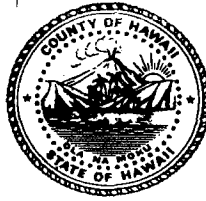


Harry Kim
Mayor

Wil Okabe
Managing Director

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County of Hawai'i
PLANNING DEPARTMENT

Michael Yee
Director

Duane Kanuha
Deputy Director

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

February 12, 2019

Ms. Susan Forbes
P.O. Box 199
Hakalau, HI 96710

Dear Ms. Forbes:

**SUBJECT: Special Management Area (SMA) Use Permit Assessment Application
(SAA-19-001656)
Special Management Area (SMA) Minor Use Permit (SMM-19-000407)
Applicant(s): Hakalau Jodo Mission
Land Owner(s): Hakalau Jodo Mission
Project: Upgrades, Improvements, and Like-to-Like Replacement
of Existing Structures
TMK: (3) 2-9-006:024; South Hilo District, Island of Hawai'i**

We have reviewed the subject Special Management Area Use Permit Assessment Application (SAA-19-001656), submitted on January 31, 2019.

The applicant proposes the following activities:

1. Improvements to existing facilities, upgrades to windows and doors to reflect historical accuracy, and like-to-like replacement of component parts of existing structures;
2. Install metal barrier at top of abandoned steps; and
3. Install French Drains around perimeter of existing Social Hall.

The subject parcel is 0.98 acres and is zoned Single-Family Residential (RS-7.5) by the County of Hawai'i and is designated State Land Use (SLU) Urban District by the State of Hawai'i. According to the County of Hawai'i General Plan 2005 (as amended) Land Use Pattern Allocation Guide (LUPAG) map, the subject parcel is split-zoned with a portion designated as Medium Density Urban (mdu) and the remainder designated as Low Density Urban (ldu).

The entire parcel is located within the Special Management Area (SMA) and is approximately 1200 linear feet from the shoreline; however, the project area is not located in a "shoreline area" as defined by section 205A-41, Hawai'i Revised Statutes (HRS). As the project area is not located in a "shoreline area," the requirement to submit a current Certified Shoreline survey is waived for the above-listed proposed activities.

FEB 12 2019

Special Management Area Determination:

According to Chapter 205A-22, Hawai'i Revised Statutes (HRS), and Planning Commission (PC) Rule No. 9-4 (e)(1)(A) and (B) relating to Special Management Area (SMA): "*Placement or erection of any solid material or any gaseous, liquid, solid, or thermal waste,*" and "*grading, removing, dredging, mining, or extraction of any materials*" is defined as "development." Therefore, the proposed upgrades, improvements, replacement of existing structures, and construction of drainage appurtenances on the subject property is considered "development" and requires a review against the Special Management Area rules and regulations and requires an SMA Minor Permit.

We find that the proposed actions will not have a cumulative impact or a significant adverse environmental or ecological effect on the SMA. Therefore, pursuant to Planning Commission Rule Section 9-10(e), Special Management Area, Minor Permit No. SMM-19-000407, is hereby issued for the project as described above. It is the applicant's responsibility to read and comply with the conditions listed in the enclosed permit.

We are enclosing the receipt for the \$50 filing fee. If you have any questions, please contact Alex J. Roy, M.Sc. of this office at (808) 961-8140.

Sincerely,



Rx MICHAEL YEE
Planning Director

AJR:jaa

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Enclosures: SMM-19-000407
Receipt No. 533174 for \$50 filing fee

cc w/Encls.: Administrative Permits Division (*via email*)

cc ltr. only: Mr. Leo Asuncion, Director
Office of Planning, DBEDT
State of Hawai'i Department of Business, Economic
Development & Tourism
P.O. Box 2359
Honolulu, HI 96804-2359

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Mayor



Michael Yee
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Special Management Area Minor Permit No. 19-000407

Project: Upgrades, Improvements, and Like-to-Like Replacement of Existing Structures
Applicant(s): Hakalau Jodo Mission
Owner(s): Hakalau Jodo Mission
Location: 29-2271 Old Māmalahoa Hwy., Hakalau, HI 96710
TMK: (3) 2-9-006:024 **Land Area:** 0.98 acres

Applicant's Request

1. Project Description:

The applicant proposes the following activities:

- A. Conduct improvements to existing facilities, upgrades to windows and doors to reflect historical accuracy, and like-to-like replacement of component parts of existing structures;
- B. Install metal barrier at top of abandoned steps; and
- C. Install French Drains around perimeter of existing Social Hall.

2. Purpose of Project:

The objective of the proposed project is to: 1) resolve leaks, seepage, and drainage problems in the Temple and Social Hall, 2) to assist in the long-term preservation and/or restoration of the Temple and Social Hall, and 3) to mitigate any existing safety hazards to protect visitor's health and safety.

3. Project Valuation: \$58,200

4. Determination:

According to Chapter 205A-22, Hawai'i Revised Statutes (HRS), and Planning Commission (PC) Rule No. 9-4 (e)(1)(A) and (B) relating to Special Management Area (SMA):

"Placement or erection of any solid material or any gaseous, liquid, solid, or thermal waste," and "grading, removing, dredging, mining, or extraction of any materials" is defined as "development." Therefore, the proposed upgrades, improvements, replacement of existing structures, and construction of drainage appurtenances on the subject property is considered "development" and requires a review against the Special Management Area rules and regulations and requires an SMA Minor Permit.

