

JOHN WAIHEE
GOVERNOR OF HAWAII



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

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

DEPUTIES

MANABU TAGOMORI
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AQUATIC RESOURCES
CONSERVATION AND
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RESOURCES ENFORCEMENT
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FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
PROGRAM
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

REF:OCEA:SKK

JAN 24 1992

FILE NO.: HA-11/22/91-2541
180-Day Exp. Date: 5/22/92
DOC. NO.: 2405E

Mr. John W. Grace
2269 Mastland Drive
Oakland, California 94611

Dear Mr. Grace:

SUBJECT: Notice of Acceptance and Environmental Determination of
your Conservation District Use Application

Your Conservation District Use Application for commercial,
agricultural use of a parcel of land in Laupahoehoe, Hawaii, Tmk:
3-6-02: 12, has been accepted for processing and is currently being
reviewed by concerned State and County agencies.

According to your information, you propose to cultivate two and a
half acres in the lower southwest corner of the property to grow
endangered, native Hawaiian plants. These plants, both trees and
shrubs, are intended to be sold. Improvements to the property will
include a storage building, an access road, and electrical service
to the storage building.

After initial review of the application, we have determined that:

1. The proposed use is a conditional use within the Limited
subzone of the Conservation District according to
Administrative Rules, Title 13, Chapter 2, as amended;
2. A public hearing pursuant to Section 183-41, Hawaii
Revised Statutes (HRS), as amended, will be required in
that the proposed use is of a commercial nature; and
3. In conformance with Title 11, Chapter 200, of the
Administrative Rules, a negative declaration was
determined for the proposed action.

Mr. J. Grace

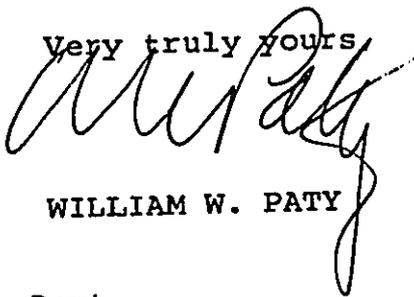
-2-

File No.: HA-2541

Please be advised that it is the applicant's responsibility to comply with the provisions of Section 205A-29(b), Hawaii Revised Statutes, on Interim Coastal Zone Management (Special Management Area) requirements. Board approval may be prohibited by law if Special Management Area requirements are not satisfied. Please consult the City and County of Honolulu, Department of General Planning, regarding their requirements for the Special Management Area and furnish us with proof that the requirements have been met. Your application will be placed on the agenda of the Board of Land and Natural Resources for their consideration after all reviews and evaluations of your proposal have been made.

If you have any questions regarding this notice or your application, please contact Don Horiuchi of our Office of Conservation and Environmental Affairs at 587-0377.

Very truly yours



WILLIAM W. PATY

cc: Hawaii Board Member
County of Hawaii Planning Dept.
DOH/OEQC/OHA/OSP

1992-03-08-HI-PEA- *Laupahoehoe Conservation District Use Application*
Commercial Agriculture MAR 8 1992 February 1983

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

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. _____

DEPARTMENT MASTER APPLICATION FORM

(Print or Type)

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

Name JOHN W. GRACE
 Address 2269 MASTLWDS DR
OAKLAND CA
94611
 Telephone No. (510) 482-2944
 SIGNATURE *John W. Grace*
 Date 10/27/91

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
- 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 1ST (N. HILO)
 Island HAWAII
 County HAWAII
 Tax Map Key 3-6-02:12
 Area of Parcel 5 ACRES
 (Indicate in acres or sq. ft.)
 Term (if lease) _____

V. Environmental Requirements

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)

Note

According to a telephone discussion with the applicant on January 10, 1991, the agricultural use proposed is cultivation of native Hawaiian plants, both trees and shrubs, for eventual sales. Approximately two and a half acres on the relatively flat, southeast portion of the property will be used for this purpose.

INFORMATION REQUIRED FOR ALL USES

I. Description of Parcel

- 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).

