



8420-01  
September 18, 2014

PLANNING DEPARTMENT  
COUNTY OF HAWAII

2014 SEP 19 PM 12: 56

Mr. Duane Kanuha  
Planning Director  
County of Hawai'i Planning Department  
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Hilo, Hawai'i 96720

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Honolulu, Hawaii, 96826 USA  
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Subject: Special Management Area Use Permit Assessment Application  
(SAA 14-001100)  
Applicant: Kamehameha Schools  
Land Owner: B. P. Bishop Estate  
Request: 1) Construct a 2,000 sf Shower/Restroom Facility  
2) Extension of Electrical Service  
TMK: 8-3-004:por. Of 001, South Kona, Hawai'i

Dear Mr. Kanuha:

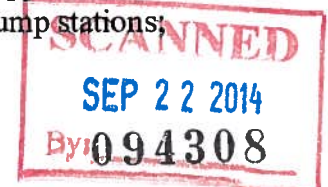
On behalf of Kamehameha Schools, we would like to request a reconsideration of your letter of April 16, 2014. This pertained to a request from Kamehameha Schools to construct a 2,000 square foot shower-restroom facility and extension of electrical service.

The April 16, 2014 letter notes that two SMA minor permits were issued in 2013. The Ke'ei waterline improvements project (SMM 13-000259) was approved on February 6, 2013. The valuation was noted as \$300,000. The Ke'ei wastewater improvements project (SMM 13-000275) was approved on July 1, 2013 and its valuation was noted as \$120,000.

The valuation of the shower-restroom facility and electrical service project was noted as \$400,000. With the two SMA permits approved in 2013, the total valuation is \$820,000. The April 16, 2014 letter notes that since the cumulative cost exceeds \$500,000, a SMA Major Use Permit will be required for the proposed project and all other planned elements contemplated for the overall development of the property. The SMA minor permit application for the shower-restroom facility and extension of electrical service was returned to the Applicant.

However, we would like to assert that the Ke'ei waterline improvements project as well as portions of the Ke'ei wastewater improvements project are not considered a "development" under Section 205A-22, HRS. For example, "development" does not include the following:

- (4) Repair and maintenance of underground utility lines, including but not limited to water, sewer, power, and telephone and minor appurtenant structures such as pad mounted transformers and sewer pump stations;





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- (14) Installation of underground utility lines and appurtenant aboveground fixtures less than four feet in height along existing corridors.

In the case of the Ke'ei waterline improvements, this involved consolidation of eight 1 inch waterlines into one 8 inch waterline. It is noted that the eight 1 inch waterlines were above ground "Drisco" lines which were aging and leaking. The new 8 inch waterline is partially buried and can be considered "repair and maintenance" of the existing waterlines pursuant to Section 205A-22(4), HRS. The new waterline does not provide any increase in capacity. This could be considered not a "development" and a SMA minor permit would technically not be required.

Moreover, another justification is also applicable to the waterline alignment. The new waterline starts at the intersection of Pu'uho'oua Road and Kahauloa Road. It proceeds south of Pu'uho'oua Road approximately 1,600 feet (following the existing alignment), then follows an old utility road just mauka of Ke'ei Village. Since the new waterline follows existing corridors, it could also be considered not a "development" in compliance with Section 205A-22(14) which would not require a SMA minor permit.

With regard to the Ke'ei wastewater improvements SMA, we believe that the valuation of the development should be \$41,000 rather than \$120,000. The project includes the construction cost of \$79,000 of underground sewer lines which we believe should not be included as part of the development cost. Since the sewerlines basically replace and reroute lines which formerly led to cesspools, this could be considered "repair and maintenance". The proposed sewerlines could also be considered underground utility lines which follow existing corridors. Thus, it could be considered not a "development" in compliance with Section 205A-22(4) and (14) which would not require a SMA minor permit.

It is noted that the SMA waterline improvements have already been constructed while the wastewater improvements have not. We would request that the County reconsider its previous permit determinations as follows:

1. It is requested that the Planning Department consider the waterline improvements as not a "development" and rescind the SMA Minor Permit (SMM 13-000259) for the Ke'ei waterline improvements dated February 6, 2013.

No, but will accept revised valuation for actual cost of improvements



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2. It is requested that the Planning Department amend the SMA Minor Permit for the Ke'ei wastewater improvements (SMM 13-000275) to reflect a development valuation of \$41,000.

If there are any questions or if further clarification is warranted, please feel free to call or email me. Your earliest determination on this matter is appreciated.

Sincerely:

Milton Arakawa  
Project Manager/ Senior Planner

MA/jm

cc: Allen Salevea  
Jacob Yung

Why could we not exempt the 3 SFDs for their replacement?