

Note:

There is no follow up letter after  
this acknowledgement letter in file.

Status unknown.

January 12, 1993

Mr. and Mrs. Larry Rutkowski  
1123 11th Avenue, Suite 401  
Honolulu, HI 96816

Dear Mr. and Mrs. Rutkowski:

Special Management Area (SMA) Use Permit  
Assessment Application  
Certified Shoreline Survey Requirement  
Proposed Two Single Family Dwellings; OD No. 90-301  
TMK: 1-5-57: 67; Hawaiian Paradise Park, Keaau, Puna, Hawaii

We have previously received and reviewed a Special Management Area (SMA) Use Permit Assessment Application for the proposed construction of two single family dwellings in conjunction with an application for an ohana dwelling. Our December 17, 1990, response to you (attached) identified the potentially hazardous nature of the local shoreline. The letter also stated our requirement for a current certified shoreline survey to accompany the application, and requested that you supply specific photographs of the subject parcel and its shoreline area before we could complete processing. No answer to this letter was received.

Following the receipt on August 11, 1992, of a slightly amended plot plan for Ohana Dwelling Permit processing, staff member Rick Warshauer visited the subject onsite August 17 in order to evaluate the property for SMA purposes. His findings indicate that the proposed locations of the two dwellings are so close to the ocean as to be at risk from the wash of storm waves and possibly even from normal winter high surf, given that there are neither reefs nor offshore rocky prominences to intercept part of the wave energy. Site conditions and wave splash during the inspection suggest that the true shoreline lies significantly mauka of the low coastal ledge, and that the line of vegetation (naupaka bush patches) for this and the adjacent lot lies about 60-70 feet mauka of the ledge.

Such observations reinforce our requirement for a current certified shoreline survey of the property before we can complete processing of the SMA and ohana applications. Such a shoreline determination may also be required for the Department of Health before they can evaluate a plot plan showing the location of a septic system for the two dwellings. Until we receive copies of a certified shoreline survey and amended plot plan, we continue to defer processing of the SMA and ohana applications.


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Alternatively, should you decide to adjust your plans to construct two dwellings to be located close to the road on the mauka portion of the lot, there may be adequate space for both the structures and a safe makai buffer wide enough for us to waive the certified shoreline survey requirement and still accommodate the shoreline setback. Also, building the structures to be elevated above ground would be further protection from storm wave damage than would be on-slab construction.

Should you have any questions, please contact Rick Warshauer or Alice Kawaha at this office.

Sincerely,

  
VIRGINIA GOLDSTEIN  
Planning Director

FRW:mjh  
7537D  
Attachment

cc: SMA Section  
OD Section  
DOH, Wastewater Branch, Honolulu  
DOH, Hilo  
State Survey Office, DAGS, Honolulu