III. Commencement Date: 2-1-92

Completion Date: 4-1-92

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 12; Subzone L.
- 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 _____.

Area of Proposed Use 2.25 ACRE
(Indicate in acres or sq. ft.)

Name & Distance of Nearest Town or Landmark
LAUPAHOE HOE 1 MILE

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 AGRICULTURE

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

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).

CONSERVATION DISTRICT

ENVIRONMENTAL REQUIREMENTS STATEMENT

A) Identification of Applicant

This application concerns an undeveloped property located on Laupahoehoe Point, near the town of Laupahoehoe, Hawaii County, Tax key 3-6-12:12. The property is owned fee simple, by me, John W. Grace.

MAILING ADDRESS:

John W. Grace
2269 Mastlands Dr.
Oakland Ca. 94611

(415) 482-2944

B) Proposed use and Statement of Objectives

My general intent is to use this property for agricultural purposes.

To support these activities, I will need to improve access to the property, construct a securable storage building for equipment and, obtain electrical service to the proposed storage structure.

The property is some 4 to 6 feet lower than the roadway and is not accessible by automobile or truck. My intent is to create an access ramp and driveway onto the property. To compensate for the grade difference, it will be necessary to ramp down from the roadway using some 40 to 60 cubic yards of fill material. The proposed path of the driveway is relatively level, and only very minor grading will be necessary.

The storage building will be constructed of concrete blocks on a concrete pad. It will be 30 feet on each side, and will be 15 feet in height at the peak of the roof. Garage-type doors will be used to secure the building. The building will be used to store a truck, a small tractor, and various ornamental trees and other plants grown on the property.

Electrical service will be needed for lighting and to power hand tools, pumps and other small equipment.

C) Description of Affected Environment

Existing structures/use

The property is presently undeveloped. No structures exist anywhere on the property, although there are concrete steps at the site of a house which no longer exists. The property was used, until recent years, for cattle and horse grazing.

Lauaphoehoe Point Master Plan

A master plan was developed for the Laupahoehoe Point area in the mid-1970's. The proposed usage of this property does not conflict with the plan as published (source: Laupahoehoe Community Library). The property is presently zoned for agricultural uses.

Vegetation

Significant existing vegetation is noted on the attached map. The property is generally covered with a mixed growth of wild scrubs and grasses.

No endangered or threatened plant species have been found on the property. All large scale flora on the property will be retained. The principle area of agricultural use will be the area presently covered by grasses and small brush, principally the south-eastern portion of the property bordering the stream.

Covenants and Restrictions

Beyond the State Conservation District designation, There are no covenants or restrictions, recorded or known to exist, associated with this property.

D) Technical, Economic and Social Characteristics of use

The property will be used for agricultural purposes in conformance with the the requirements of the Conservation designation. There are no identifiable technical, economic or social impacts of the proposed use.

Historical and Archeological sites

There is no official record or on-site physical evidence to indicate that structures of historical or archeological value have existed on or near the property. (Source: County of Hawaii Library, Hilo Branch)

The general area of the property was developed at the turn of the century as the site of the original Town of Laupahoehoe. Essentially no evidence remains of the town itself, although there is still an old auditorium and temple in the Laupahoehoe point area, as well as 5 or 6 private residences.

