennisetum purpureum</u>	Alien
Hilo grass	<u>Paspalum conjugatum</u>	Alien
thimbleberry	<u>Rubus rosifolius</u>	Alien
honohono	<u>Commelina diffusa</u>	Alien
swordfern	<u>Neprolepis exaltata</u>	Indigenous
fern (no common name)	<u>Cyclosorus dentatus</u>	Alien
laua'e (fern)	<u>Pleopeltis thunbergiana</u>	Indigenous

Vines include:

liliko'i	<u>Padssiflora edulis</u>	Alien
morning glory	<u>Ipomoea cairica</u>	Alien
mucuna	<u>Mucuna sp.</u>	Alien

(E) Topography: See SITE PLAN.

The parcel is located on the floor of Laupahoehoe Valley. At this point, where the valley broadens as it opens onto the coastal plain, the valley floor is nearly flat with a gradual slope towards the coast. Overall slope of land is about 2.8%.

There is a low, flat-topped hill at the upper (western) end of the property that rises about ten feet above the surrounding land. This high area is the site proposed as the home building site. Old photographs and accounts given by longtime valley residents show this hill to have formerly been a building site.

The north side of the property is bounded by Laupahoehoe Stream. The stream has a deep channel, cut to bedrock. Banks range between 8 and 20 feet high.

(F) Not shoreline. Property is 1100 feet from nearest point on coastline.

(G) No existing covenants, easements, or restrictions.

(H) Historic Sites:

No historic sites listed in the state register.

This parcel was the site of the late nineteenth to mid-twentieth century village of Laupahoehoe. Many residential and commercial buildings were on this piece of land (see photo page A3). The village moved to the present site on top of the cliffs when the railroad was built, shifting the focus of commerce away from the Laupahoehoe landing. A few concrete foundations and retaining walls built with rock and mortar remain on the site.

Figure 2. Near-level land in center of parcel. Much of site is covered with common guava trees.

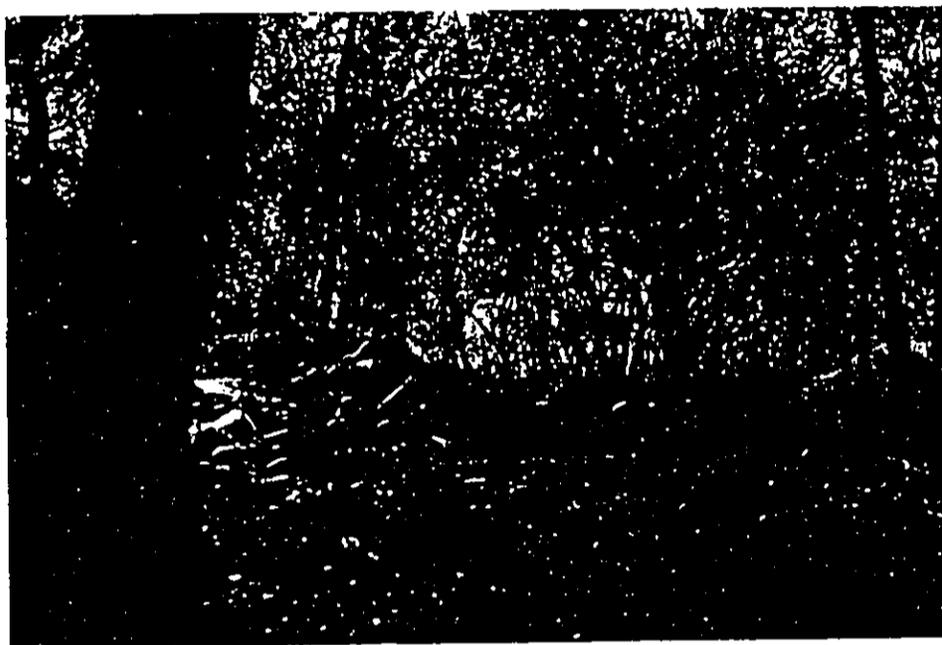


Figure 3. Proposed house site on low hill at southwestern end of property.



ATTACHMENT C

Project Description

See PROPOSED.

The purpose of the project is to permit our family to build and occupy a home on property we purchased for that purpose.

A single-family residence (pole construction) will be built and the usual improvements associated with a home will be made, i.e. driveway, yard, garden, and landscaped surroundings. House and driveway will conform to county building codes. A "household aerobic unit" (composting toilet) is planned, pending approval by the Department of Health. Cesspools are allowed by DOH at this location, but use of an approved composting toilet will protect stream and ocean water quality. Other utilities--electricity, county water, and telephone are available to the building site.

The only grading will be the minimum required for building a 70 ft. driveway and pouring concrete piers as a foundation for a pole house. The use of a bulldozer will probably not be required since this is a former building site. Landscaping will be done primarily with hand tools. Much of the existing second-growth, non-native vegetation will be converted, over time, to more useful gardens and ornamental plantings of native plants. At no time will vegetation be stripped leaving bare soil, except that related to normal garden tillage.

A short (approximately 30 ft. long), low (less than 6 ft. high), protective wall of concrete and rock will be built at the southwest (upper) end of the parcel to prevent further land erosion. This wall will not be in the normal stream bed and will not change the course of normal flow or of flood flow. It will prevent further erosion of the stream-side during periods of stream overflow caused when water is backed-up by the bridge. Water will not be diverted onto any other property (see PROPOSED).

Another very low (less than 3 ft. high) concrete and rock wall will be built along the highway frontage. This wall will be largely ornamental, but will also control stream overflow water that sometimes flows along the highway and cuts across the parcel. Openings in the wall will allow the water to cross the parcel at a drainageway designed to minimize soil erosion. Water will not be diverted onto any other property. PROPOSED shows approximate location of drainageway; final siting and design is dependent upon further consultation with US Soil Conservation Service.

ATTACHMENT D

Justification for Application of  
Permit for Nonconforming Use

Note: The attached Fieldbook Land Sheet gives the parcel area as 1.50 acres. According to the surveyor, Mr. Donald J. Murray, Laupahoehoe Valley had never officially been surveyed before 1989. Land areas shown on tax records were approximate. Murray's 1989 survey reserved a 40 foot easement for the Mamalahoa Highway. The area calculated to be within parcel 3-6-2-: 11 is 1.338 acres (See SURVEYOR).

Use of this land for single family residential use qualifies as "nonconforming use" under Provision Two of the Administrative Rules 13-2-1. Property taxes are paid to date and have been paid continuously since 1957 as confirmed by the Department of Finance (Page D2). County of Hawaii tax records show assessed values for a house on this parcel up until 1961 (Pages D3 & D4).

This land was held for agricultural and residential use in 1957 by the Laupahoehoe Sugar Co. The tax record (page D3) show that Laupahoehoe Sugar Co. leased the land from 1941 to 1961 to Peter W. Funk. Nearby residents say that Funk later assigned the lease to Beardsley who lived in a house on the property until the lease ended in 1961. At that time the house was also removed. Robert Evans bought the land in 1974; E. Norman Scott bought it in 1981 and sold it to Grant and Sharon Gerrish in 1990.

On the Field Book Land Sheet (Page D4), the assessments before 1958 refer to TMK 3-5-3:29, the mill site owned by Laupahoehoe Sugar Co. The fieldsheet for 3-5-3:29 (Pages D5 & D6) during the period 1944 to 1959 is a "Recap." The County of Hawaii Real Property Tax Office reports that many parcels owned by Laupahoehoe Sugar Co., including 3-6-2:11, were listed together on a schedule associated with TMK 3-5-3:29. The county tax office no longer has a record of that schedule. Hamakua Sugar Co. (successor to Laupahoehoe Sugar Co.) Accounting Dept. and Land Management Dept. also report that they have no tax records prior to 1962. These tax records are explained in the attached letter from the Department of Finance (Page D2).

This parcel was used for commercial and residential use before the time of the Funk lease. The surveyor's map (see SURVEYOR) shows the previous locations of a dwelling, barn, store, and other buildings based on a 1932 map. Old photographs show many other commercial and residential buildings on this site in 1923 (Page A3). Today, many cement and mortared rock foundations occur on the site as evidence of previous use. The parcel is between 85 and 100 feet above sea level. As such it is above the tsunami zone and is far from the beach areas affected by the well-known 1946 tsunami.



## Department of Finance

865 Pillani Street • Hilo, Hawaii 96720 • (808) 961-8201

### REAL PROPERTY TAX DIVISION

Lorraine R. Inouye  
Mayor

William Takaba  
Director

June 6, 1991

State of Hawaii  
Dept. of Land & Natural Resources  
P. O. Box 621  
Honolulu, HI 96809

Subject: Tax Map Key (3) 3-6-02-11

Dear Sir:

The owners of this property, Grant and Sharon Gerrish, have asked us to provide the following information regarding property.

