

COUNTY OF HAWAII PLANNING DEPARTMENT
BACKGROUND REPORT

SCOTT SHRADER
SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION
(PL-SMA-2025-000084)

SCOTT SHRADER has submitted the following application for a Special Management Area Use Permit to allow for the construction of a two-story, four-bedroom single-family dwelling, swimming pool, and related improvements on a 0.57-acre shoreline parcel within the Special Management Area. The subject property is located makai of Beach Road, between Paradise Drive and Maku'u Drive, Hawaiian Paradise Park, Puna, Hawai'i, TMK: (3) 1-5-032:060.

PROPOSED DEVELOPMENT

1. **Request:** The proposed development consists of the construction of a two-story, single-family residence and related improvements on an approximately 21,841-square-foot shoreline parcel. The residence will have a total floor area of approximately 4,978 square feet, including approximately 3,834 square feet of enclosed living area and 1,144 square feet of covered (non-enclosed) areas. The ground floor includes approximately 1,953 square feet of enclosed space, a 500-square-foot two-car garage, and approximately 667 square feet of covered lanai areas, while the upper floor includes approximately 1,382 square feet of enclosed space and 477 square feet of covered areas. The structure has an approximate building footprint of 3,120 square feet and is designed to include four bedrooms, two-and-a-half bathrooms, and associated living spaces.

In addition to the dwelling, the project includes the construction of an in-ground swimming pool measuring approximately 10 feet by 18 feet (180 square feet), along with an adjacent pool deck. Access to the residence will be provided via a driveway connecting to Beach Road, leading to the enclosed garage and on-site parking areas. A 6-foot-high CRM wall is proposed along the front property line and side property lines up to the 40-foot shoreline setback line. The

project will also include typical residential site improvements such as walkways, utility connections, and drainage features. Potable water will be supplied via an on-site well, and wastewater will be handled by a Department of Health-approved individual wastewater system.

Additional improvements include landscaping consisting of the retention of existing vegetation where feasible and the introduction of ornamental and groundcover plantings typical of residential development. No improvements are proposed within the required 40-foot shoreline setback area, which will remain undeveloped to preserve coastal resources and public access along the shoreline. The total estimated construction cost for the proposed development is approximately \$700,000. Overall, the proposed development represents a moderately sized single-family residential use with associated accessory features, designed to be consistent with surrounding residential development patterns within the Hawaiian Paradise Park subdivision.

2. **Project Objectives:** The objective of the project is to construct a single-family residence with associated amenities, including a swimming pool and related improvements, for personal residential use.
3. **Cost/Time of Project:** The estimated cost of the proposed development is approximately \$700,000, and construction is expected to commence following the issuance of all necessary permits and approvals.
4. **Landowner:** Scott Shrader.
5. **Supportive Information:** The applicant has submitted the attached in support of the request: **(Planning Department Exhibit 1 – SMA Use Permit Application Packet dated February 15, 2026).**

BACKGROUND INFORMATION

6. **Chapter 343, HRS:** The proposed improvements are not subject to the requirements of Chapter 343, Hawai'i Revised Statutes regarding Environmental Impact Statements as there is no trigger identified.

STATE AND COUNTY PLANS

7. **State Land Use District:** Agriculture.

8. **General Plan LUPAG MAP Designation:** Open (ope).
9. **County Zoning:** Agricultural 1 acre (A-1a).
10. **Puna Community Development Plan (PCDP):** The Puna Community Development Plan was adopted by the Hawai'i County Council by Ordinance No. 08-116 on September 10, 2008.
11. **Special Management Area (SMA):** The project is located within the Special Management Area and therefore, the proposed development is subject to the SMA review.

DESCRIPTION OF PROJECT AREAS AND SURROUNDING AREA

12. **Subject Property:** The subject property is generally rectangular in shape and is characterized by relatively level topography, with elevations ranging from approximately 30 feet above mean sea level at the mauka (roadside) portion of the property to approximately 22 feet above mean sea level at the makai edge along the coastal pali. The shoreline consists of a hardened lava cliff with no sandy beach, and the lot surface is comprised primarily of pāhoehoe lava with sparse vegetation.
13. **Surrounding Land Zoning/Uses:** The subject property is located within an established residential area of the Hawaiian Paradise Park subdivision and is zoned Agricultural (A-1a), which permits single-family residential uses on relatively large lots. Surrounding properties to the east and south are similarly zoned and developed with single-family dwellings typical of the subdivision pattern. To the west, the parcel abuts a State-owned shoreline property that remains undeveloped and is intended to be preserved in its natural condition. To the north, the property fronts the Pacific Ocean, characterized by a rocky lava shoreline with limited recreational use. Overall, the surrounding land use reflects a mix of low-density residential development and open coastal lands, consistent with the existing zoning and the broader land use pattern of the area
14. **Flood Insurance Rate Map (FIRM):** The subject property is located within FEMA Flood Zone X (Area of Minimal Flood Hazard) and is not within a Special Flood Hazard Area; however, due to its coastal location, the site may still be subject to

coastal hazards such as wave run-up and sea level rise

15. **Flora/Fauna Resources:** No professional flora or faunal surveys were conducted for the project site; however, the subject property and surrounding area are characterized by a coastal lava landscape with sparse vegetation and limited habitat diversity. The site is primarily composed of pāhoehoe lava outcrops with thin to moderate vegetative cover consisting predominantly of naupaka (*Scaevola taccada*) located near the coastal edge and in clusters mauka of the shoreline. Additional vegetation observed on-site and in the immediate vicinity includes wedelia (*Sphagneticola trilobata*), autograph tree (*Clusia rosea*), ironwood (*Casuarina equisetifolia*), coconut palm (*Cocos nucifera*), dwarf umbrella tree (*Schefflera arboricola*), and common grasses.

The project site is not known to support any designated critical habitat or populations of threatened or endangered species. Due to the limited vegetation and lack of freshwater or wetland features, faunal presence is expected to be minimal and limited to common, wide-ranging species typical of coastal environments. While no formal biological surveys were conducted, the potential exists for transient species such as the Hawaiian hawk ('*Io*, *Buteo solitarius*) and the Hawaiian short-eared owl (*Pueo*, *Asio flammeus sandwichensis*) to occur in the broader area, although such occurrences are considered unlikely given the site conditions. Overall, the site reflects a previously disturbed coastal environment with low ecological sensitivity, and the proposed development is not anticipated to result in significant impacts to floral or faunal resources.

16. **Archaeological Resources:** The project was submitted to the State Historic Preservation Division (SHPD) for review in accordance with Hawai'i Revised Statutes Ch. 6E-42; to date no response has been received. The applicant has committed to ceasing work immediately and contacting the State Division of Land and Natural Resources (DLNR) and County Planning Department if any archaeological or historical resources are inadvertently discovered during construction activities.

17. **Cultural/Historic Resources:** The subject property has been previously disturbed and is not known to contain any significant cultural or historic resources. According to the application materials, no cultural or archaeological studies identifying historic sites or traditional cultural properties were conducted for the project, and the Applicant has not observed any features such as rock walls, terraces, platforms, or other indicators of historic use on the property. The site consists primarily of hardened lava with sparse vegetation and has been utilized in a manner consistent with surrounding residential development. Nevertheless, standard precautionary measures are acknowledged, and in the event that any inadvertent discoveries of cultural or historic remains (including iwi kūpuna or archaeological features) are encountered during construction, all work in the immediate area would cease and the State Historic Preservation Division (DLNR-SHPD) would be contacted for appropriate review and mitigation.
18. **Recreational/Scenic and Open Space Resources:** The subject property fronts a rocky lava shoreline along the ocean and is located approximately 20 to 30 feet above mean sea level at the coastal edge, affording open ocean views and scenic coastal vistas. The immediate shoreline consists of a hardened lava cliff (pali) with no sandy beach, limiting its use for traditional recreational activities such as swimming or sunbathing; however, the coastline may be utilized intermittently for shoreline fishing, sightseeing, and passive recreation typical of lava shoreline areas. A State-owned parcel located immediately to the west of the subject property remains undeveloped and contributes to the open space character of the area, providing additional visual relief and informal access opportunities along the coastline. Public access is also available via Beach Road, which runs parallel to the shoreline and provides visual and physical access to coastal resources in the vicinity. No formal recreational or scenic resource studies were submitted as part of the application; however, the project has been designed to maintain the required 40-foot shoreline setback, thereby preserving open space along the coastal edge and ensuring that existing scenic qualities and any lateral shoreline access opportunities are not adversely impacted. As

such, the proposed project is not expected to diminish public recreational or scenic resources, given the continued availability of shoreline access through nearby public facilities

19. **Coastal Hazards:** The subject property is located within the Special Management Area (SMA) along a rocky lava shoreline and within FEMA Flood Zone X (Area of Minimal Flood Hazard) but it is not within a Special Flood Hazard Area; however, due to its coastal location, the site may still be subject to coastal hazards such as wave run-up, sea level rise, coastal inundation, and long-term coastal erosion. The shoreline consists of a hardened lava cliff (pali), which is generally less susceptible to gradual erosion than sandy shorelines, although episodic erosion and collapse may occur over time. The Applicant submitted a survey to indicate the location of the shoreline; on December 1, 2022, the Board of Land and Natural Resources (BLNR) certified the shoreline location of the shoreline for this parcel. The proposed development has been designed to comply with the required 40-foot shoreline setback, within which no structures or improvements are proposed, thereby reducing exposure to coastal hazards and preserving natural shoreline processes. In addition, the project incorporates standard construction best management practices (BMPs), including erosion and sediment control measures during grading and construction, to minimize potential impacts to coastal resources and nearshore waters. Overall, the proposed development is not anticipated to result in significant adverse impacts related to coastal hazards, provided that all applicable regulations and BMPs are adhered to.