Topography

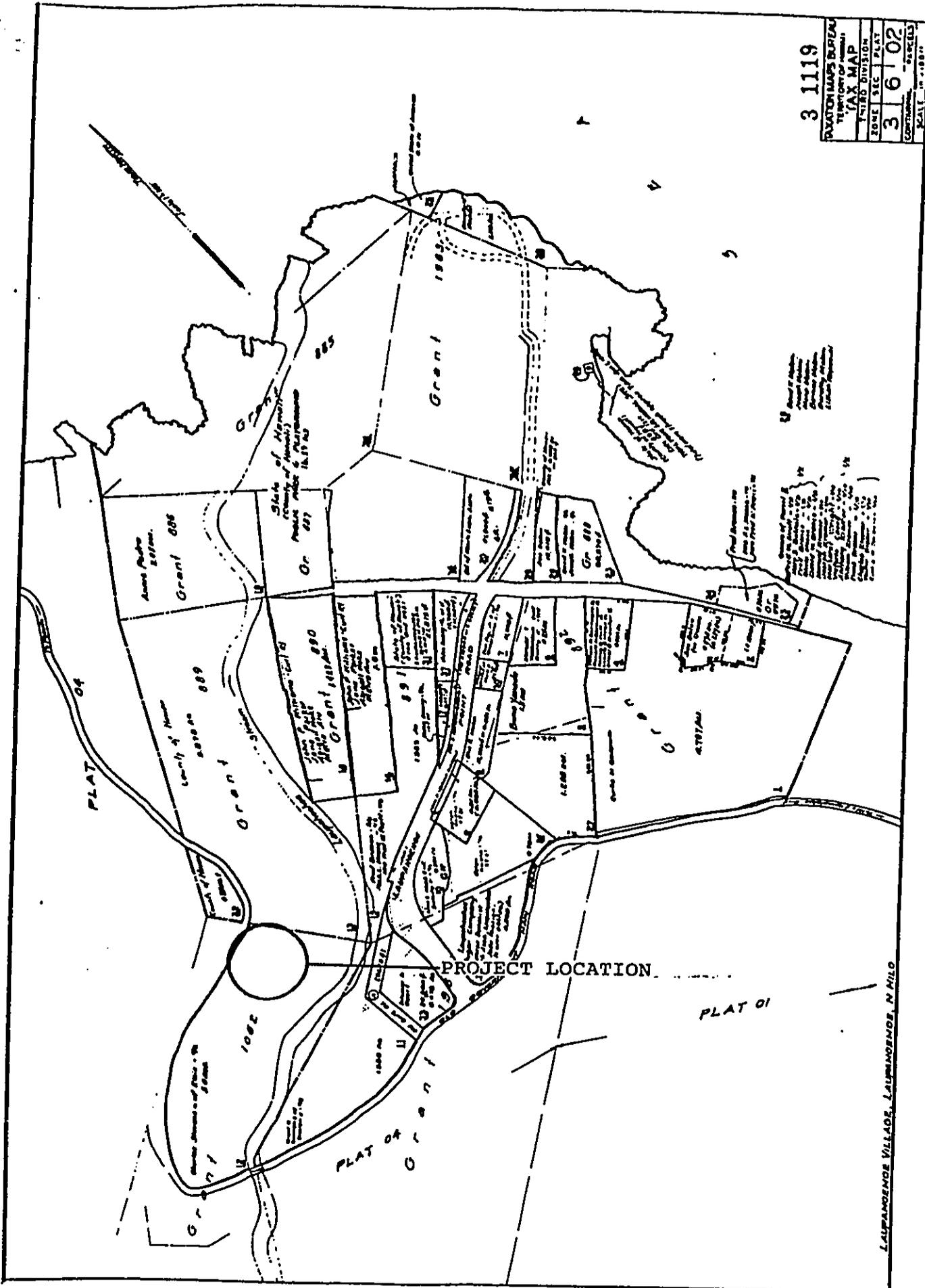
The significant topographical feature of this property is a moderate elevation found along its northeast parameter. It is approximately 80 ft. above the mean elevation of the remainder of the property. approximately 40% of the terrain of the property is moderately to steeply sloping, with the greatest degree of inclination immediatly adjacent to the roadway. The remainder of the property is flat to very moderately sploping, generally toward the stream, which approximates its southern boundry.

Adjacent Properties

The North and West boundries of the property are defined by the Mamalahoa Highway. This roadway is used as access to other homes on Laupahoehoe Point, as well as to Laupahoehoe Point Park, located at the extreme Eastern end of the gulch, adjacent to the ocean. There is an abandoned buiding (owned by Hamakua Sugar Co.) immediatly accross the roadway from the Westerly boundry of the property. There are other residences to the Southeast and East of the property within a half mile distance.

