

JOHN WAIHEE
GOVERNOR OF HAWAII



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

DEPUTIES

KEITH W. AHUE
MANABU TAGOMORI
RUSSELL N. FUKUMOTO

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

RECEIVED
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 821

'90 NOV -7 12:23
HONOLULU, HAWAII 96809

REF:OCEA:JN

OFC. OF ENVIRONMENTAL
QUALITY CONTROL

FILE NO.: HA-9/26/90-2428
180-Day Exp. Date: 3/25/91
DOCUMENT NO.: 0234E

NOV 5 1990

Mr. Karl Backus
P. O. Box 10967
Hilo, Hawaii 96721

Dear Mr. Backus:

NOTICE OF ACCEPTANCE AND ENVIRONMENTAL DETERMINATION
Conservation District Use Application
HA-9/26/90-2428 for a Single Family Residence and
Fruit Orchard at Kaiwiki Homestead, South Hilo District, Hawaii

Your Conservation District Use Application has been accepted for processing. According to your information, you propose to build a 768 feet square, one-story dwelling with a carport, vegetable garden, and fruit orchard on a 19.9 acre parcel at Kaiwiki Homestead in South Hilo, Hawaii, (TMK 2-6-11: 3).

After reviewing the application, we find that:

1. The proposed use is a conditional use within the Resource subzone of the Conservation District according to Administrative Rules, Title 13, Chapter 2, as amended;
2. A/No 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.

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.

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Mr. Karl Backus

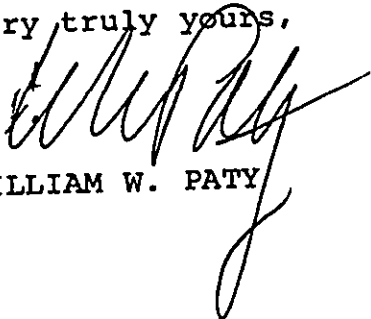
-2-

Doc. No.: 0234E

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 of any proposal in the Conservation District is prohibited by law if Special Management Area requirements are not satisfied. Please consult the County of Hawaii on their requirements for the Special Management Area and furnish us with proof that the requirements have been met.

If you have any questions regarding this notice or your application, please contact Don Horiuchi of our Office of Conservation and Environmental Affairs at 548-7837.

Very truly yours,



WILLIAM W. PATY

Attachment (receipt)

cc: Hawaii Board Member
Hawaii Land Agent
Hawaii Dept. of General Planning
DOH/OHA/OSP

1991-01-23-HI-PEA-Backus single family residence & Orchard

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. _____

FILE COPY

(Print or Type)

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

Name KARL BACKUS

Address P.O. BOX 10967

HILO, HI

96721

Telephone No. (808) 968-6242

SIGNATURE Karl Backus

Date 8/1/90

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

Name KARL BACKUS

Address P.O. BOX 10967

HILO, HI

96721

Telephone No. (808) 968-6242

Interest in Property OWNER

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

*SIGNATURE Karl Backus

Date 8/1/90

*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 SOUTH HILO

Island HAWAII

County HAWAII

Tax Map Key 2-6-11-3 (LOT #52)

Area of Parcel 19.9 ACRES

(Indicate in acres or sq. ft.)

Term (if lease) NA

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: UPON ARRIVAL 10/90

Completion Date: APPROXIMATELY 1 1/2 MONTHS

IV. TYPE OF USE REQUESTED (Mark where appropriate)

- 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 R.

Area of Proposed Use 2 ACRES
(Indicate in acres or sq. ft.)

Name & Distance of Nearest Town or Landmark
Hilo

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 R
County General Plan Designation _____

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).

APPLICATION FOR CONDITIONAL USE PERMIT

I. PARCEL DESCRIPTION

- A. NO EXISTING STRUCTURES, MEADOW ON ROAD FRONTAGE PREVIOUSLY USED FOR ALLEES OF SUGARCANE
- B. NO EXISTING UTILITIES (SEE MAP FOR PROPOSED WATER, DRAINAGE & SEWERAGE)
- C. EXISTING ACCESS OVER KAILOKI ROAD
- D. VEGETATION ON PROPOSED HOME SITE - GRASS, ULUHE FERN (SEE AREA PLAN MAP A) VEGETATION SOUTH OF DRAINAGE - GUAVA, ROSE APPLE, ULUHE FERN, ALEXANDER PALM
- E. TOPOGRAPHY (SEE AREA PLAN MAP A)
- F. NA
- G. CURRENTLY BOUND CONSERVATION
- H. NA

