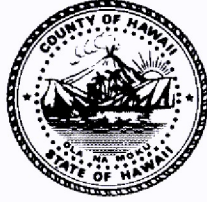


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County of Hawai'i PLANNING DEPARTMENT

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March 01, 2023

Mark Schwartz
1727 Fernald Point Lane
Santa Barbara, CA 93108
VIA EMAIL

Dear Mr. Schwartz:

SUBJECT: Special Management Area (SMA) Use Permit Assessment Application (PL-SAA-2022-000140) and Issuance of SMA Exemption Determination
Applicant(s): Mark Schwartz
Landowner(s): Cycling LLC
Project: Construction of a Single-Family Residence
TMK: (3) 7-2-026:019, Kūki'o, North Kona, Island of Hawai'i

We have reviewed the subject Special Management Area (SMA) Use Permit Assessment Application (PL-SAA-2022-000140), received by this office on December 19, 2022. The applicant is requesting to construct an irrigation well for a future residence on the subject property.

Special Management Area Use Permit No. 273 (SMA 273) was granted by the Planning Commission on July 19, 1988 and approved to allow the construction of a 19-lot subdivision and related improvements.

The 0.416-acre subject parcel is zoned Single-Family Residential-10,000 square feet (RS-10) by the County and designated Urban by the State Land Use Commission (LUC). The subject parcel is designated as Resort Node (ren) by the Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) map. The parcel is situated entirely within the Special Management Area (SMA); however, the project site is not located within the "shoreline area" as defined by Section 205A-41, Hawai'i Revised Statutes (HRS) as it is located approximately 4,000 feet from the nearest shoreline.

Mark Schwartz
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After review of the subject request, the Planning Department has determined that the proposed construction of an irrigation well (as presented in PL-SAA-2022-000140) on the subject property is consistent with the approvals and conditions of SMA 273. It is the landowner's responsibility to adhere to all conditions set forth by SMA 273, Change of Zone Ordinance No. 88-158, and Land Use Commission Docket No. A86-603.

While further review of the irrigation well against the Special Management Area rules and regulations will not be required, the landowner is still responsible to secure all necessary approvals and permits from other affected Federal, State and County agencies as necessary to comply with all applicable laws and regulations.

If you have any questions, please contact Tracie-Lee Camero of this office at (808) 961-8166 or via email at Tracie-Lee.Camero@hawaiicounty.gov.

Sincerely,

Zendo Kern
Zendo Kern (Mar 1, 2023 11:25 HST)

ZENDO KERN
Planning Director

TC:mads
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cc via email: GIS Section