PUBLIC UTILITIES AND SERVICES

20. **Access:** Access to the subject property is provided via Beach Road, a privately owned and maintained roadway within the Hawaiian Paradise Park subdivision, which connects to Kaloli Drive and Highway 130.
21. **Water:** Potable water will be provided by an on-site well system approved by the State Commission on Water Resource Management (CWRM).

22. **Wastewater:** Wastewater for the project will be handled by an on-site individual wastewater system (IWS) designed and installed in accordance with State Department of Health requirements. Planning staff note that the IWS has been sited on the most mauka portion of the subject parcel, over 200 feet from the shoreline.
23. **Other Essential Utilities and Services:** Electricity, telephone, and internet services are available to the site.

AGENCIES' COMMENTS

24. **Hawaii County Police Dept.:** (Planning Department Exhibit 2 – February 26, 2026, Memo).
25. **Department of Health:** (Planning Department Exhibit 3 – February 27, 2026, Memo).
26. **Department of Environmental Management:** (Planning Department Exhibit 4 – February 25, 2026, Memo).
27. **Department of Public Works – Building:** (Planning Department Exhibit 5 – February 20, 2026, Memo).
28. **Office of Planning and Sustainable Development (OPSD):** (Planning Department Exhibit 6 – March 16, 2026, Letter).
29. **Commission on Water Resource Management (CWRM):** (Planning Department Exhibit 7 – March 25, 2026, Memo).
30. **Department of Land and Natural Resources Engineering Division:** (Planning Department Exhibit 8 – March 24, 2026, Memo).

AGENCIES – NO COMMENTS

31. DOFAW – Na Ala Hele; Dept. of Water Supply (DWS).

AGENCIES - NO RESPONSE

32. County Dept. of Public Works – Engineering; SHPD, County Fire Dept., DLNR-OCCL, HPP Community Assoc.

PUBLIC COMMENTS

33. The Department has not received any comments or objections from the public or adjacent landowners on this application.

APPLICANTS RESPONSE

34. **Applicant Response to Agency Comments: (Planning Department Exhibit 9 – March 24, 2026, letter).**

SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION

COUNTY OF HAWAII PLANNING COMMISSION

(Type or legibly print the requested information)

APPLICANT(S): Scott Shrader

APPLICANT'S SIGNATURE: 

DATE: February 15, 2026

ADDRESS: 7826 Rockwell Avenue
Midway City, CA 92655-1556

LIST APPLICANT'S INTEREST (if not owner): _____

PHONE: (Bus.) _____ (Res.) (714) 231-0170

(Email) 

REQUEST: Construction of a two-story, 4-bedroom single-family dwelling, swimming pool,
potable water well and its related improvements.

TAX MAP KEY: (3) 1-5-032-060

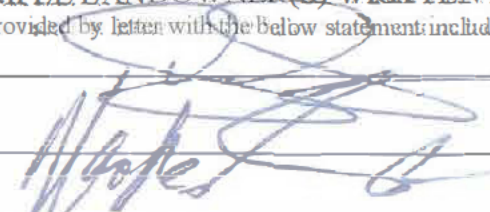
ZONING: A-1a

SIZE OF PROPERTY / AREA OF REQUESTED USE: 21,841.5 square feet / 21,841.5 square feet

LANDOWNER(S): Scott and Natasha Shrader

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION

(may be provided by letter with the below statement included):

 Scott Shrader DATE: February 15, 2026

Natasha Shrader DATE: February 15, 2026

AGENT: Daryn Arai

AGENT ADDRESS: PO Box 4501
Hilo, HI 96721

PHONE: (Bus.) (808) 395-3218

(Res.) _____

(Email) 

Please indicate to whom original correspondence and copies should be sent.

ORIGINAL: Applicant

COPIES: Agent

Planning Dept.
Exhibit 1

February 15, 2026

Mr. Jeffrey Darrow
Planning Director
County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96720

Dear Director Darrow:

Subject: Supplemental Information relating to
Special Management Area Use Permit Application PL-SMA-2025-000084
Request: To allow for construction of a 2-story, 4-bedroom single-family dwelling,
swimming pool and its related improvements
Applicant: Scott Shrader
TMK: 1-5-032:060, Hawaiian Paradise Park subdivision, Puna, Hawai'i

The above-described application was submitted to your office on October 20, 2025 and deferred pending receipt of additional information as requested by your office. In the interim, the Applicant and landowner, Scott Shrader, is no longer utilizing the services of his previous planning consultant and has authorized me to assist in the processing of this application. To this effect, attached is a completed SMA Use Permit Application form with signatures from the Applicant and all owners of the subject property authorizing me to assisting them with the completion and processing of this application before your office and the Windward Planning Commission.

Also includes with this letter is a full set of revised architectural drawings that have made certain clarifying changes to the site plan in order to demonstrate that the proposed improvements and related construction activities will comply with all required setbacks, in particular the 40-foot shoreline setback.

Finally, on the following pages, we would like to take this opportunity to offer an assessment of potential valued cultural resources as they may exist within the subject property and the immediately surrounding area. Along these lines, we also attempt to identify any traditional and customary native Hawaiian rights that are exercised in the area; the extent in which the proposed development will affect these rights; and feasible action to be taken to protect native Hawaiian rights if they exist.

Flora/Fauna Resources

No professional flora or faunal surveys were conducted of the subject property. The Applicant has noted in his application that the vacant shoreline property is comprised of hardened lava and sparse vegetation. The Applicant has not identified any endangered species of plants or animals within the subject property. The primary vegetation consists of a clusters of thin to moderate cover of naupaka setback from the top of the coastal pali with thicker clusters further mauka, especially within a low-lying portion of the property. Within these naupaka clusters and scattered primarily along the southeastern boundary are thin strands of wedelia (*Sphagneticola trilobata*), autograph tree (*Clusia rosea*) and scattered small stands of ironwood (*Sasuarina equisetifolia*), coconut trees (*Cocos nucifera* L.), dwarf Hawaiian umbrella tree (*schefflera arboricola*) and common grasses. The site is not known to be a habitat for any rare or endangered animal life since it consists predominately of pahoe-hoe lava outcrops with sparse vegetation, although it would be possible, though unlikely, to find the wide-ranging Hawaiian Hawk (I'o) and the Hawaiian Owl (Pueo).

Archaeological Resources

As discussed above, the subject property predominately consists of pahoe-hoe lava outcrops, with clusters of sparse vegetation. The Applicant is not aware of any archeological features within the subject property. However, if such archeological features or burial is encountered during land disturbance activities, the Applicant will immediately cease all work and notify the Planning Department and the State Historic Preservation Division to await proper direction and clearance before any land alteration work can resume.

Cultural or Native Gathering Rights

According to the Applicant, he is not aware of any customary or Native Hawaiian cultural rights being exercised within the subject property given its limited natural resources. Fishing does occur along the shoreline pali fronting the subject property. With the certified shoreline established immediately mauka of the coastal pali and a further 40-foot setback imposed, the proposed dwelling is not anticipated to adversely affect the public's continued use of the coastal pali to fish.

Public Access

The subject property does not provide an important pathway to the shoreline as a County-owned parcel lies immediately adjacent to the northwest and which provides such access in a more direct manner. This 4.5-acre County property is a narrow shoreline-fronting parcel running a little over 2,000 lineal feet along the makai side of Beach Road right-of-way, providing ample opportunity for the public to access the shoreline area directly from the intact portions of Beach Road and its pathway. As previously mentioned, with the certified shoreline established immediately mauka of the coastal pali and a further 40-foot

shoreline setback imposed, the proposed dwelling and its related improvements are not anticipated to adversely affect the public's access to and along the shoreline.

In view of the Hawai'i State Supreme Court's "PASH" and "Ka Pa'akai O Ka'Aina" decisions, the issue relative to native Hawaiian gathering and fishing rights must be addressed in terms of the cultural, historical, and natural resources and the associated traditional and customary practices of the site. The Applicant has not witnessed or encountered any activities that would recognize the subject property as being host to any valued cultural, historical, and natural resources. The Applicant understands that should they inadvertently encounter any remains of historic sites, such as rock walls, terraces, platforms, marine shell concentrations or human burials, all work in the immediate area will cease and the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-HPD) immediately contacted, resuming activities only upon securing archaeological clearance from DLNR-HPD when it finds that sufficient mitigation measures have been taken.

In the absence of any evidence of traditional or customary Native Hawaiian rights being practiced on the subject property and the existence of any known valued cultural, historical or native resources, the Applicant believe that the proposed project would have no adverse impact relative to the cultural and historical resources of the area. As previously mentioned, fishing rights along the coastal pali fronting the subject property will be preserved via the 40-foot shoreline setback with no improvements or activities that would impede such lateral public access along the shoreline.

Based on the above findings, the Applicant maintains that the proposed construction of a single-family dwelling and its related improvements upon the subject property, as presented within this application, will not have any substantial adverse impacts on the surrounding area, nor will its approval be contrary to the objectives and policies of Chapter 205A, HRS, relating to Coastal Zone Management and Rule No. 9 of the Planning Commission relating to the Special Management Area.

Should you have any questions or require additional information to assist with this request for reconsideration, please feel free to contact me.