1. The tax division trial balances dated March 31, 1991 indicate that real property taxes are paid to date.
2. The tax map parcel 3-6-02-11 was first assessed on January 1, 1958. Real property taxes were paid continuously since that date.
3. Prior to the 1958 assessment, the area for parcel 3-6-02-11 was accounted for in tax map parcel 3-5-03-29.
4. Details of the assessment for tax map parcel 3-5-03-29 were tabulated on a document called a "Recap Sheet" in 1957. The assessment records, including the recap sheets, for the 1957 period were destroyed years ago. The real property tax division maintains six years worth of records.

Sincerely,

GARY M. KIYOTA  
Real Property Tax Administrator

GMK:cs



NO.	SYMBOL	U. F. V.	FRONT	RATIO	DEPTH	LOT	AREA	1944 VAL	U. F. V.	1952 VAL	U. F. V.	1979/1980 VAL	1981 VAL
3	6	02	11										
1					SEE SCHEDULE		HB/ADJ	1977 226	921	1983 377	1979/1980 226	1981 226	
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
TOTALS													
YEAR	1944	1945	1946	1947	1948	1949	1950	1951					
AREA									150 AC.				
LAND VALUE													
IMPROVEMENT													
TOTAL													
LESS EX													
NET TAX VALUE													
TAXES													
YEAR	1952	1953	1954	1955	1956	1957	1958	1959	1960				
AREA													
LAND VALUE							1144	1144	1144				
IMPROVEMENT							963	963	963				
TOTAL							2107	2107	2107				
LESS EX							2107	2107	2107				
NET TAX VALUE							2107	2107	2107				
TAXES													

1144  
1589  
2133  
2133

TERRITORY OF HAWAII  
FIELD BOOK LAND SHEET

Gerrish

3-6-2:11  
Page D5

OWNER		TITLE HISTORY										ZONE	SEC.	PAR.	PARCEL
Leauehohoe Sugar Co.		F/O/G/11/21/57 Area revised & boundary TMB 924157 For 1968: 20,988 ac into new par-073 For 1970: 9,438 ac drpd into par-035 TMB 7909169										3	5	03	29
D R O T T E D		1968: 9,92 ac. 1970: 9,438 ac. NIL										MAILING ADDRESS Honolulu, Hawaii 96006			
YEAR	AREA	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970				
		12966	12966	12966	12966	12966	12966	12966	12966	12966	12966				
		164165	159513	152942	161015	166891	170942	70942	11913	11913	11913				
		177131	172479	165908	172979	179857	103912	94012	29030	29030	29030				
		177131	172479	165908	172979	179857	103912	94012	29030	29030	29030				
9,438 ac. 11913 29030 29030															
9,921 ac. 9,438 ac.															

# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

TERRITORY OF HAWAII  
FIELD BOOK LAND SHEET

Gerrish

3-6-2:11  
Page D5

OWNER		TITLE, HISTORY		ZONE	SEC.	PLAT.	PARCEL			
F/0/0-11/21/57 Area revised & boundary TMB 924'57		For 1968: 20,986 <sup>0</sup> into new par-073		3	5	03	29			
D R O I F E D		For 1970: 9.438 ac drpd into par-035 TMB 7909'69		MAILING ADDRESS Populou, Hawaii 96010 9.92 ac. 9.438 ac. NIL						
YEAR	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970
12966	12966	12966	12966	12966	12966	12966	12966	12966	12966	12966
164185	159513	152942	161013	173979	166891	90944	103912	92006	11913	1913
177131	172479	165908	173979	173979	173979	173979	103912	92006	11913	1913
177131	172479	165908	173979	173979	173979	173979	103912	92006	11913	1913

Ch. Adj. 8/11/69  
Date: 11/17/70

ZONE	REC.	PLAT.	TRACT.	NO.	SYMBOL	U. F. V.	FRONT	RATIO	DEPTH	LOT	AREA	1944	VAL	U. F. V.	VAL	U. F. V.	VAL	U. F. V.	VAL	
3	5	03	29 Record A																	
									See Schedule											
TOTALS																				
YEAR	1944	1945	1946	1947	1948	1949	1950	1951												
AREA	AR	AR	AR	AR	AR	AR	AR	AR												
LAND VALUE	13,195	12,705	12,473	12,473	13,691	13,693	10,858	10,859												
IMPROVEMENT	-	-	-	-	-	-	-	-												
TOTAL	13,195	12,705	12,473	12,473	13,691	13,693	10,858	10,859												
LESS EX.	-	-	-	-	-	-	-	-												
NET TAX VALUE	13,195	12,705	12,473	12,473	13,691	13,693	10,858	10,859												
TAXES	1952	1953	1954	1955	1956	1957	1958	1959												
YEAR	1952	1953	1954	1955	1956	1957	1958	1959												
AREA	AR	AR	AR	AR	AR	AR	AR	AR												
LAND VALUE	14,082	12,956	11,858	11,856	16,079	14,729	14,729	14,729												
IMPROVEMENT	-	-	-	-	-	-	-	-												
TOTAL	14,082	12,956	11,858	11,856	16,079	14,729	14,729	14,729												
LESS EX.	-	-	-	-	-	-	-	-												
NET TAX VALUE	14,082	12,956	11,858	11,856	16,079	14,729	14,729	14,729												
TAXES	14,082	12,956	11,858	11,856	16,079	14,729	14,729	14,729												

ATTACHMENT E

Information for Conditional Use

(A) Area Plan. (see TMK PLAT)

Current use: vacant, except Hawaii Electric Light Co. utility lines with no easement reserved.

Addresses of Adjacent Property Owners:

TMK 3-6-2-33 E. Norman Scott  
Vacant 1227 Bardstown Rd.  
Louisville, Kentucky 40204

Current Use: Vacant

TMK 3-6-2-12 John W. Grace  
2269 Mastlands Drive  
Oakland, California 94611

Current Use: Vacant--submitted CUA for single-family residence

TMK 3-6-4-32 Hamakua Sugar Company  
3-6-4-1 Paauilo, Hawaii 96776

Current Use: Vacant

(B) Site Plan: (see SITE PLAN and SURVEYOR)

(C) Construction Plans: (See PROPOSED)

Preliminary construction plans are given in the form of a Floor Plan and Side Elevation drawing on the following pages (Pages E2-E4). Location of house, graveled driveway, landscaping and retaining rock walls, and a drainageway are shown on proposed site plan (See PROPOSED). Building site shown in Fig. 3, ATTACHMENT B. Possible arrangement of gardens, fruit trees, etc. shown in LANDSCAPE.

(D) Maintenance Plan: Not applicable.

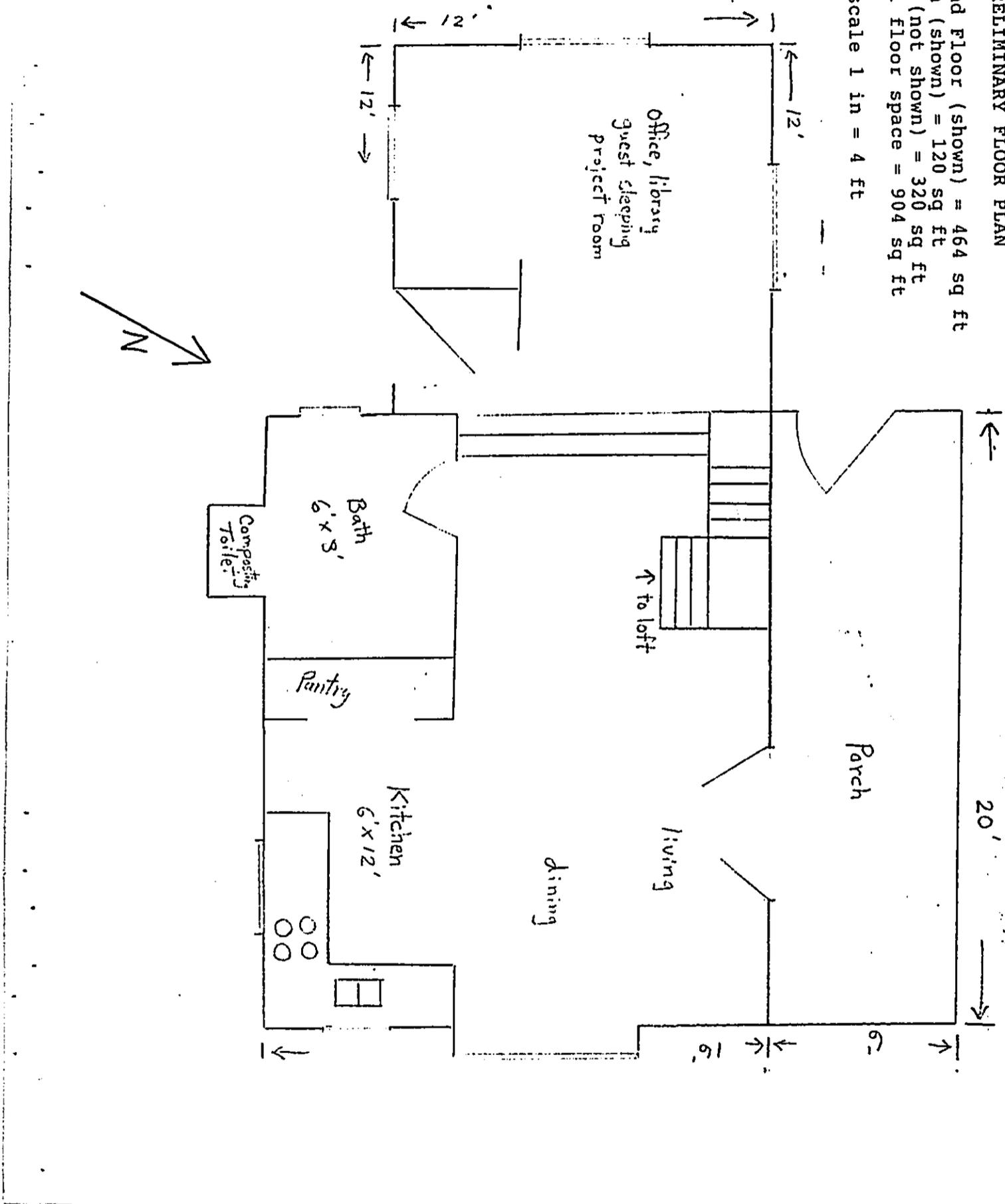
(E) Management Plan: Not applicable.

