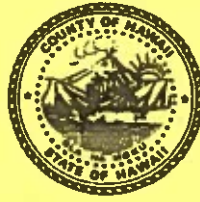


Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

June 23, 2006

Mr. Graham Knopp
Geometrician Associates, LLC
HC 2 Box 9575
Keaau HI 96749

Dear Mr. Knopp:

Subject: Pre-Consultation on Environmental Assessment
Applicant: Peter Durst
Project: Single-Family Dwelling and Related Improvements
Tax Map Key: 8-3-5:6, Kahauloa 2nd, South Kona, Hawaii

This is in response to your May 22, 2006 letter requesting our comments on the above-referenced project.

The subject .66 acre parcel is zoned Open by the County and designated Conservation by the State Land Use Commission.

We have the following comments to offer:

1. For parcels that are designated Conservation by the State Land Use Commission, there is no County zoning per se.
2. It is located within the County's Special Management Area and has frontage along the coastline.
3. The subject parcel is within the Kealakekua Bay Historical District.
4. According to our tax map, a trail (which some call Keawaiki Trail) traverses the subject parcel. We recommend that you contact Na Ala Hele to discuss the status of this trail:

JUN 27 2006

Mr. Graham Knopp
Geometrician Associates, LLC
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Mr. Irv Kawashima
Na Ala Hele Trails & Access Specialist
Department of Land & Natural Resources
19 East Kawili Street
Hilo, Hawaii 96720
Telephone: 808 974-4217 **email:** ikawashima@dofawha.org

5. According to records of the Real Property Tax Office and the Department of Public Works, Building Division, there are two building permits issued for this parcel:
 - a. 021818 12/10/02 New Dwelling
 - b. 035123 01/21/03 Swimming/Lap PoolPlease confirm the status of these two permits.

6. A Special Management Area Use Permit Assessment Application will be required for any construction activity or improvements on the subject parcel. For your information, Planning Department Rule 11 -5(a) states that "*Except as otherwise provided in this section, all lots which abut the shoreline shall have a **minimum** shoreline setback line of forty feet*". (emphasis supplied) The establishment of shoreline setback lines is based on a **minimum** of forty feet. In some cases, due to coastal erosion and undercutting of the seacliff, additional setbacks have been imposed to ensure the health and safety of the residents.

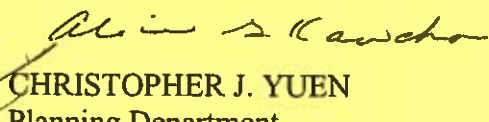
7. The submittal of a current certified shoreline survey will be required as part of the Special Management Area Use Permit Assessment Application if any structures and/or activities are located close to the forty feet shoreline setback line.

Please provide us with a copy of the Environmental Assessment for our review and file.

Mr. Graham Knopp
Geometrician Associates, LLC
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June 23, 2006

If you have questions, please feel free to contact Esther Imamura or Larry Brown of this office at 961-8288, extension 257 or 258, respectively.

Sincerely,


CHRISTOPHER J. YUEN
Planning Department

ETI:cd
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xc: Planning Department - Kona