Sincerely,



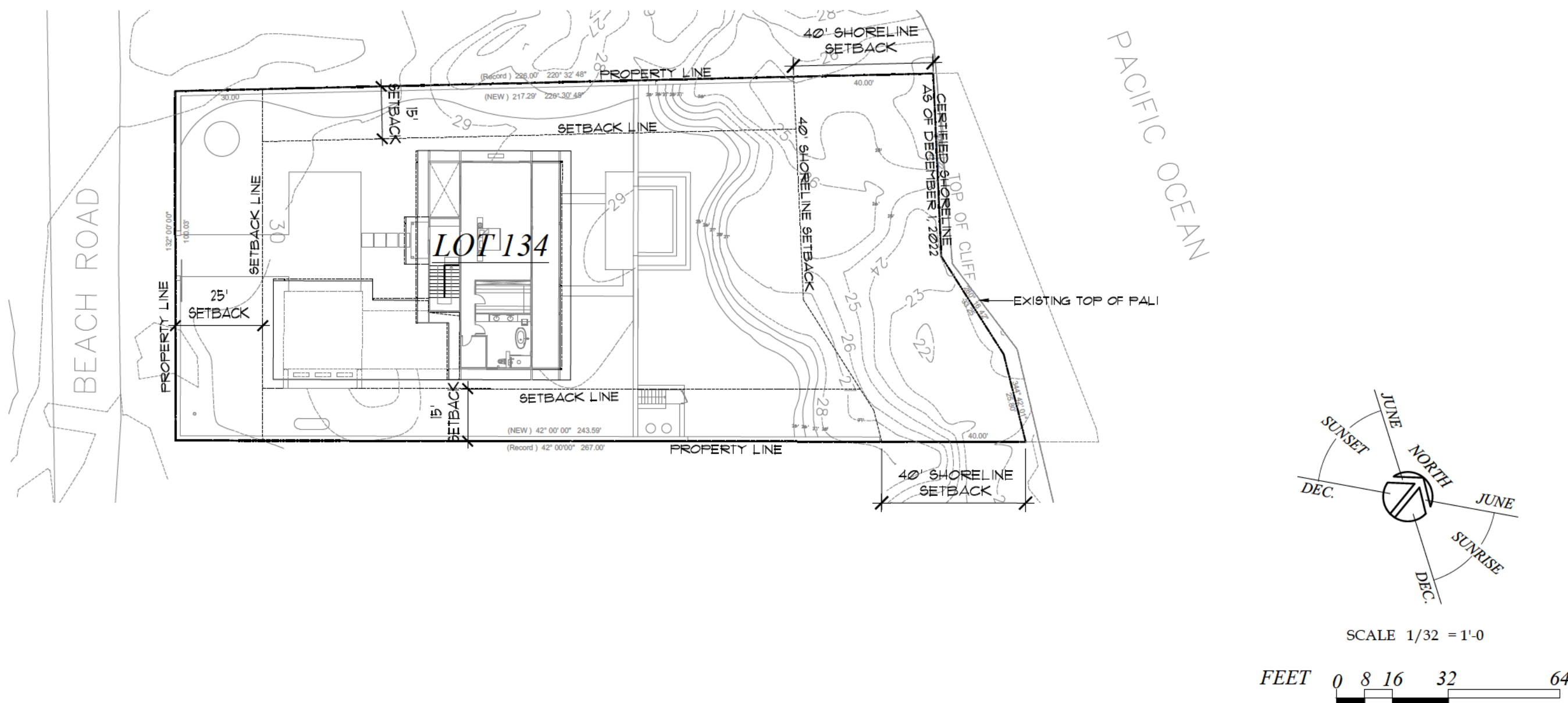
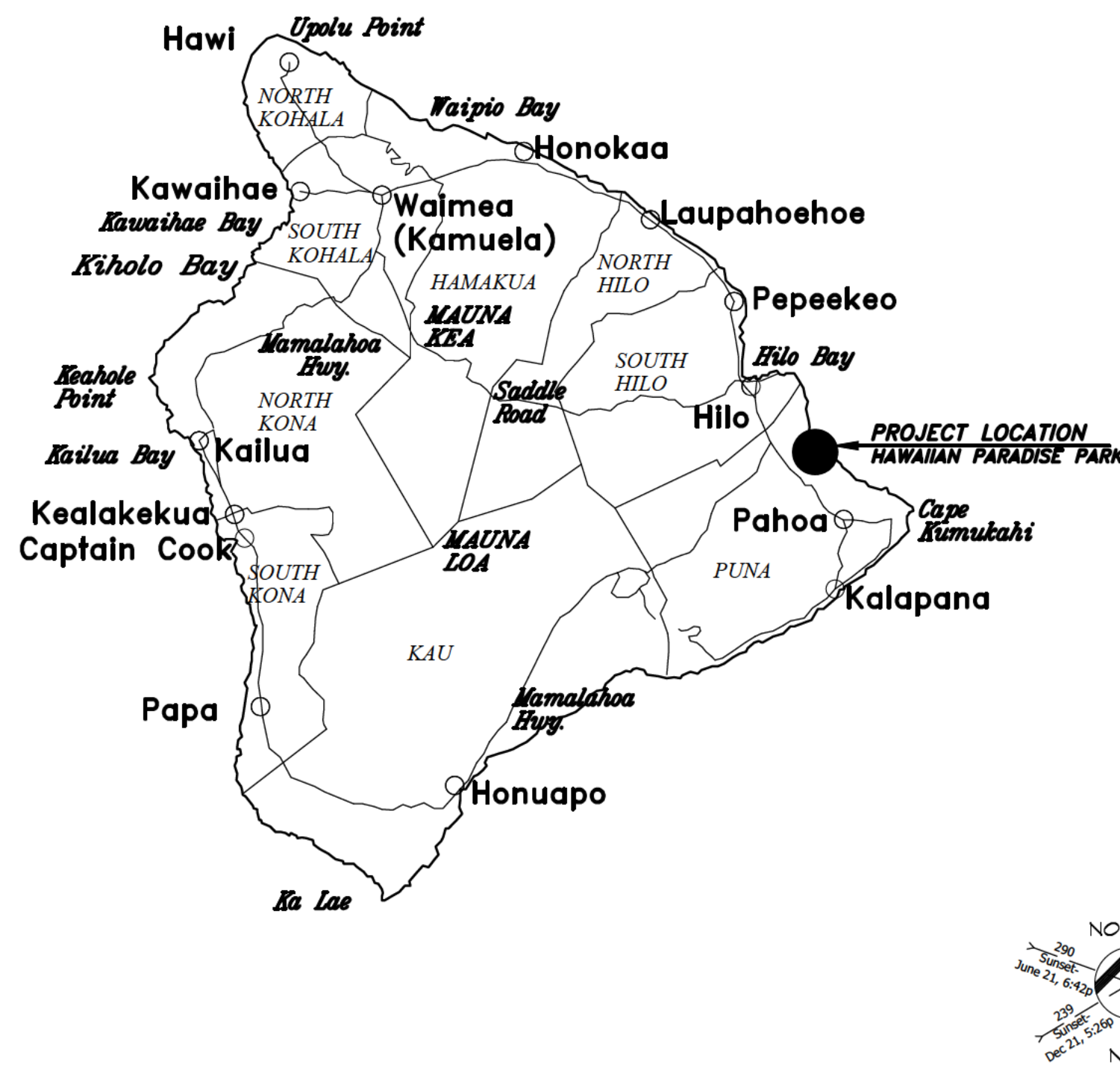
Daryn Arai
Land Use Planning Consultant

cc via email w/encls: Applicant Scott Shrader
encls: SMA Use Permit Application form-signed
Shrader Residence full set of architectural plans

SHRADER RESIDENCE

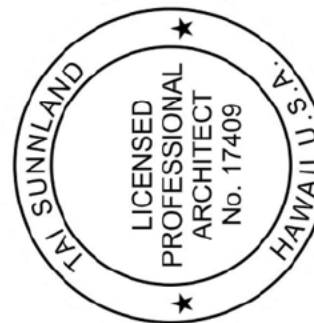
HAWAIIAN PARADISE PARK
LOT 134, BLK 11, MAP 66 LCAPP 1053
HAWAII, KEAAU, PUNA, HAWAII
TMK 3-1-5-032:060