(F) No Federal or State Register Historical Sites on Parcel

PRELIMINARY FLOOR PLAN

Ground Floor (shown) = 464 sq ft  
Porch (shown) = 120 sq ft  
Loft (not shown) = 320 sq ft  
Total Floor space = 904 sq ft

scale 1 in = 4 ft



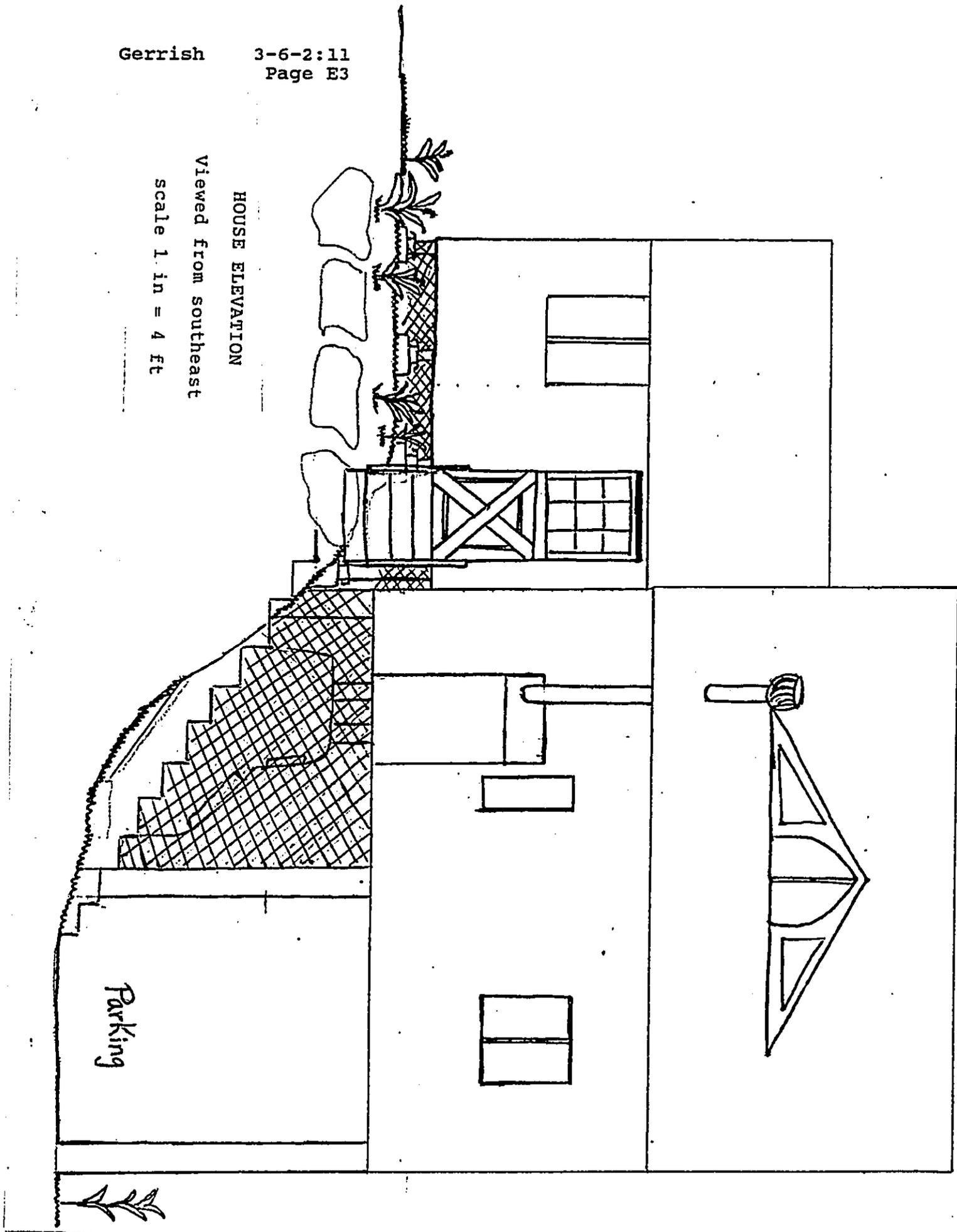
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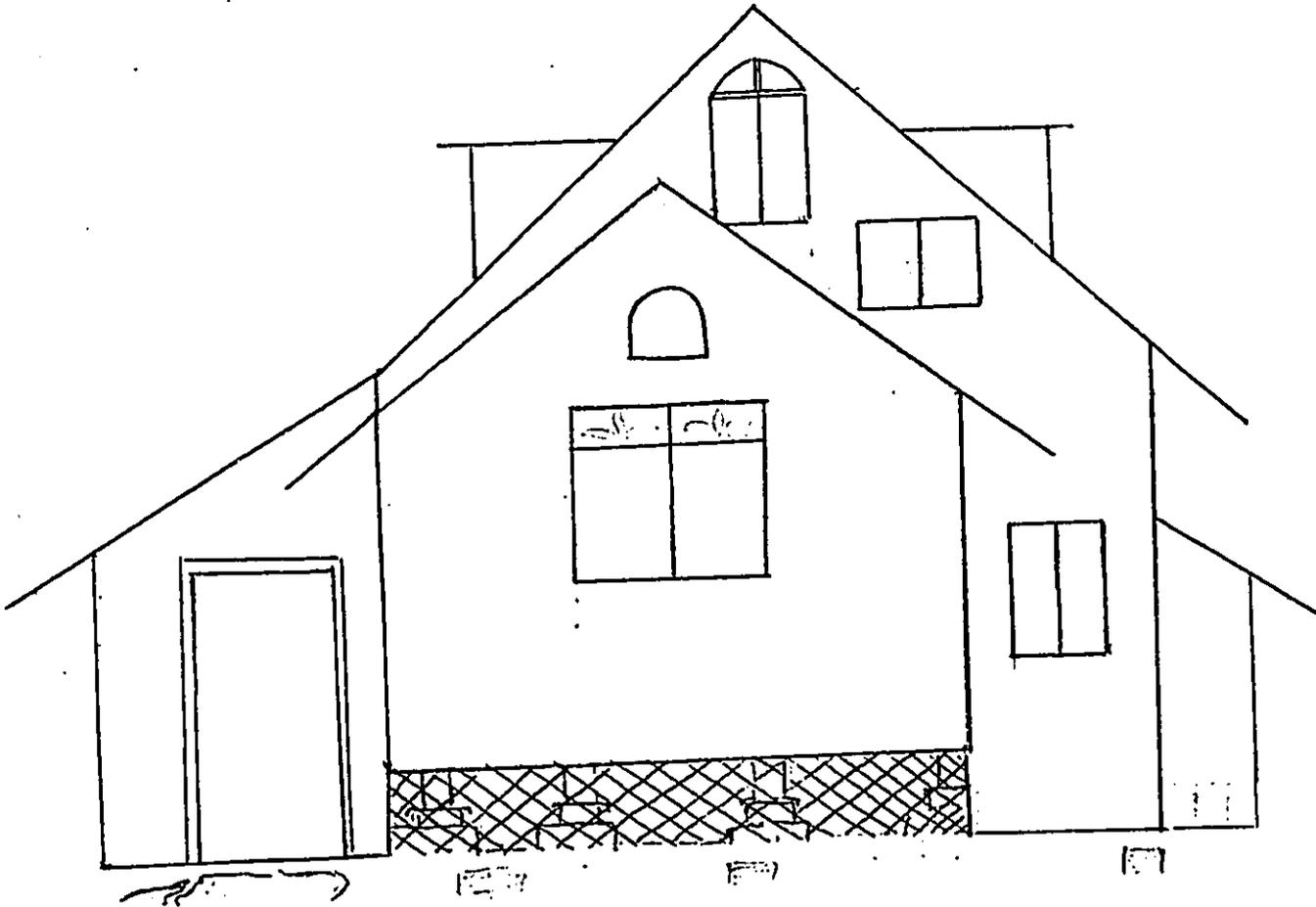
3-6-2:11  
Page E3

HOUSE ELEVATION

Viewed from southeast

scale 1 in = 4 ft





HOUSE ELEVATION  
Viewed from southwest  
scale 1 in = 4 ft

ATTACHMENT F

Subzone Objective

The permit is sought for non-conforming use within the Limited subzone. However, the proposed project is not inconsistent with good planning for this parcel. The Limited subzone extends along Laupahoehoe Stream, presumably to control or prevent flood damage. Note that the seaward portion of the stream valley is in the Resource subzone--not Limited. This Resource subzone includes parts that are within the tsunami zone shown on the Civil Defense maps; the Limited subzone classification is not due to tsunami danger.