The adjacent properties to the north and west of my parcel are owned by the Hamakua Sugar Co., Paauilo, Hawaii. The property to the east of my parcel is owned by the County of Hawaii. The property to the south of my parcel is owned by Grant Gerrish, P. O. Box 282, Laupahoehoe, Hawaii 96764.

The proposed use of this property will have no impact on any adjacent property.



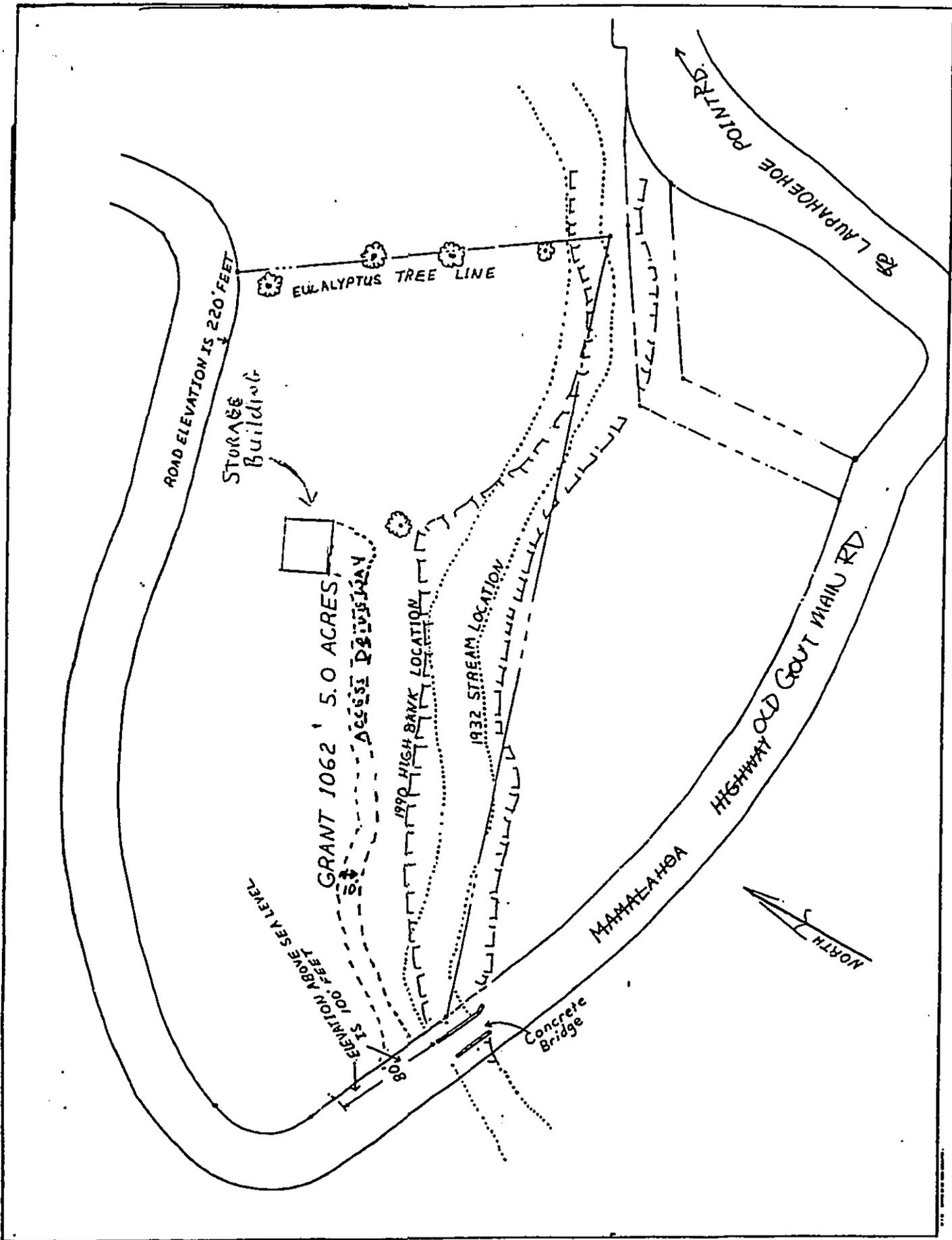
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TAXOR MAPS BUREAU	
"BY APPOINTMENT"	
TAX MAP	
TOWN DIVISION	
ZONE	SEC
3	6
PLAT	02
CONTINUED	
SCALE 1" = 100'	

