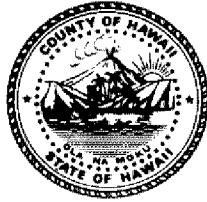


Mitchell D. Roth
Mayor

Deanna S. Sako
Managing Director

West Hawai'i Office
74-5044 Ane Keohokālole Hwy
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County of Hawai'i

PLANNING DEPARTMENT

Zendo Kern
Director

Jeffrey W. Darrow
Deputy Director

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

August 05, 2024

Keith A. Winnie
75-638 Makapono Place
Kailua-Kona, HI 96740
VIA EMAIL

Dear Mr. Winnie:

**SUBJECT: Special Management Area (SMA) Assessment Application
(PL-SAA-2024-000241)**

Applicant: Keith A. Winnie

Landowner: Kermit and Doris Johnson

Request: Return of Application/Incorrect Application Submitted

Tax Map Key: (3) 1-5-031:067

Location: Hawaiian Paradise Park, Puna District, Hawai'i

This is in response to your application submitted to this office on July 26, 2024, (PL-SAA-2024-000241) requesting approval to construct a new single-family residence and related improvements on the subject parcel.

Your application is being returned for following reasons:

The valuation of the proposed development is \$900,000. For projects on shoreline parcels that exceed \$500,000 a **Special Management Area Use Permit Application** must be submitted for review and approval. Please make sure to submit the correct application (SMA) via our online application portal EPIC.

The SMA Use Permit application will require a Certified Shoreline Survey approved by the State of Hawai'i Department of Land and Natural Resources (DLNR) to be completed prior to submission. The shoreline certification submitted is over 2 years old and therefore is no longer valid pursuant to Hawaii Revised Statutes (HRS) 205A-42(a).

Additionally, the SAA submitted for your project did not provide any of the required information that is necessary for SMA review. Please ensure you answer/address every single question in the SMA Use Permit Application; please note that "N/A" is not an acceptable answer.

Keith A Winnie

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The SMA review is an *environmental* review and as such all potential impacts to the community, natural resources, and the public need to be described in detail. This includes allowing access along the shoreline for fishing and other subsistence gathering practices by native Hawaiians.

The SMA Use Permit Application goes before the Windward Planning Commission which is a public hearing you will be required to attend. For this project the Planning Commission has the authority to approve or deny the proposed project based on the SMA review.

Due to the reasons outlined above, we are returning your assessment application and returning your filing fee of \$50.00. **Please be aware that you are not permitted to conduct any work or activities within the subject property until an SMA review has been completed by the Planning Department and the appropriate approvals or permits have been issued.** Failure to submit a complete application will delay the project review and approval.

If you have any questions, please feel free to contact Alex Roy of this department at (808) 961-8140 or via email at alex.roy@hawaiicounty.gov

Sincerely,

Zendo Kern
Zendo Kern (Aug 5, 2024 09:41 HST)

ZENDO KERN
Planning Director

AJR:tc
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cc via email: Kermit Johnson
Kimi Sakai, Planning Department Clerk III