II. PROPERTY WILL BE UTILIZED FOR SINGLE FAMILY RESIDENCE, LAKE FRONT, SMALL FRUIT ORCHARD & VEGETABLE GARDEN (SEE SITE PLAN, MAP B)

III. I WOULD LIKE TO START AS SOON AS POSSIBLE & COMPLETE WITHIN 18 MONTHS

ADDITIONAL INFORMATION FOR COMMERCIAL USE PERMIT

I WOULD LIKE PERMISSION TO PLANT AN EXPERIMENTAL CITRUS, CACAO, MACADAMIA NUT & EXOTIC FRUIT ORCHARD OF 50 TREES TO SEE WHICH DO BEST AT MY LOCATION SO THAT PERHAPS IN THE FUTURE I CAN PLANT THE BEST VARIETIES ALONG THE ROAD FRONTAGE FOR COMMERCIAL USE.

I WILL ALSO WORK WITH THE SUPERVISOR OF THE SOIL CONSERVATION SERVICE CONCERNING THE PLANTING & DRAINAGE PLAN FOR THE ORCHARD & DRIVEWAY.

Karl Barlow

ZONE 2

SEC. 7

AGRICULTURAL

ZONE 2 SEC 6 PLAT 18

ZONE 2 SEC 6 PLAT 18

O R E S T R E S

F O R E S T R E S E R V

CONSERVATION

The boundary as located, named and delineated is hereby certified as the actual Land Use District Boundary adopted by the State Land Use Commission, Honolulu, Hawaii.

8/2/88 by *[Signature]*
Dale E. [Signature]

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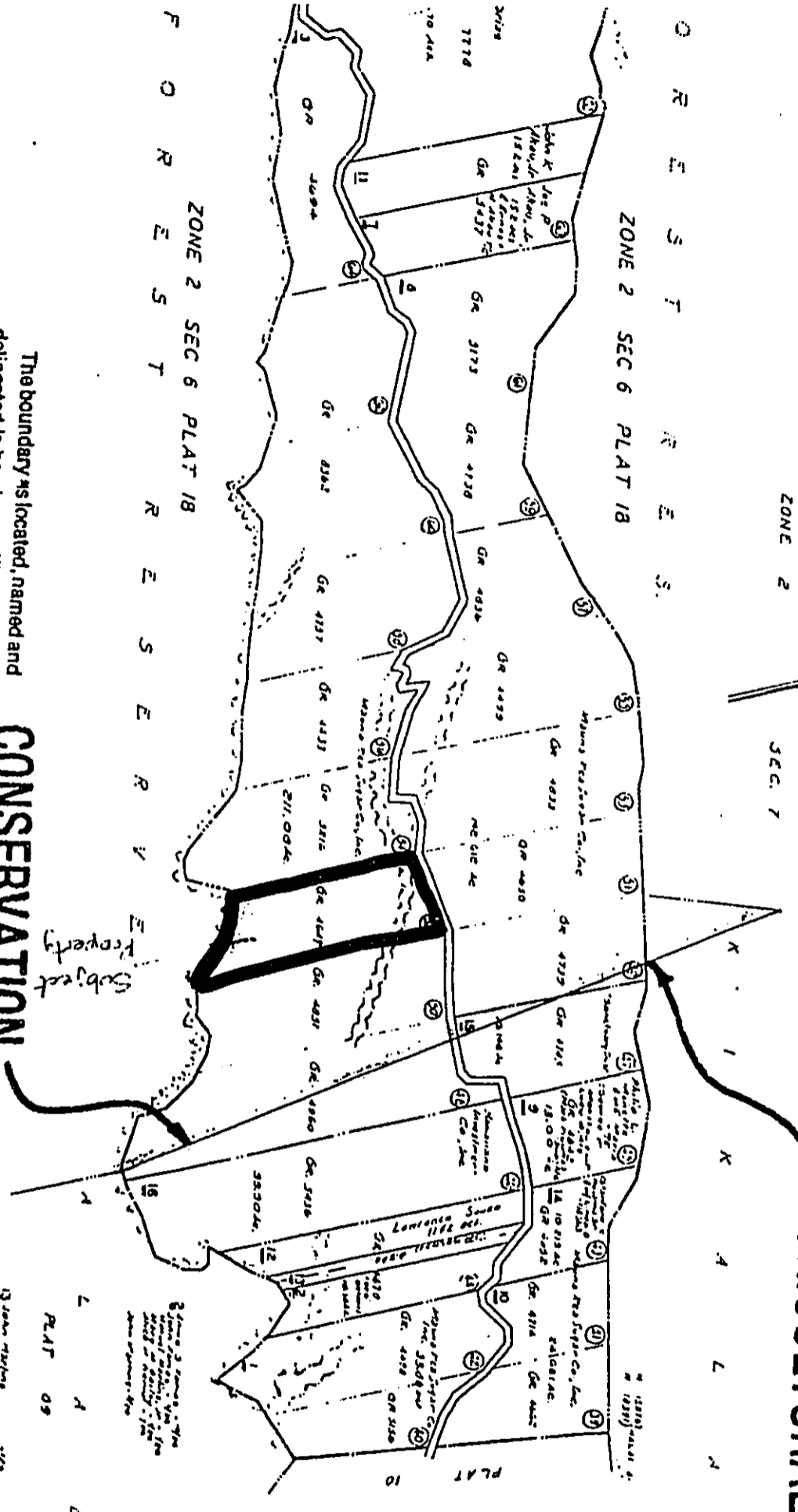
Subject Property