Building Permit

PROJECT DIRECTORY	SITE PLAN	SCHEDULE OF DRAWINGS																																																								
OWNER Scott Aaron Shrader and Natasha Ann Shrader 7826 Rockwell Avenue Midway City, CA 92655 Tel (714)251-0170 Email [REDACTED] ARCHITECT Sunland Architects LLC 39 Country Club Road Honolulu, Hawaii 96817 Tel (808) 225 5000 Contact Tai Sunland www.sunlandarchitects.com Email [REDACTED]		001 TITLE 002 GRADING PLAN 003 SYMBOL/MATERIAL LEGEND/ABBREVIATIONS/DESIGN STANDARDS/ BUILDING THERMAL ENVELOPE REQUIREMENTS/ EROSION CONTROL GUIDELINES ARCHITECTURAL A100 SITE PLAN A200 GROUND FLOOR PLAN A200 1 GROUND FLOOR DIMENSION PLAN A201 UPPER FLOOR PLAN A201 1 UPPER FLOOR DIMENSION PLAN A300 ROOF PLAN A400 GROUND FLOOR REFLECTED CEILING PLAN A401 UPPER FLOOR REFLECTED CEILING PLAN A500 EXTERIOR ELEVATION A501 EXTERIOR ELEVATION A600 BUILDING SECTION A601 BUILDING SECTION A700 WALL SECTIONS A701 WALL SECTIONS A702 STAIR PLAN AND SECTION A800 INTERIOR ELEVATION A900 DOOR, WINDOW AND GATE TYPE, DOOR WINDOW AND GATE SCHEDULE AND MATERIAL FINISH SCHEDULE																																																								
ISLAND MAP	VICINITY MAP	ZONING AND CODE																																																								
		T.M.K. : TMK 3-1-5-032:060 LOCATION/ADDRESS : Hawaiian Paradise Park Lot 134, BLK 11, MAP 66 LCAPP 1053 Hawaii, Keauu, Puna, Hawaii ZONING : AG-1 OCCUPANCY : R-3 BUILDING CODE : IBC 2018 TYPE OF CONSTRUCTION : V-B PROPOSED USE : SINGLE FAMILY DWELLING LOT SIZE : 21841.5 Sq.ft. APPROXIMATE PAD ELEVATION : 29'-0" MAXIMUM BUILDING HEIGHTS : 35'-0" AREA SUMMARY <table><tr><td>Lot 134 Area</td><td>: 21841.5 SQ.FT. (0.57 ACRES)</td></tr><tr><td>Ground Floor</td><td></td></tr><tr><td>Enclosed</td><td>= 1,953 SF</td></tr><tr><td>Covered</td><td>= 667 SF</td></tr><tr><td>Garage</td><td>= 500 SF</td></tr><tr><td>Upper Floor</td><td></td></tr><tr><td>Enclosed</td><td>= 1,382 SF</td></tr><tr><td>Covered</td><td>= 477 SF</td></tr><tr><td>Total Covered</td><td>= 1,144 SF</td></tr><tr><td>Total Enclosed</td><td>= 3,834 SF</td></tr><tr><td>Total Area</td><td>= 4,978 SF</td></tr><tr><td>Building Footprint</td><td>= 3,120 SF</td></tr></table>	Lot 134 Area	: 21841.5 SQ.FT. (0.57 ACRES)	Ground Floor		Enclosed	= 1,953 SF	Covered	= 667 SF	Garage	= 500 SF	Upper Floor		Enclosed	= 1,382 SF	Covered	= 477 SF	Total Covered	= 1,144 SF	Total Enclosed	= 3,834 SF	Total Area	= 4,978 SF	Building Footprint	= 3,120 SF																																
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HAWAII COUNTY ENERGY CODE 2018 IECC, HAWAII REVISED STATUTES HRS 107-24 TO 28 & HAWAII ADMINISTRATIVE RULES HAR 3-181.1 RESIDENTIAL BUILDING ENERGY EFFICIENCY STANDARDS I CERTIFY THAT THE DESIGN IS IN CONFORMANCE WITH THE BUILDING ENERGY EFFICIENCY STANDARDS PERTAINING TO THE RESIDENTIAL PROVISIONS OF THE 2018 IECC WITH AMENDMENTS PER HAR CHAPTER 3-181.1: STATE AMENDMENTS: EFFECTIVE FOR NEW APPLICATIONS BEGINNING 09/01/2021 COUNTY AMENDMENTS: PENDING COMPLIANCE METHOD ☐ Tropical Zone, R401.2.1 ☐ Points Option, R407 (Populate Checklist) ☐ Prescriptive, R402 Roof and Wall ☐ Insulation R-value, Table R402.1.2 ☐ Construction U-factor, Table R402.1.4 ☐ Total UA, R402.1.5 ☐ Points Option, R407 (Populate Checklist) ☐ Simulated Performance Alternative, R405 ☐ Energy Rating Index Compliance Alternative, R406 INFORMATION IN CONSTRUCTION DOCUMENTS <table><thead><tr><th></th><th>Yes</th><th>N/A</th></tr></thead><tbody><tr><td>Envelope</td><td></td><td></td></tr><tr><td>Roof insulation R-value</td><td>☐</td><td>☐</td></tr><tr><td>Roof insulation type and location</td><td>☐</td><td>☐</td></tr><tr><td>Roof membrane solar reflectance and thermal emittance</td><td>☐</td><td>☐</td></tr><tr><td>Wall insulation R-value</td><td>☐</td><td>☐</td></tr><tr><td>Wall insulation type and location</td><td>☐</td><td>☐</td></tr><tr><td>Window and skylight SHGC</td><td>☐</td><td>☐</td></tr><tr><td>Air leakage testing requirement</td><td>☐</td><td>☐</td></tr><tr><td>Air Conditioning</td><td></td><td></td></tr><tr><td>Air conditioning equipment capacity and efficiency</td><td>☐</td><td>☐</td></tr><tr><td>Programmable thermostat</td><td>☐</td><td>☐</td></tr><tr><td>Duct insulation R-value</td><td>☐</td><td>☐</td></tr><tr><td>Duct leakage testing requirement</td><td>☐</td><td>☐</td></tr><tr><td>Electrical</td><td></td><td></td></tr><tr><td>Lighting fixture locations</td><td>☐</td><td>☐</td></tr><tr><td>Lamp type</td><td>☐</td><td>☐</td></tr><tr><td>Ceiling fans</td><td>☐</td><td>☐</td></tr><tr><td>Whole-house fan</td><td>☐</td><td>☐</td></tr></tbody></table> NOTES SIGNATURE: DATE: NAME: Tai Sunland TITLE: Architect LICENSE NO.: AR-17409			Yes	N/A	Envelope			Roof insulation R-value	☐	☐	Roof insulation type and location	☐	☐	Roof membrane solar reflectance and thermal emittance	☐	☐	Wall insulation R-value	☐	☐	Wall insulation type and location	☐	☐	Window and skylight SHGC	☐	☐	Air leakage testing requirement	☐	☐	Air Conditioning			Air conditioning equipment capacity and efficiency	☐	☐	Programmable thermostat	☐	☐	Duct insulation R-value	☐	☐	Duct leakage testing requirement	☐	☐	Electrical			Lighting fixture locations	☐	☐	Lamp type	☐	☐	Ceiling fans	☐	☐	Whole-house fan	☐	☐
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SUNLAND
ARCHITECTS
2599 KALAKAUA AVE 701
HONOLULU, HAWAII 96815
PH: (808) 225 5000



LICENSE EXPIRES 4/30/2028
THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ARCHITECT
PROJECT WILL BE UNDER MY OBSERVATION

SHRADER RESIDENCE
LOT 134, BLK 11, MAP LCAPP 1053
PARCEL NUMBER 1503210600000
TMK 3-1-5-032:060
ISLAND AND COUNTY OF HAWAII, HAWAII

ISSUE: _____ DATE _____

JANUARY 27, 2026

REVISIONS	#	DATE	DESCRIPTION

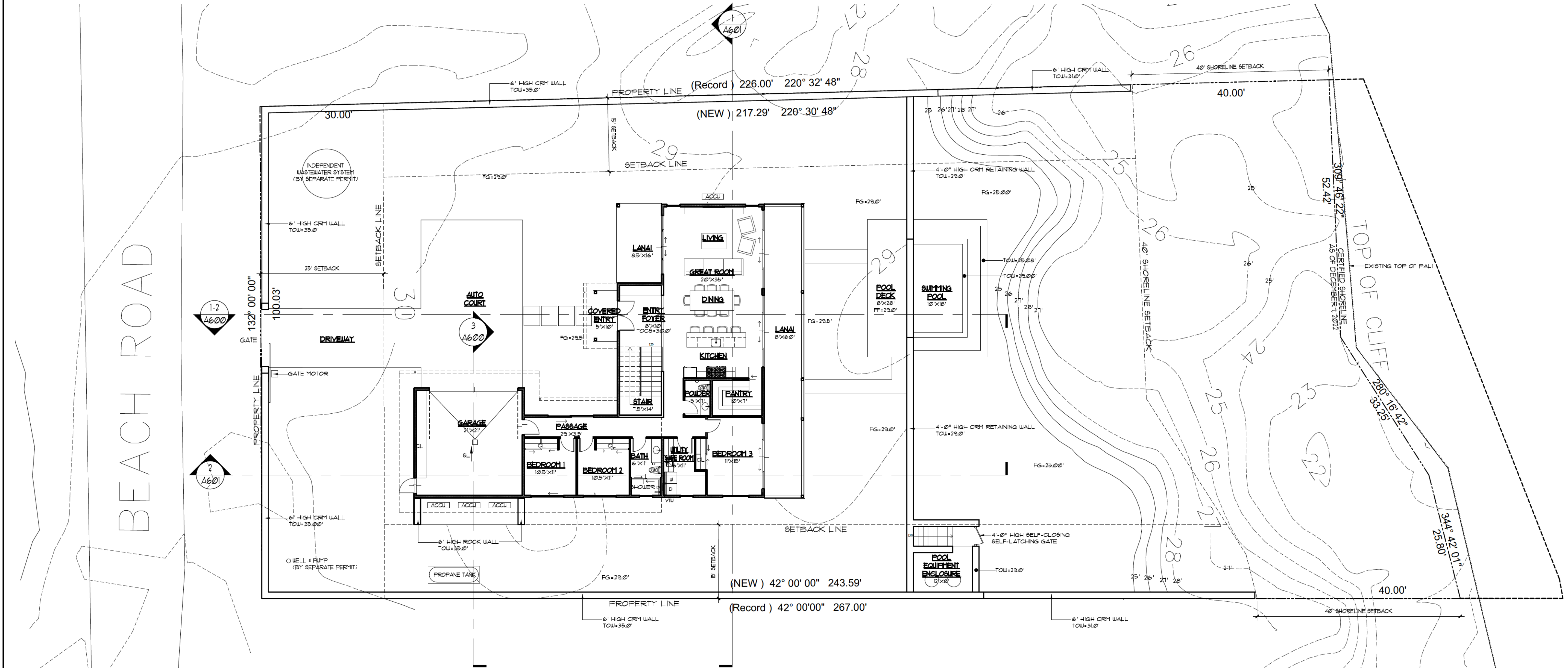
DRAWING TITLE:

TITLE

DRAWING NUMBER:

001

PROJECT NUMBER:



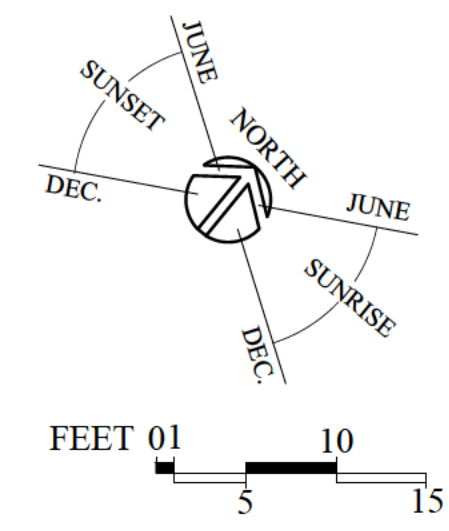
AREA SUMMARY

GROUND FLOOR	= 1953 SF
ENCLOSED	= 661 SF
COVERED	= 500 SF
GARAGE	= 500 SF
UPPER FLOOR	= 1382 SF
ENCLOSED	= 471 SF
COVERED	= 471 SF
TOTAL COVERED	= 1144 SF
TOTAL ENCLOSED	= 3834 SF
TOTAL AREA	= 4978 SF
BUILDING FOOTPRINT	= 3120 SF

LEGEND

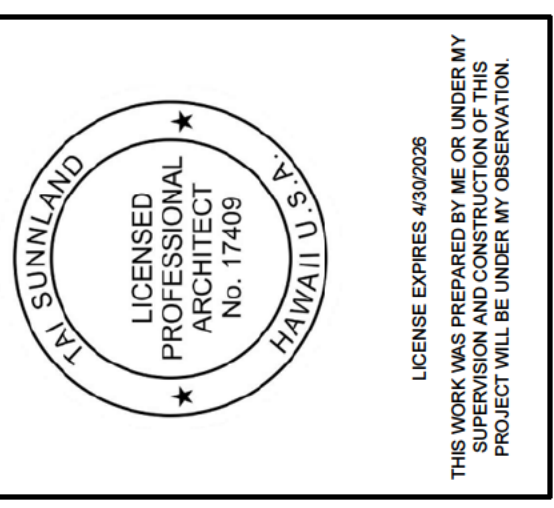
--- EXISTING GRADE

— PROPOSED GRADE



SITE PLAN

3/32"=1'-0"



SHRADER RESIDENCE

LOT 134, BLK 11, MAP LCAPP 1053

PARCEL NUMBER 1503210600000

TMK 3-1-5-032-060

ISLAND AND COUNTY OF HAWAII, HAWAII

ISSUE: DATE

JANUARY 27, 2026

REVISIONS	#	DATE	DESCRIPTION

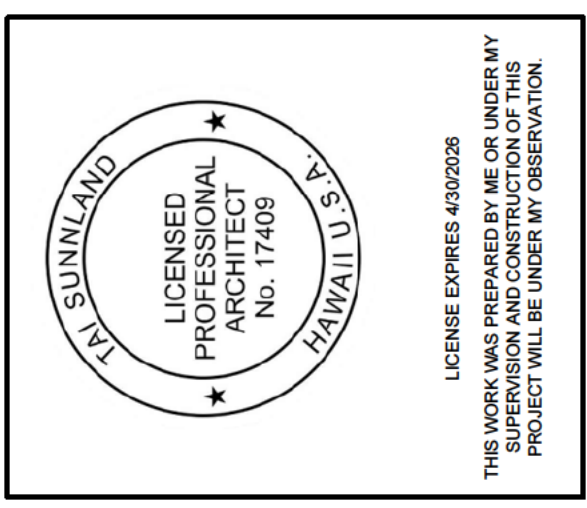
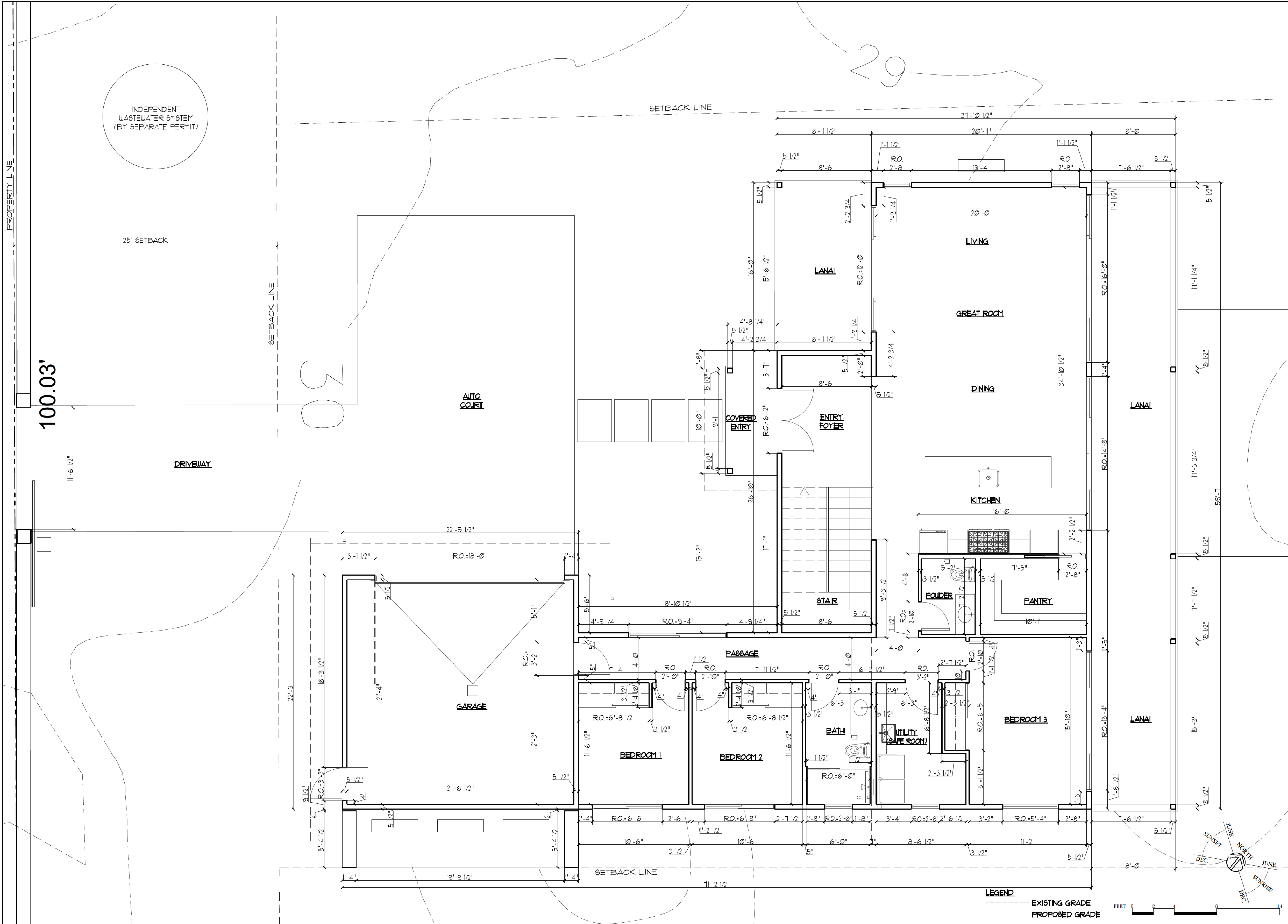
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SITE PLAN

DRAWING NUMBER:

A100

PROJECT NUMBER:



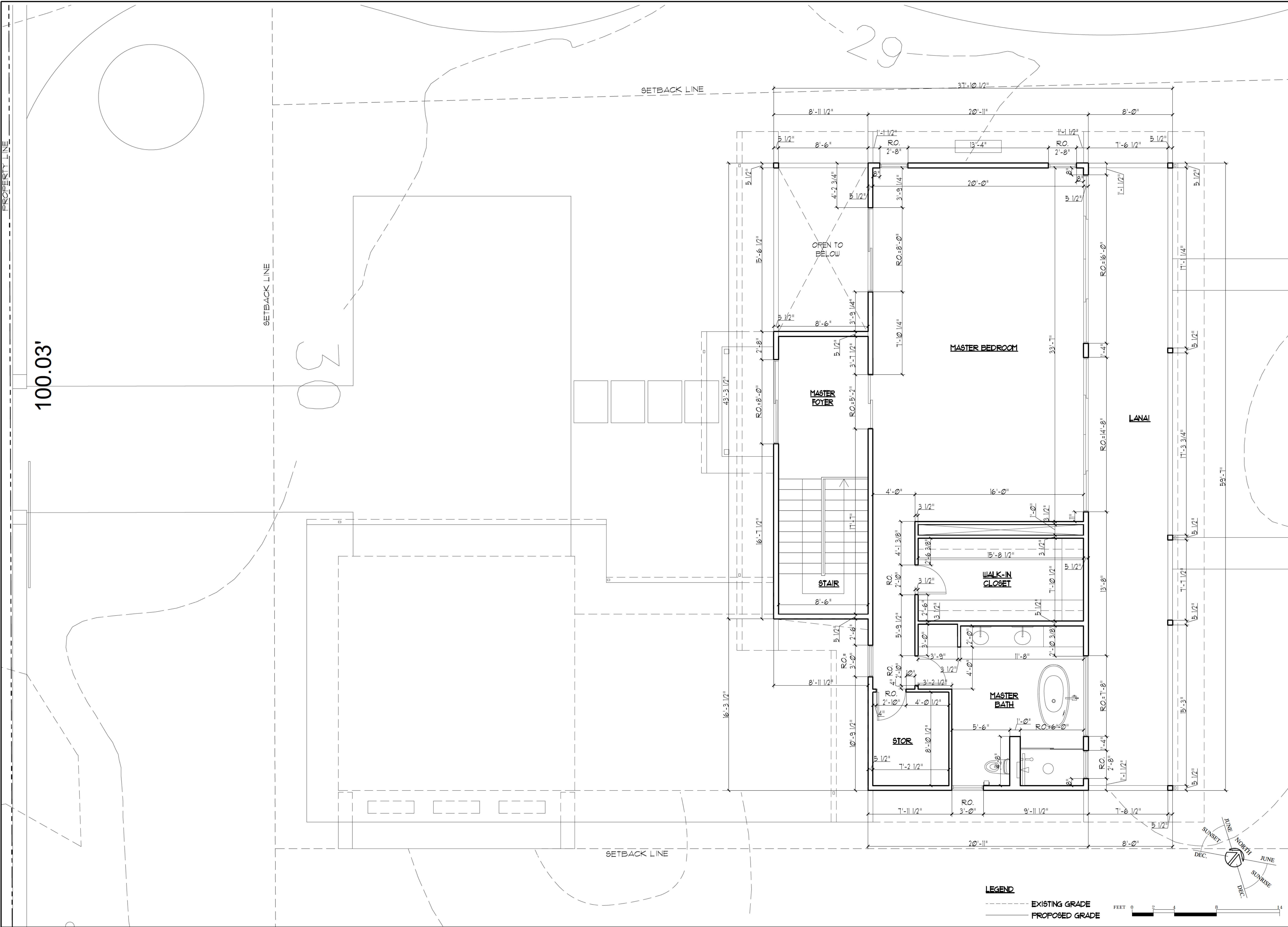
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LOT 134, BLK 11, MAP LCAPP 1053
PARCEL NUMBER 1503210600000
TMK 3-1-5-032-060
ISLAND AND COUNTY OF HAWAII, HAWAII