PROJECT LOCATION

PLAT 01

LAURENCEVILLE BLVD, LAURENCEVILLE, N. HILO



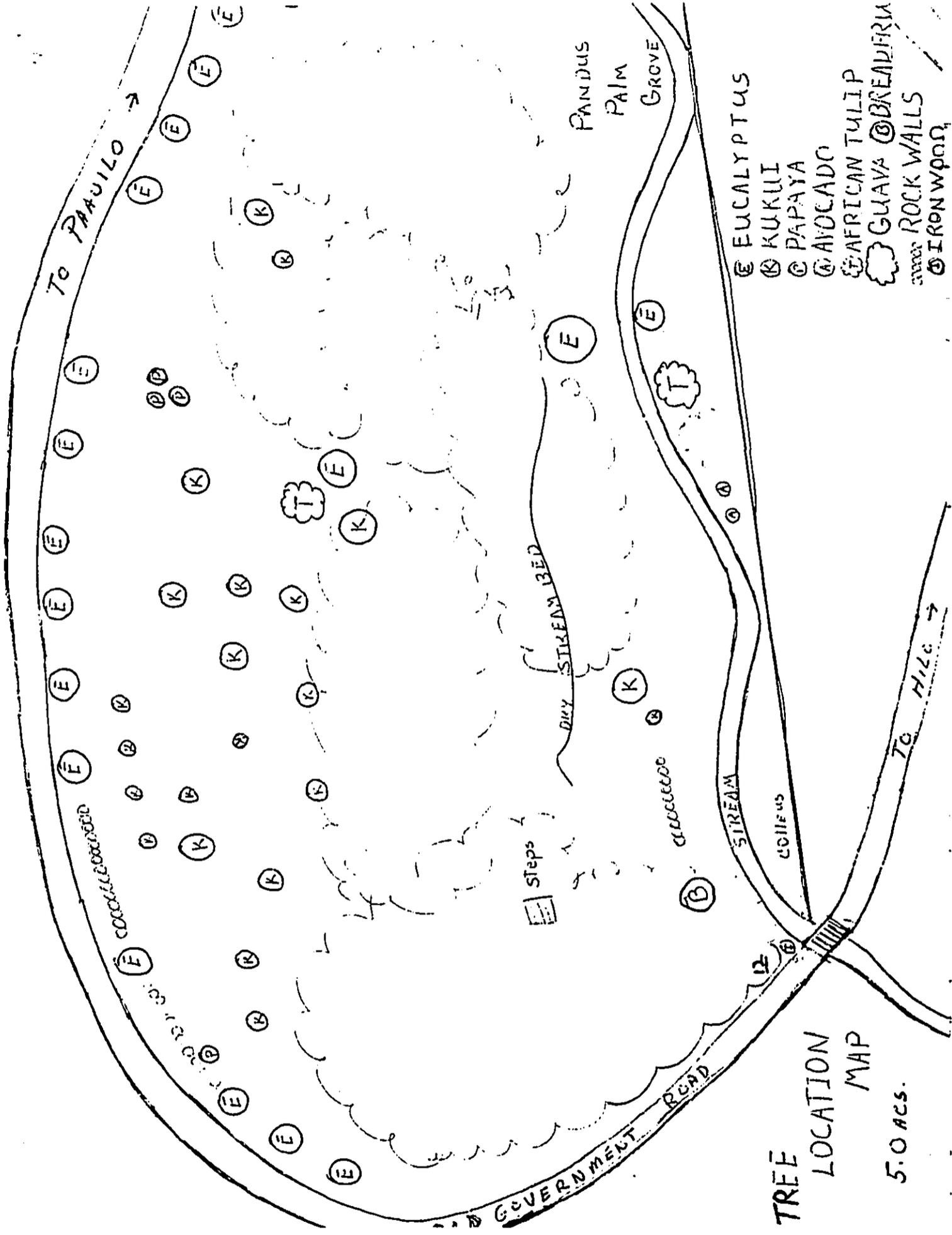
1	2	3	4	5	6	7	8	9	10
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SITE PLAN - TMK-3-6-02-12