Our parcel is at the mouth of the valley where the floor becomes wide and relatively flat (See LOCALITY). The stream has a deep, well-established channel where it passes along the parcel. The stream banks are higher on this side of the stream than the other, ranging from eight to twenty feet high. This parcel is about 100 feet from the lower boundary of the Limited subzone; the floodplain below this boundary is in a Resource subzone. The subzone boundary appears to be arbitrary and does not reflect physical properties of the parcel.

The FEMA flood zone maps at the Hawaii County Department of Public Works show no flood danger to this parcel (Flood Zone "X"). Long-time residents report that flooding has never occurred by water rising over the stream banks. Flooding does very infrequently occur when water is backed up behind the bridge (see DRAINAGE) and then flows over the road around the bridge. This stream overflow has caused some erosion next to the bridge at the southwest (upper) tip of the property. This proposal includes protection of that land from further erosion. When backed up by the bridge, overflow water sometimes flows along the road (east) and then across the parcel, at low points, causing minor surface erosion. This project includes provisions to direct overflow water across the parcel in a properly designed drainage-way. No water will be diverted on to other parcels of land. Any remaining possibility of damage to the proposed residence will be avoided by using pole-house construction methods and siting the house on high ground.

In summary, this site is not subject to serious flooding or tsunamis. Simple control measures, including judicious siting and construction methods, remove any risks associated with utilizing this parcel.

UNITED STATES  
DEPARTMENT OF THE INTERIOR GERRISH  
GEOLOGICAL SURVEY

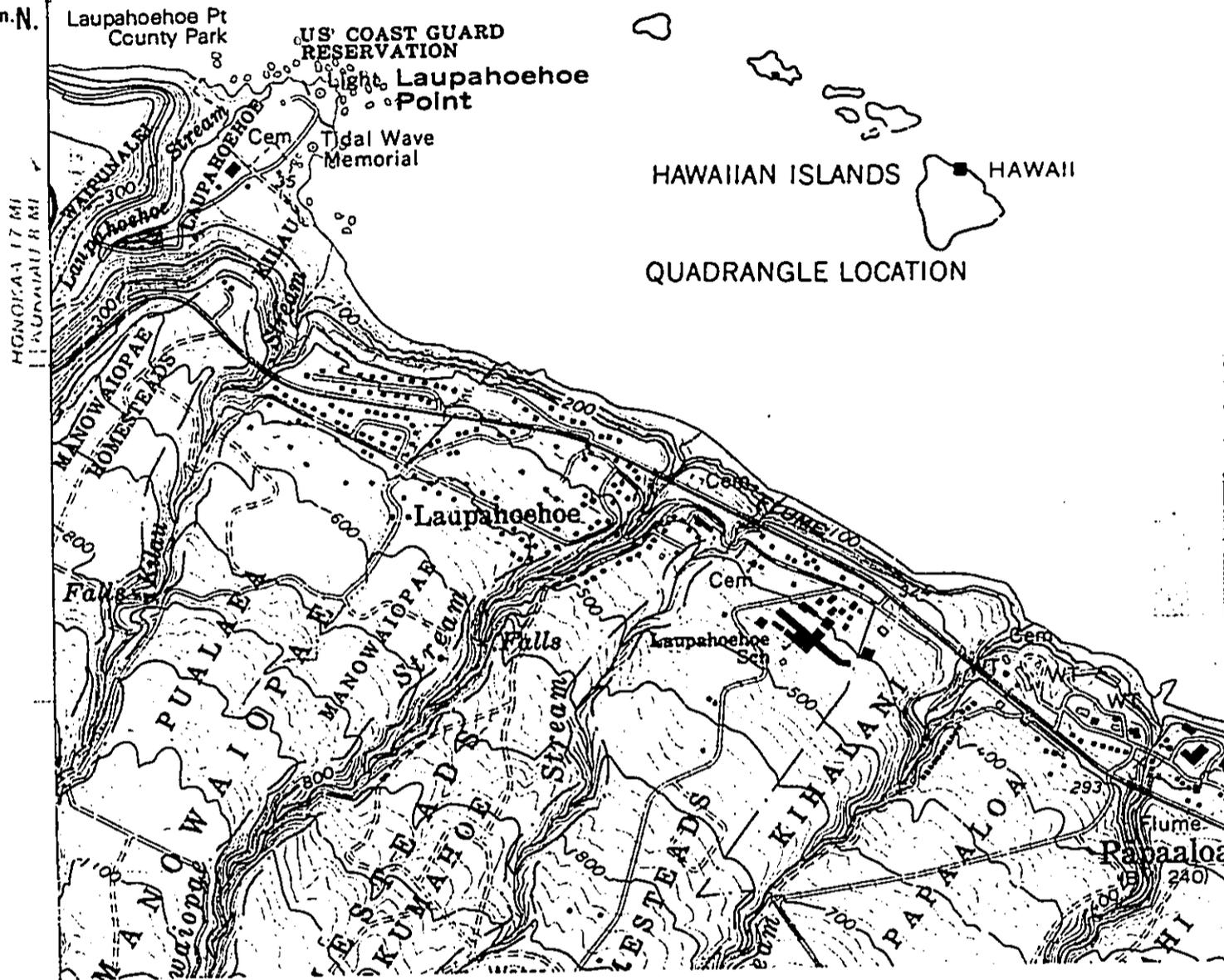
3-6-2-11  
Page M1

KUKAIAU

155° 15'  
20° 00'

265000m.E.

2213000m.N.

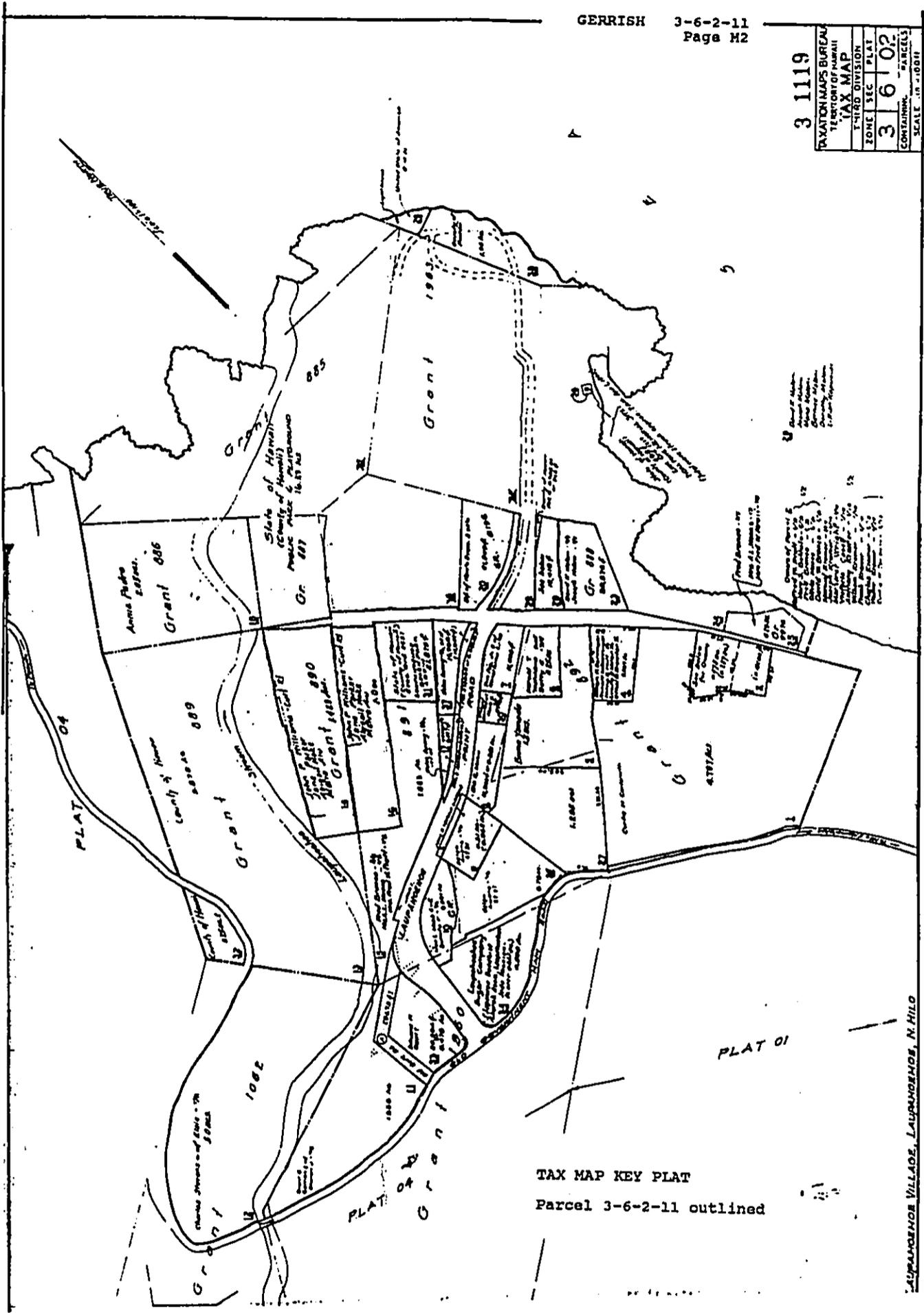


LOCATION MAP. Parcel 3-6-2-11 outlined.

