

Stephen K. Yamashiro  
Mayor



Virginia Goldstein  
Director

Norman Olesen  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

August 25, 2000

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 • Fax (808) 961-9615

Mr. Dean Y. Uchida  
Administrator, Land Division  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Uchida:

Conservation District Use Permit Application No. HA-2990

Applicant: Alexander Wilson

Request: To Allow Construction of a Single Family Dwelling &  
Related Improvements

TMK: 8-3-05: 6: Keawaiki Beach Lots, Kahauloa 2<sup>nd</sup>, South Kona, Hawaii

Thank you for your letter dated July 27, 2000, requesting our review and comment of the above-described application. We have completed our review and have the following comments to offer for your consideration:

1. The proposed improvements consist of the construction of a single family dwelling, pool, concrete decking and related improvements. Plans also indicate that the pool and its concrete decking will be situated within the County's 40-foot wide shoreline setback area. A pool and its concrete decking is not permitted within the County's shoreline setback area. Therefore, a shoreline setback variance must be secured from the Planning Commission to allow such improvements. Please note that the application for a shoreline setback variance also triggers the need for compliance with the requirements of Chapter 343, HRS regarding Environmental Impact Statements. The draft environmental assessment must disclose the need for a shoreline setback variance as a requirement and discuss the potential impacts of the proposed project upon the shoreline setback area.
2. The plans show improvements immediately mauka of the 40-foot wide shoreline setback area. We question the need for grading and site preparation for the house pad which could affect lands within the shoreline setback area. The grade within the shoreline setback area shall not be altered.

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Mr. Dean Y. Uchida

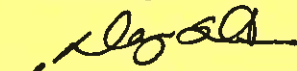
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3. Information within the environmental assessment makes an incorrect assumption that the construction of the single family dwelling is exempt from SMA review. Improvements within the SMA are not exempt unless declared to be exempt by me. To date, no such exemption has been issued by this office for the proposed construction of the single family dwelling on the subject property.

Thank you for providing our office with the opportunity to comment on the subject application. Please don't hesitate to contact Daryn Arai of this office should you have any questions regarding this matter.

Sincerely,



VIRGINIA GOLDSTEIN  
Planning Director

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xc: West Hawaii Office