ISSUE: JANUARY 27, 2026

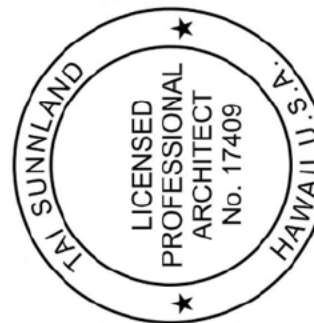
REVISIONS	#	DATE	DESCRIPTION

DRAWING TITLE:
**GROUND FLOOR
DIMENSION PLAN**

DRAWING NUMBER:
A200.1
PROJECT NUMBER:



**SUNLAND**
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HONOLULU, HAWAII 96815
PH (808) 225 5000


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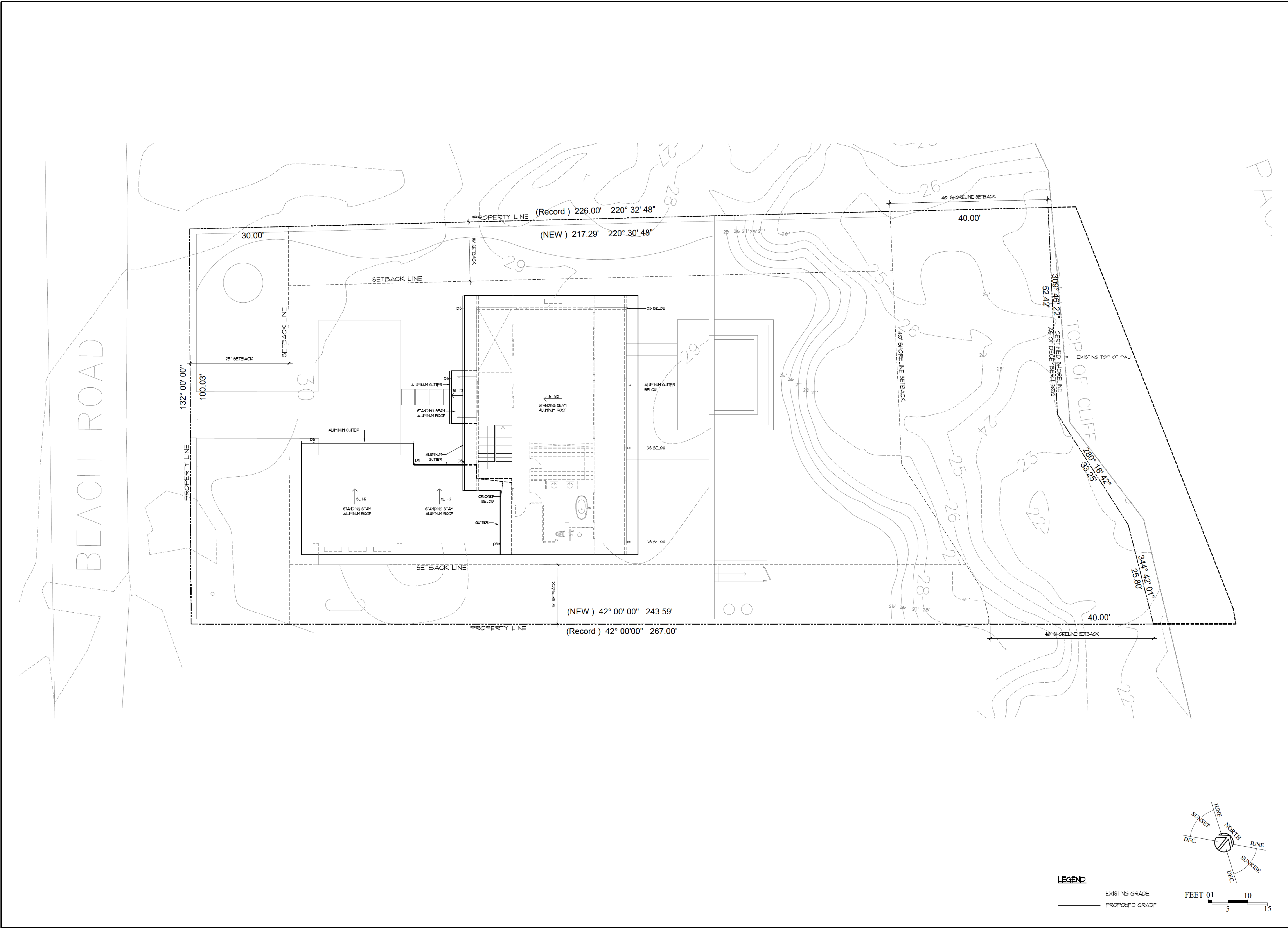
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PARCEL NUMBER 1503210600000
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ISLAND AND COUNTY OF HAWAII, HAWAII

ISSUE:	DATE:
JANUARY 27, 2026	

REVISIONS	#	DATE	DESCRIPTION

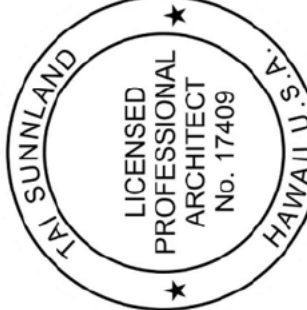
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**UPPER FLOOR
DIMENSION PLAN**

DRAWING NUMBER:
A201.1
PROJECT NUMBER:





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PARCEL NUMBER 1503210600000
TMK 3-1-5-032-060
ISLAND AND COUNTY OF HAWAII, HAWAII