State and County Plans

1. **State Land Use District:** The parcel is designated Urban by the State Land Use Commission.
2. **General Plan:** The parcel is designated as both (i.e., split-zoned) Medium Density Urban (mdu) and Low Density Urban (ldu) by the Hawai'i County General Plan Land Use Pattern Allocation Guide (LUPAG) Map.
3. **County Zoning:** The parcel is zoned Single-Family Residential (RS-7.5)
4. **Special Management Area:** The subject parcel is located within the SMA; however, the project area is not located in a "shoreline area" as defined by Section 205A-41, Hawai'i Revised Statutes (HRS).
5. **Flood Zone:** Zone X (Area of minimal flood hazard)

Compliance with Objectives and Policies of Chapter 205A, Hawai'i Revised Statutes (HRS), Regarding the Special Management Area

Check all objectives and policies found to be consistent with proposed development. Issuance of SMA Minor Permit requires that activity be consistent with all objectives & policies.

The proposed development is consistent with the following objectives and policies:

- ☒ Development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include but not be limited to the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and the elimination of planning options.
- ☒ The proposed development is consistent with the Hawai'i County General Plan and the Zoning Code.
- ☒ The proposed development does not conflict with the following objectives of Chapter 205A, HRS, to:
 - ☒ Provide coastal recreational opportunities accessible to the public.
 - ☒ Protect, preserve, and where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.
 - ☒ Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources.
 - ☒ Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems.
 - ☒ Provide public or private facilities and improvements important to the State's economy in suitable locations.

- ☒ Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.
- ☒ Improve the development review process, communication, and public participation in the management of coastal resources and hazards.
- ☒ Stimulate public awareness, education, and participation in coastal management.
- ☒ Protect beaches for public use and recreation.
- ☒ Promote the protection, use, and development of marine and coastal resources to assure their sustainability.
- ☒ The proposed development is consistent with the following policies of Chapter 205A, HRS, relating to:
 - ☒ Recreational Resources
 - ☒ Historic Resources
 - ☒ Scenic and Open Space Resources
 - ☒ Coastal Ecosystems
 - ☒ Economic Uses
 - ☒ Coastal Hazards
 - ☒ Managing Development
 - ☒ Public Participation
 - ☒ Beach Protection
 - ☒ Marine Resources
- ☒ The proposed development conforms to the requirements of Chapter 343, HRS, regarding Environmental Impact Statements.

Findings

1. As discussed above, the proposed development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest.
2. The proposed development is consistent with the objectives, policies, and SMA guidelines of Chapter 205A, HRS.
3. The estimated project cost of \$58,200 for upgrades, improvements, and replacement of existing structures is not in excess of \$500,000.

Approved Uses, Activities and Operations

Pursuant to Planning Commission Rule Section 9-10(e), **Special Management Area Minor Permit No. SMM-19-000407** is hereby approved to:

- A. Conduct improvements to existing facilities, upgrades to windows and doors to reflect

historical accuracy, and like-to-like replacement of component parts of existing structures;

- B. Install metal barrier at top of abandoned steps; and
- C. Install French Drains around perimeter of existing Social Hall

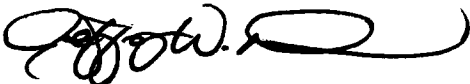
Conditions of Approval

The Planning Director has approved SMA Minor Permit No. SMM-19-000407, subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. The applicant shall secure all necessary approvals and permits from other affected federal, state, and county agencies as necessary to comply with all applicable laws and regulations.
3. All construction shall comply with Chapter 27, Floodplain Management, of the Hawai'i County Code.
4. Best Management Practices (BMP) must be followed to ensure the grounds surrounding the project area are kept clear of any rubbish or debris resulting from the construction activities at all times.
5. Any further uses, activities or operations proposed for the subject property shall require further review and approval as provided under HRS Chapter 205A, and Rule 9 of Planning Commission Rules of Practice and Procedure.
6. In the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Historic Preservation Division (DLNR-SHPD) at (808) 933-7651. The applicant shall also notify the Planning Department immediately after contacting the DLNR-SHPD.
7. Should any of the conditions not be met or substantially complied with in a timely fashion, the Planning Director shall initiate procedures to revoke the permit.

If you have any questions, please feel free to contact Alex J. Roy. M.Sc. at (808) 961-8140.

APPROVED:



For MICHAEL YEE
Planning Director

Date

February 12, 2019

RECEIPT

DATE

1/31/19

No.

533174

RECEIVED FROM

HAKALAU JODO MISSION

\$ 50⁰⁰

PO BOX 296, HAKALAU, HI 96710

DOLLARS

☐ FOR RENT☒ FOR

TUNK 329006024 APP FOR SMA

ACCOUNT	
PAYMENT	50.00
BAL. DUE	

☐ CASH☒ CHECK☐ MONEY☐ ORDER☐ CREDIT☐ CARD

FROM

check # 3436

TO

BY

ALEX ROY

3-11