Enlargement of portion of USGS 1:12000  
topographic map, Papaaloa quadrangle.

Scale: 1 inch = 700 feet

3 1119			
TAXATION MAPS BUREAU			
TERRITORY OF HAWAII			
TAX MAP			
ZONE	SEC	PLAT	TARGETS
3	6	02	CONTAINING PARCELS
SCALE 1" = 100'			

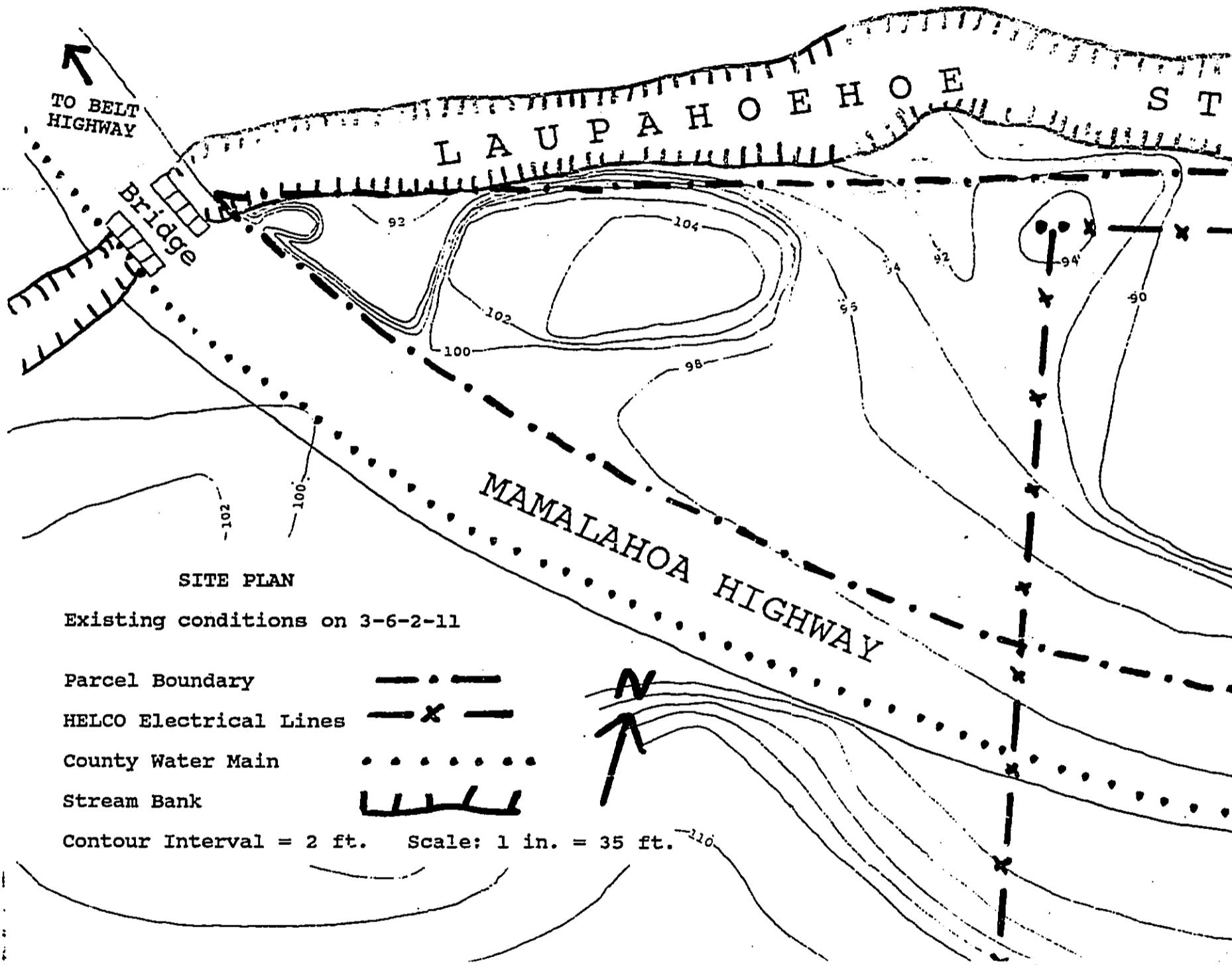


TAK PLAT

TAX MAP KEY PLAT  
Parcel 3-6-2-11 outlined

SITE PLAN

GERRISH 3-6-2-11  
Page M3



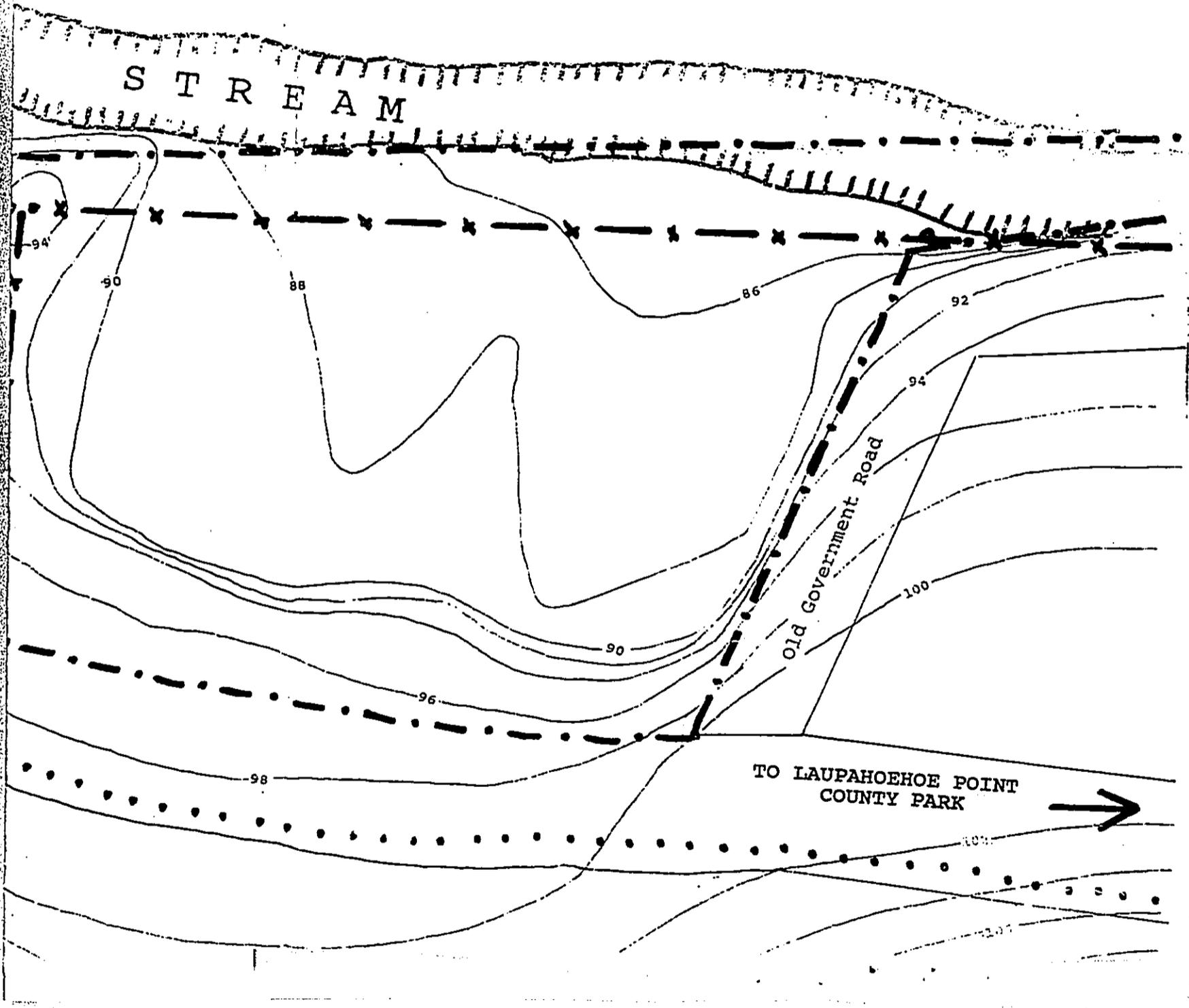
SITE PLAN

Existing conditions on 3-6-2-11

- Parcel Boundary - - - - -
- HELCO Electrical Lines - x -
- County Water Main . . . . .
- Stream Bank |||||

Contour Interval = 2 ft. Scale: 1 in. = 35 ft.