ISSUE:	DATE:
JANUARY 27, 2026	

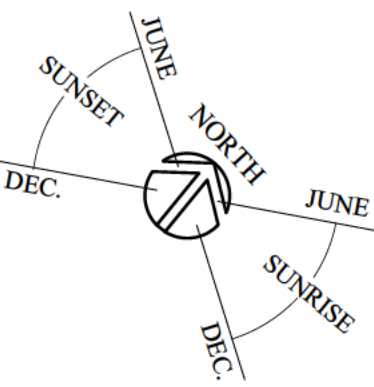
REVISIONS	#	DATE	DESCRIPTION

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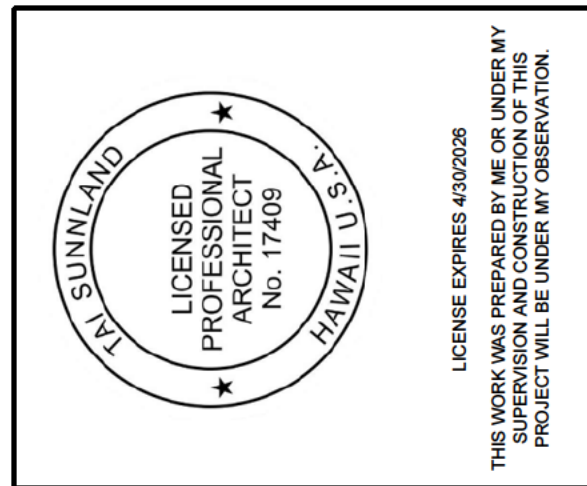
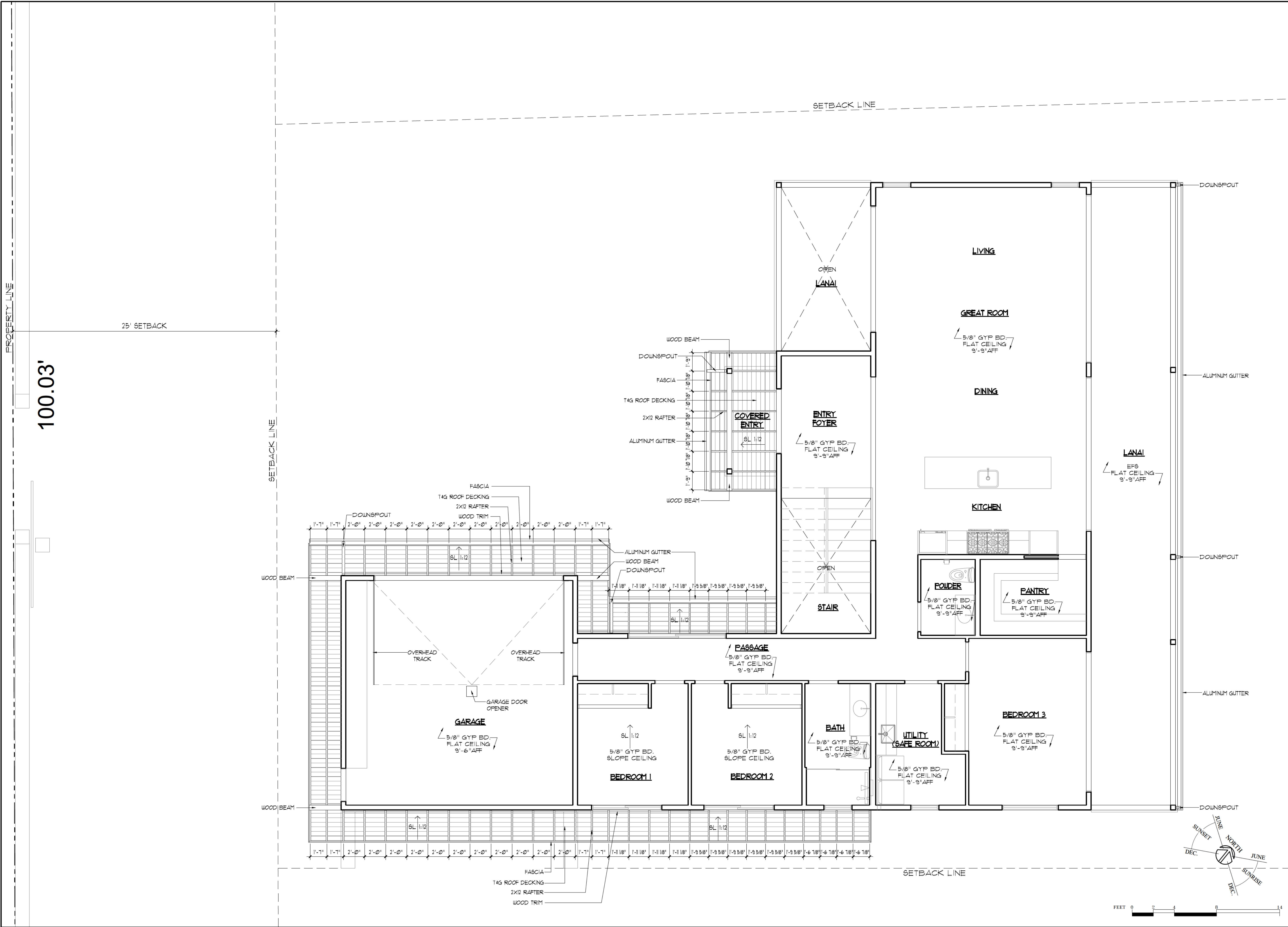
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PROJECT NUMBER:

LEGEND
--- EXISTING GRADE
— PROPOSED GRADE



FEET 01 10 15



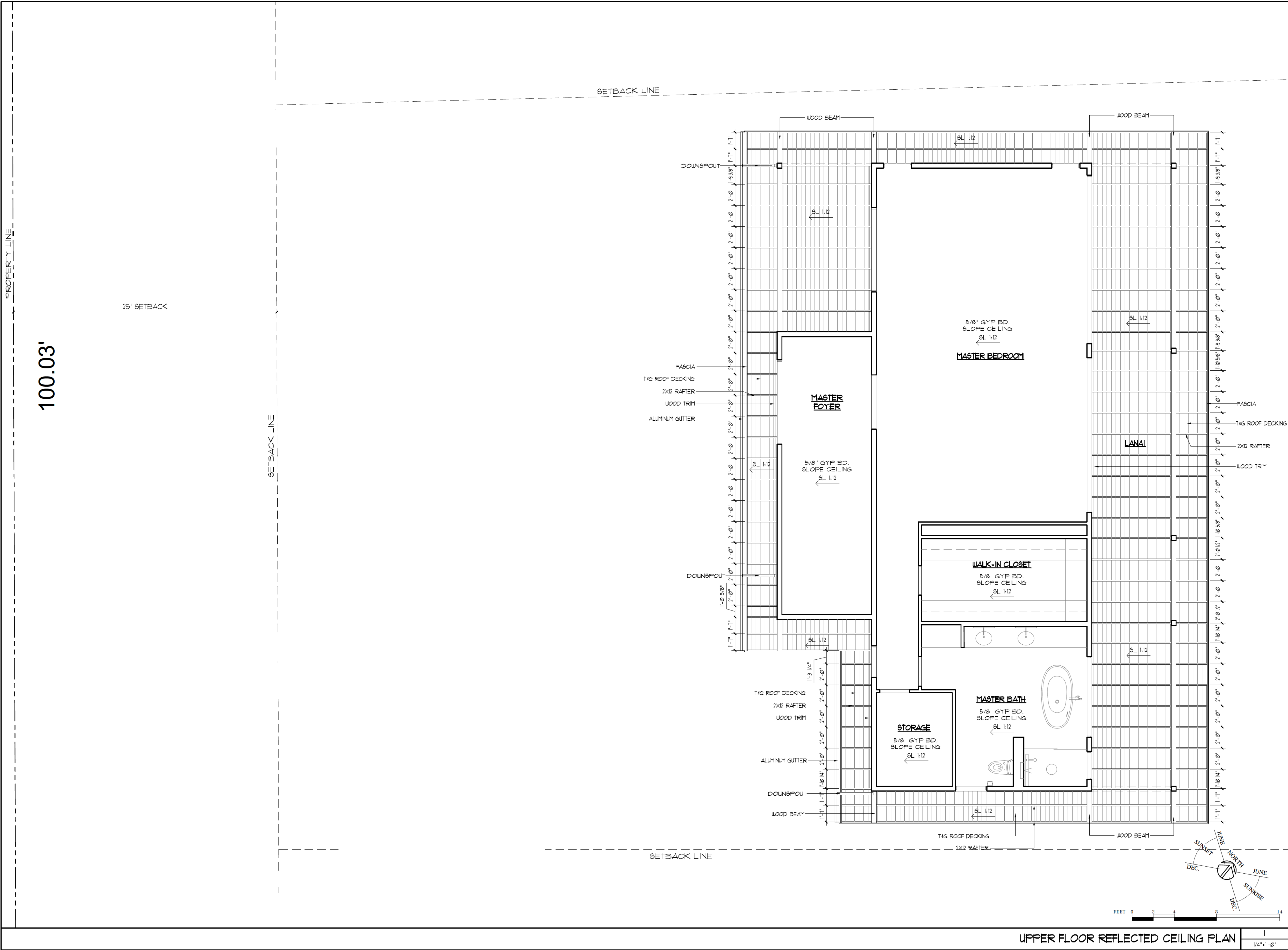
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PARCEL NUMBER 1503210600000
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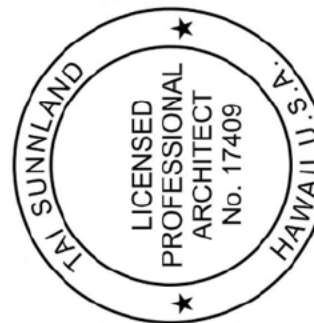
DRAWING TITLE:
**GROUND FLOOR
REFLECTED
CEILING PLAN**

DRAWING NUMBER:
A400
PROJECT NUMBER:





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SHRADER RESIDENCE
LOT 134, BLK 11, MAP LCAPP 1053
PARCEL NUMBER 150321060000
TMK 3-1-5-032-060
ISLAND AND COUNTY OF HAWAII, HAWAII

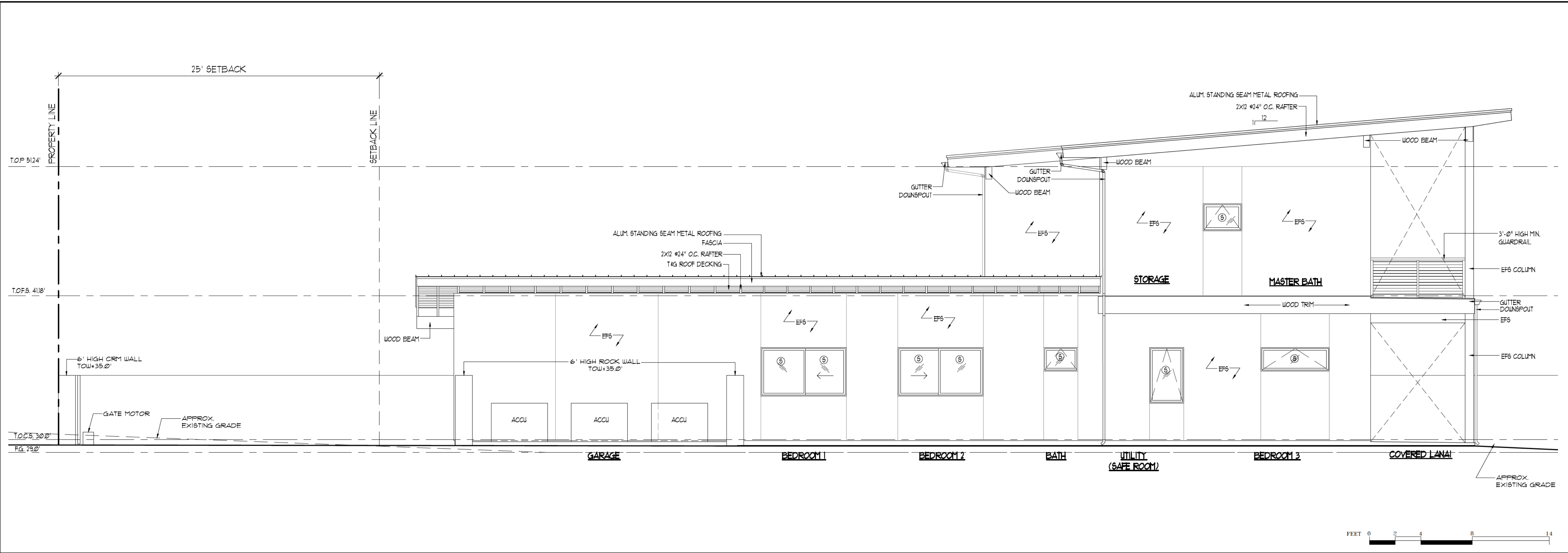
ISSUE:	DATE
JANUARY 27, 2026	

REVISIONS	#	DATE	DESCRIPTION

DRAWING TITLE:
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REFLECTED
CEILING PLAN**