John [Signature]
[Signature]
[Signature]
[Signature]
[Signature]

John [Signature]
[Signature]
[Signature]
[Signature]
[Signature]

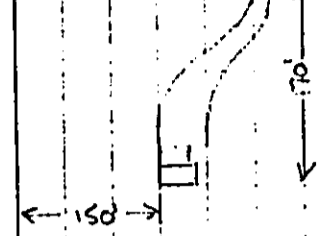
PLAT 09

PLAT 10





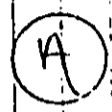
540' ← → KAWIWA 120' (to Hiko) →



1710'
GRASS & WOODS

1800' ELEVATION

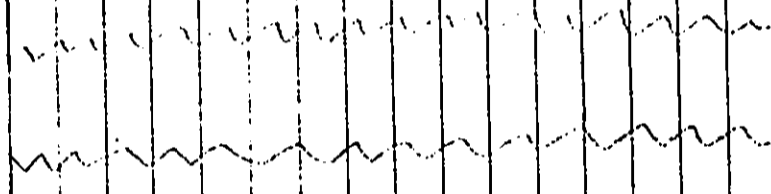
← DRAINAGE AREA



GRASS & WOODS

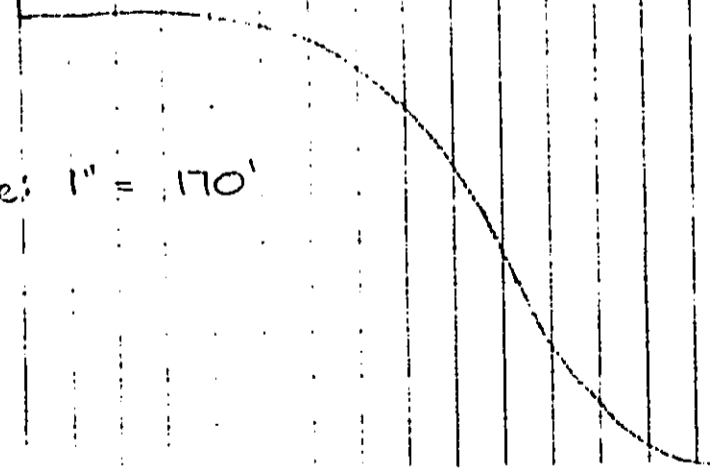
AREA RUN

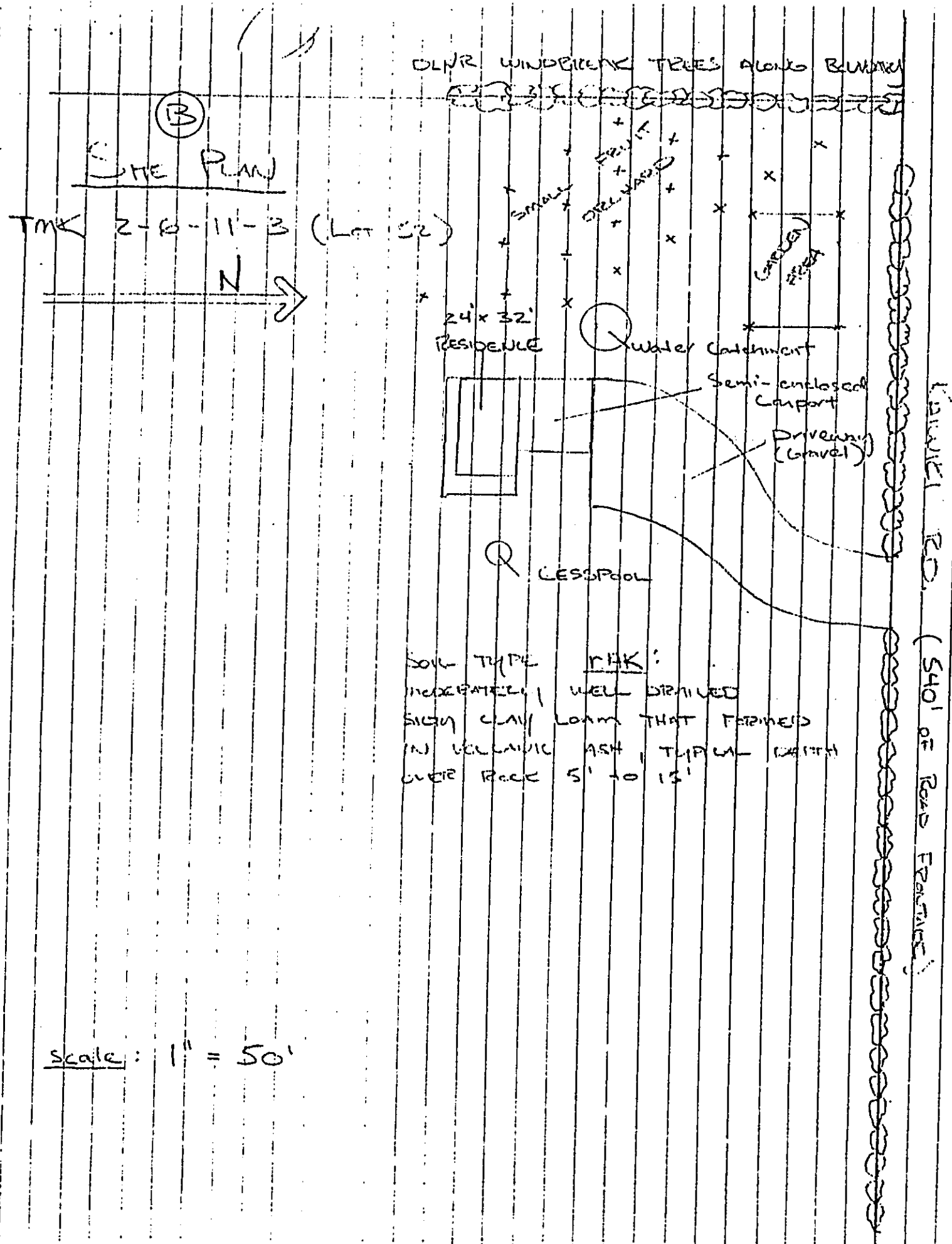
TRK 2-6-11 (portion of 3)
LOT # 52 1800' ELEVATION

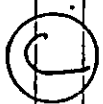


1000'

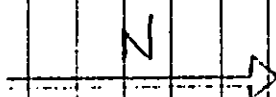
scale: 1" = 170'







SINGLE STORY RESIDENCE 24' x 32'



WATER CATCHMENT

BATH

MASTER BEDROOM

SEMI-ENCLOSED CARPORT 16' x 20'

GRAVEL DRIVEWAY 150' TO CAIWIKI RD.

KITCHEN AREA

DECK

LIVING / DINING AREA

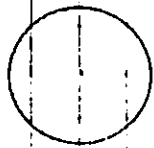
DECK

ORNAMENTAL GARDEN AREA

DECK

HOUSE ELEV. - 1810' ELEVATION

SCALE 1" = 8'



CESSPOOL



TMC 2-6-11-3 (Lot #52) KAIWIKI HOMESTEAD