S T R E A M



TO LAUPAHOEHOE POINT  
COUNTY PARK



PROPOSED

GERRISH 3-6-2-11  
Page M4

LAUPAHOEHOE ST

Retaining Wall

House

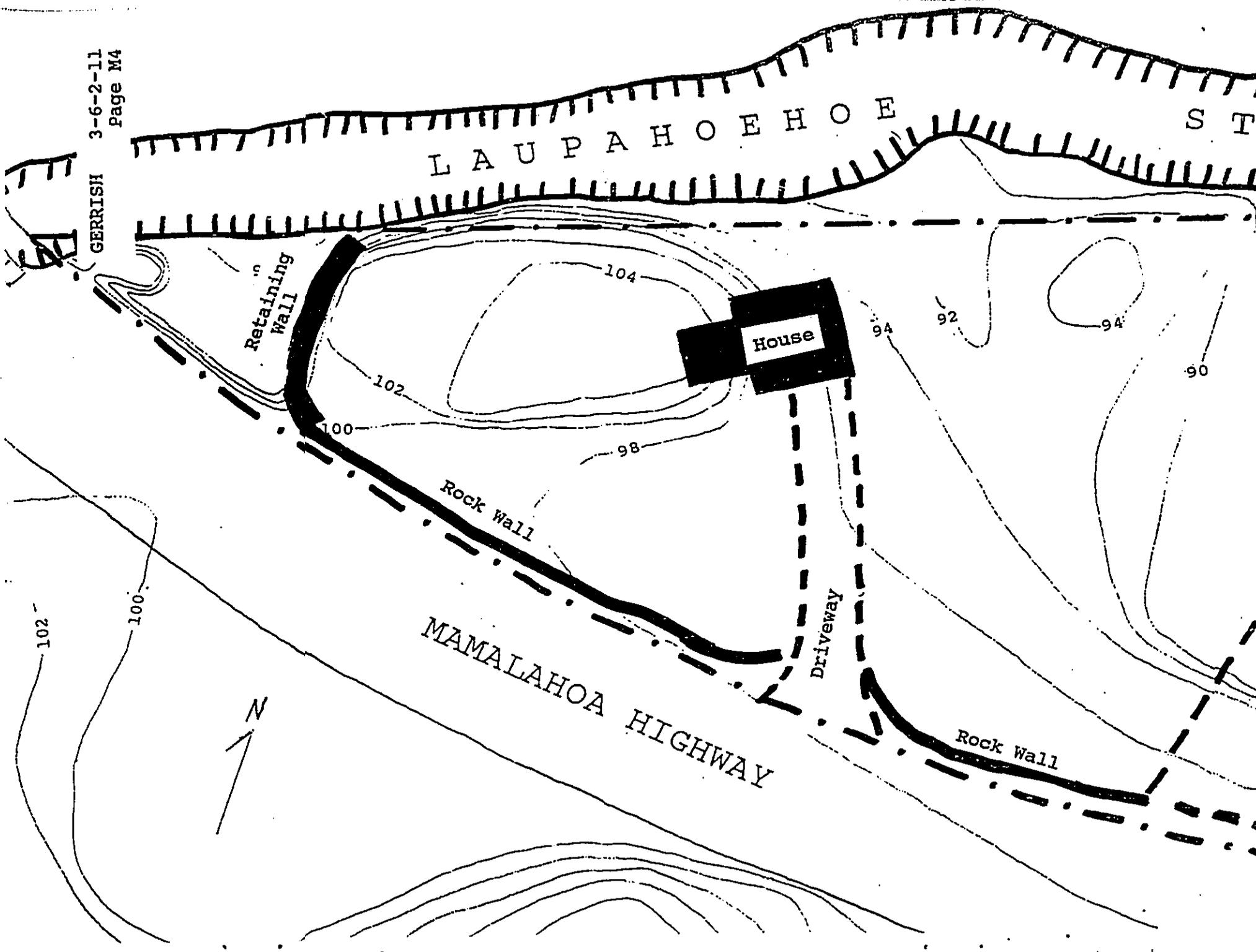
Driveway

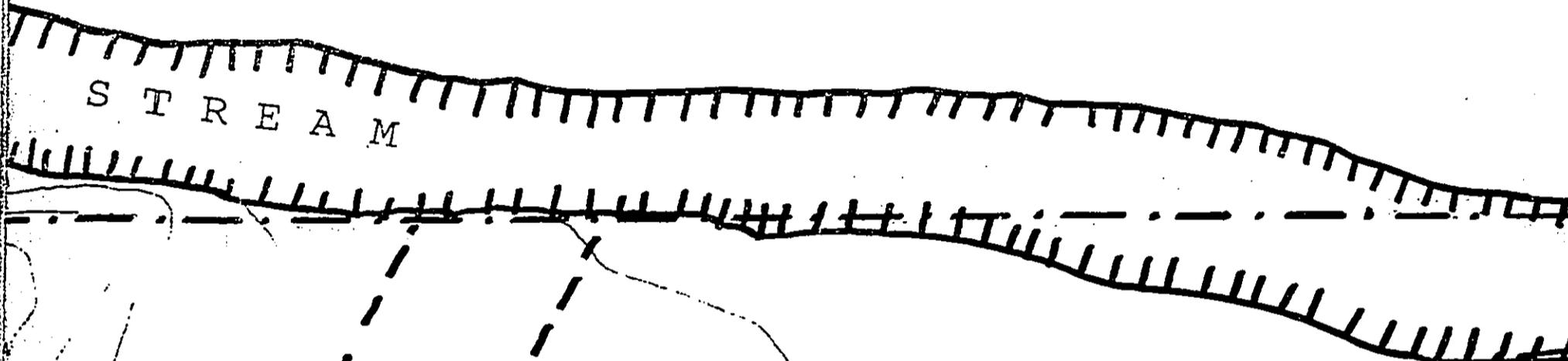
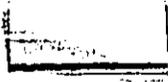
Rock Wall