1" = 88' (APPROX)

1	2	3	4	5	6	7	8	9	10
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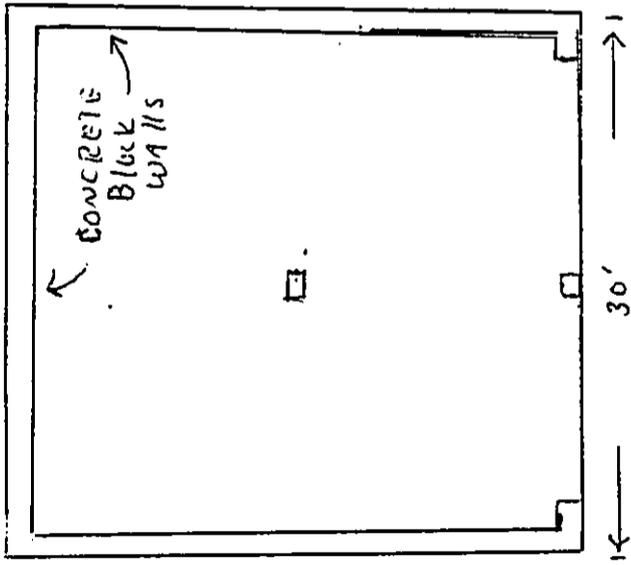
Kohala Mala Services



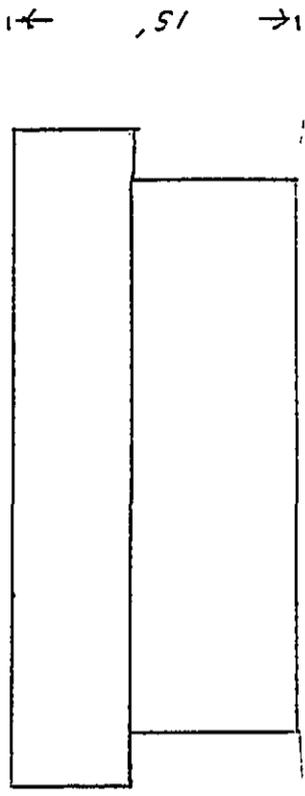
TREE
LOCATION
MAP
5.0 ACS.

- E EUCALYPTUS
- K KUKULI
- P PAPAYA
- A AVOCADO
- T AFRICAN TULIP
- G GUAVA
- ROCK WALLS
- IRONWOOD

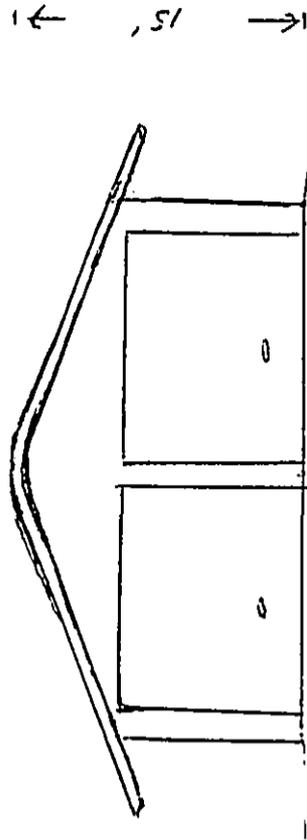
STORAGE Building
JOHN W. GRACE
TAX KEY 3-6-02:12



FLOOR PLAN



EAST ELEVATION



SOUTH ELEVATION