Rock Wall

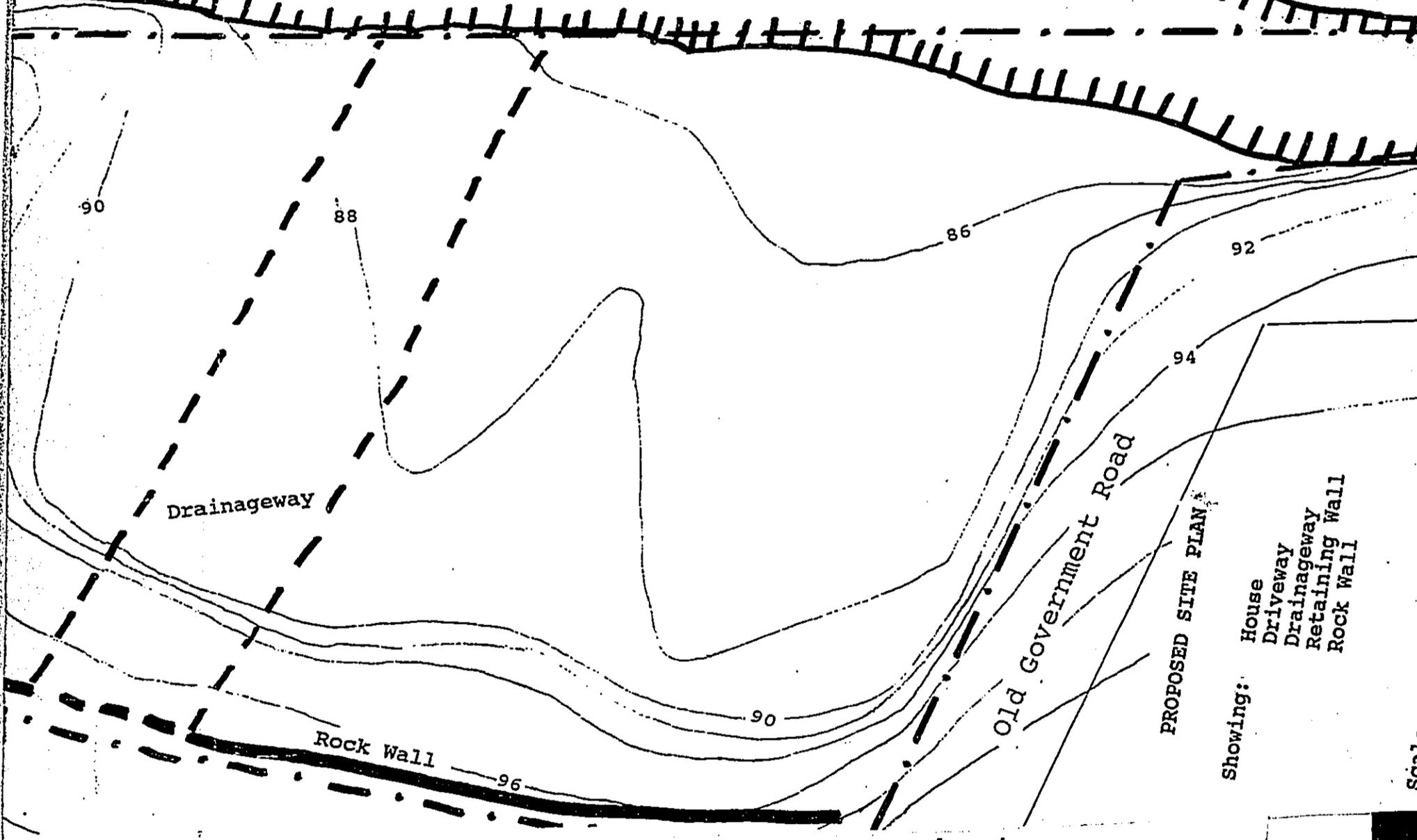
MAMALAHOA HIGHWAY

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S T R E A M



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Drainageway

Rock Wall

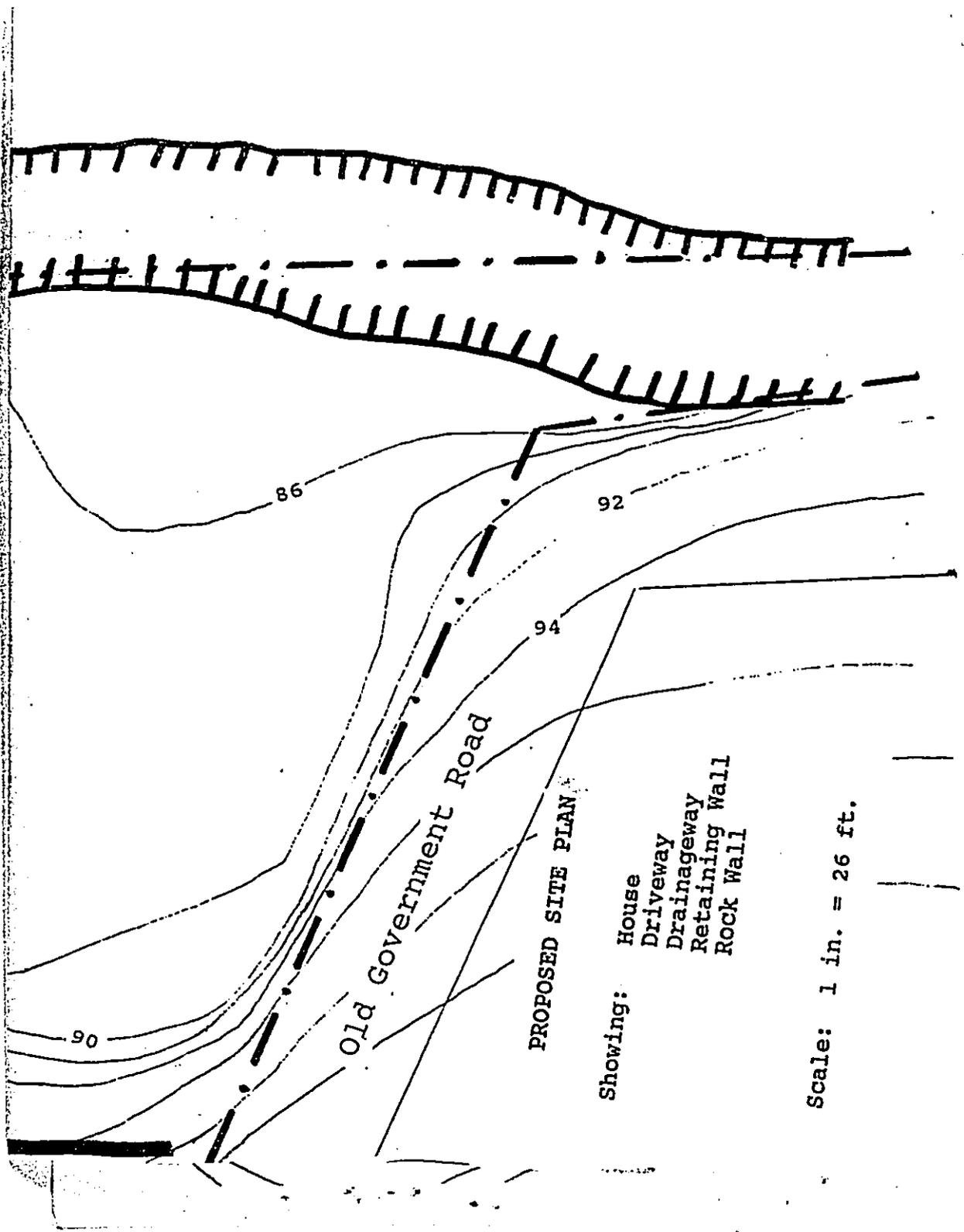
Old Government Road

PROPOSED SITE PLAN

Showing:

- House
- Driveway
- Drainageway
- Retaining Wall
- Rock Wall

Scale:



Old Government Road

PROPOSED SITE PLAN

Showing: House  
Driveway  
Drainageway  
Retaining Wall  
Rock Wall

Scale: 1 in. = 26 ft.

LANDSCAPE

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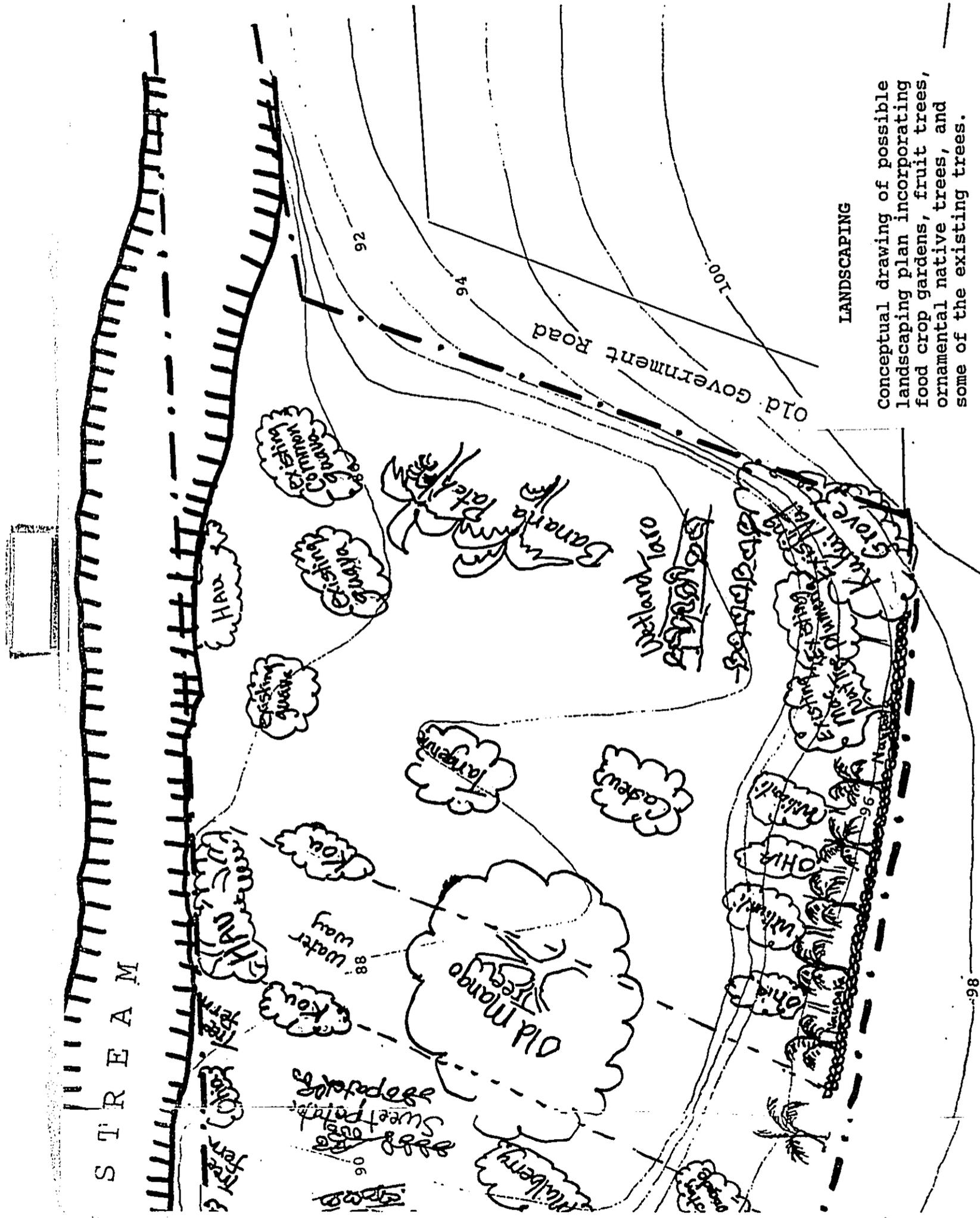
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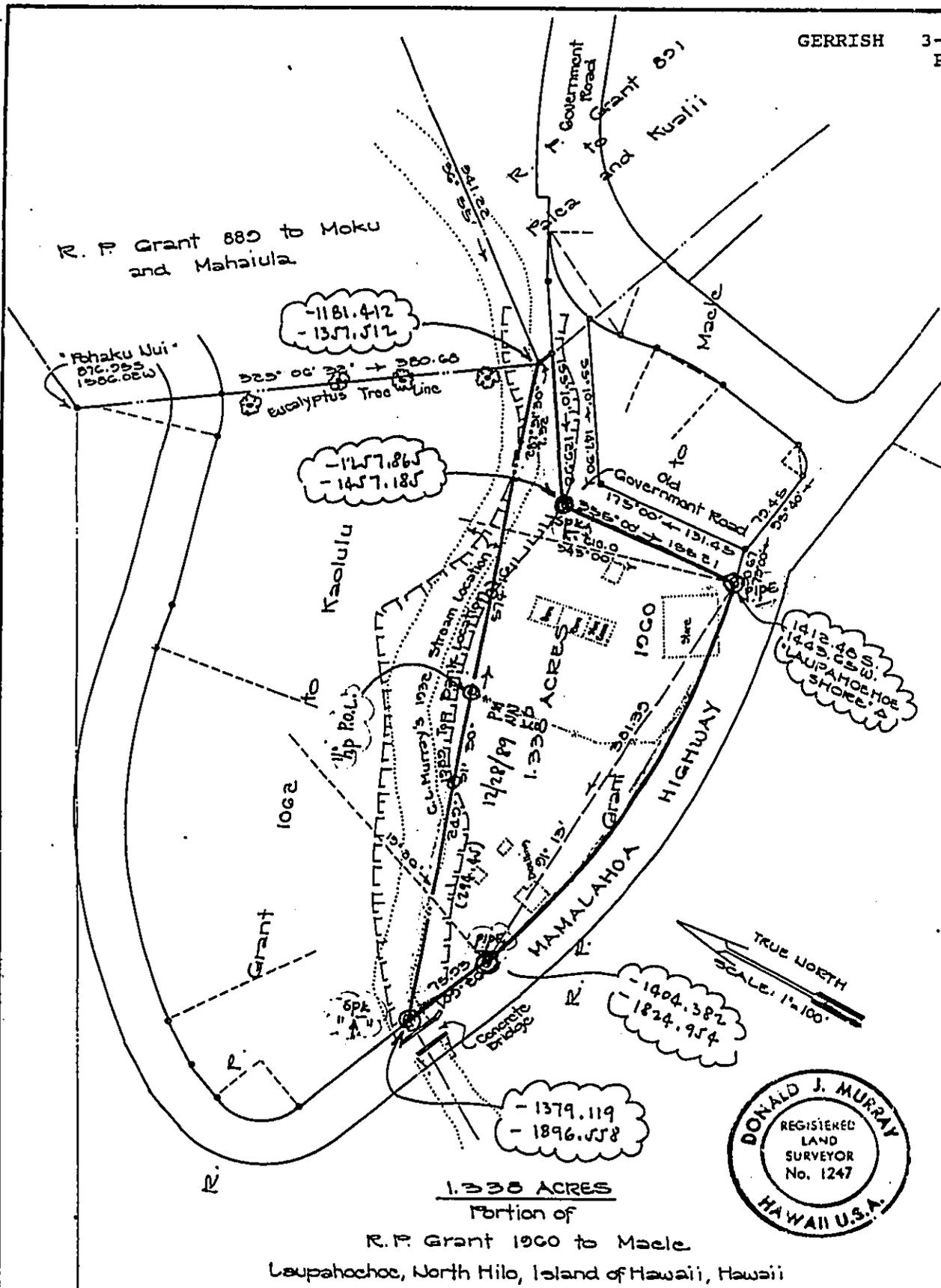
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LANDSCAPING

Conceptual drawing of possible landscaping plan incorporating food crop gardens, fruit trees, ornamental native trees, and some of the existing trees.

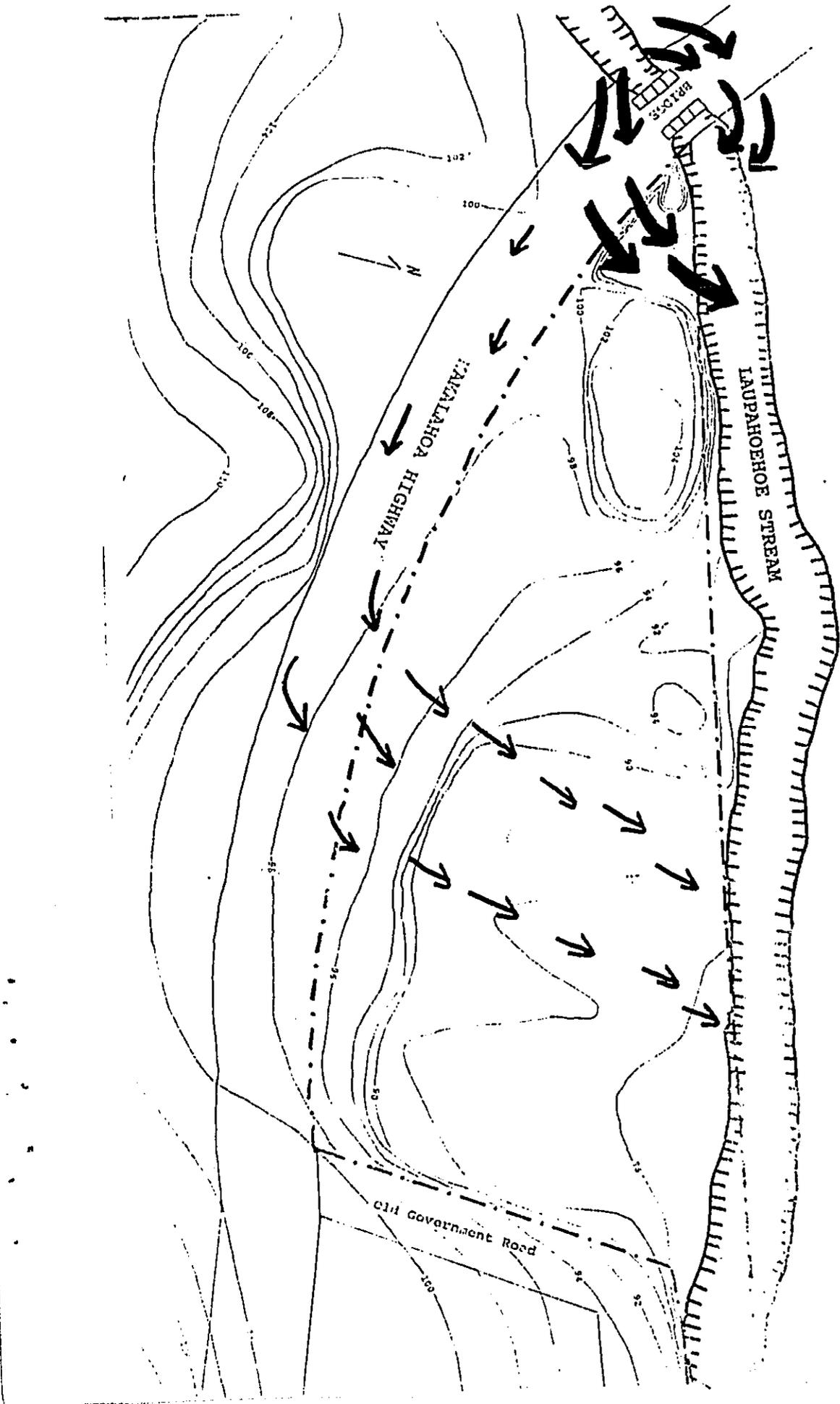


SURVEYOR

NOTE: A 40' wide Government Survey and Plan by Murray, Smith & Associates, Ltd. Road is excepted in R.F. Grant 1062 to Kaolulu. Dotted lines denote 1932 map data.

TMK 3-C-02:11  
December 20, 1980  
P. 3800. PD 4/2

SURVEYOR'S MAP. Scale 1 in. = 110 ft.



DRAINAGE MAP Existing conditions on 3-6-2-11.  
Arrows show path of stream overflow water. Thickness  
of arrow indicates relative volume.  
Scale: 1 in. = 60 ft.

DRAINAGE