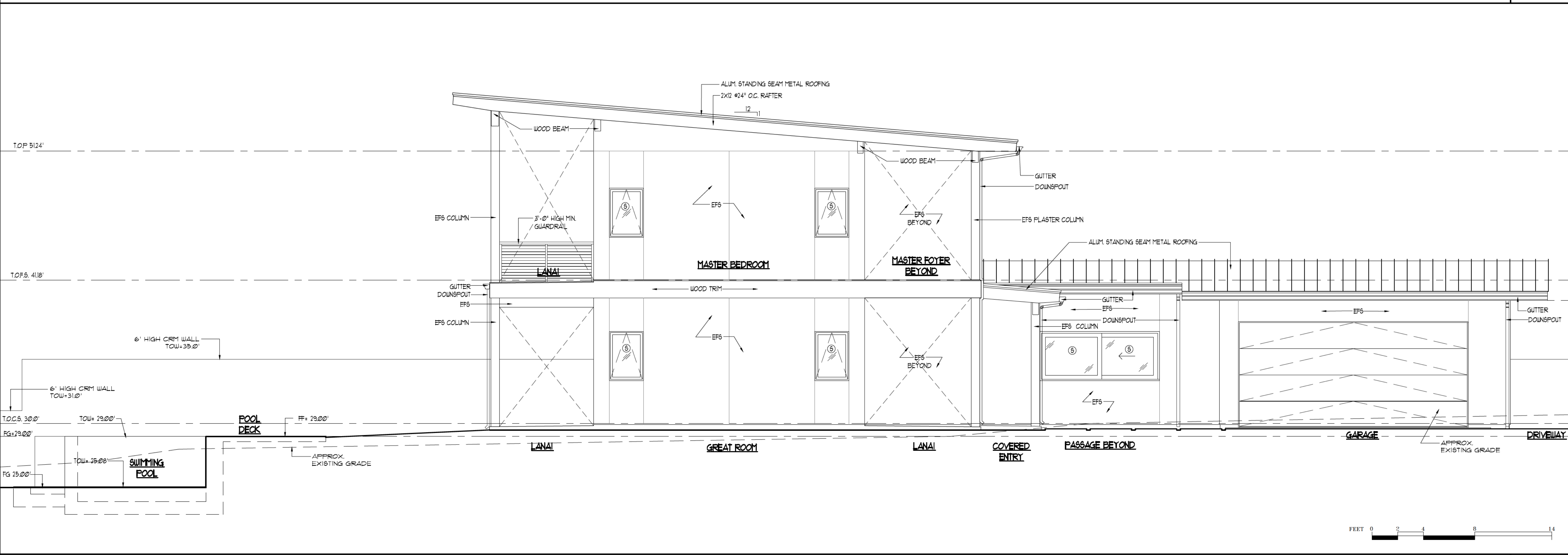
DRAWING NUMBER:
A401

PROJECT NUMBER:



EXTERIOR ELEVATION

1/4" = 1'-0"

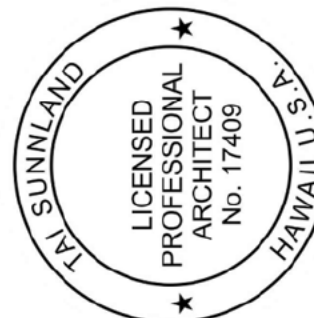


EXTERIOR ELEVATION

2/4" = 1'-0"



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SHRADER RESIDENCE

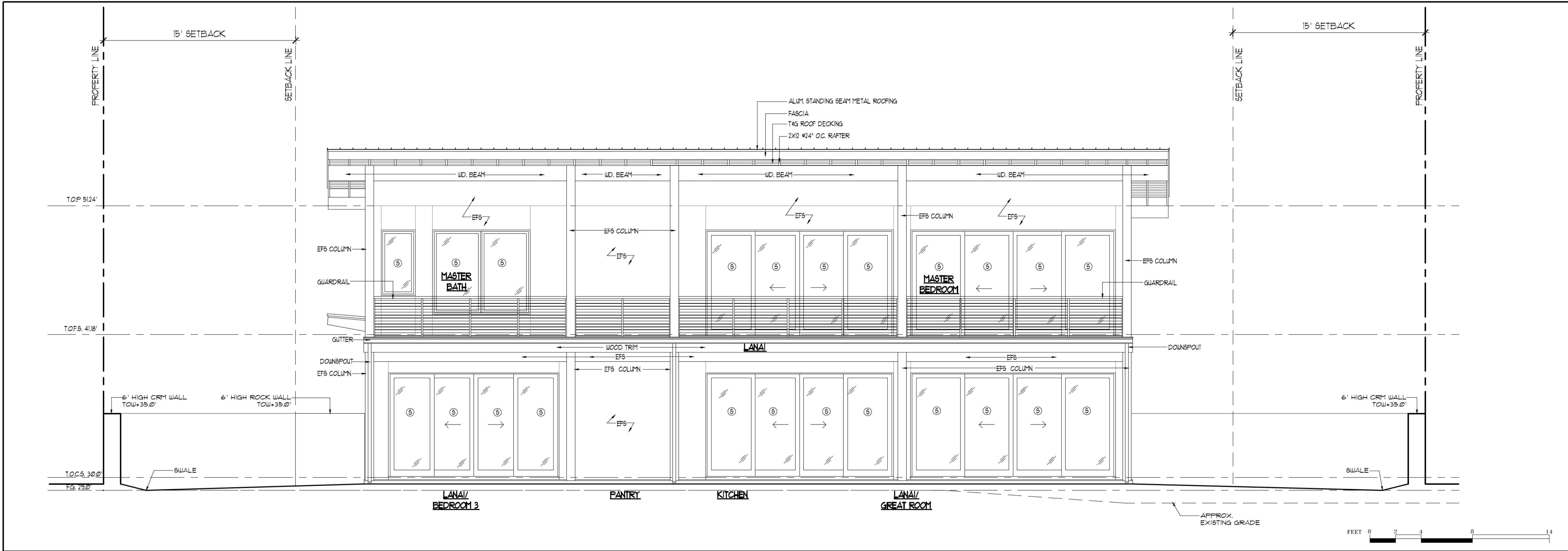
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ISLAND AND COUNTY OF HAWAII, HAWAII

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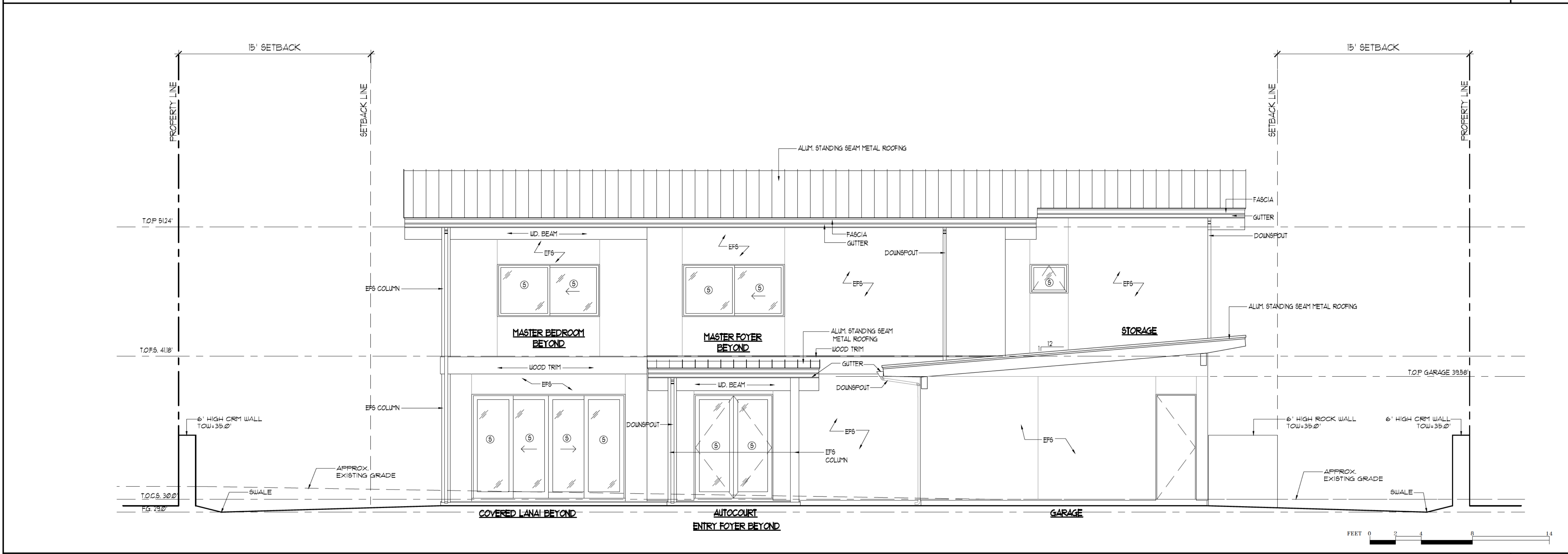
DRAWING TITLE:
EXTERIOR ELEVATION

DRAWING NUMBER:
A500
PROJECT NUMBER:



EXTERIOR ELEVATION

1/4"=1'-0"

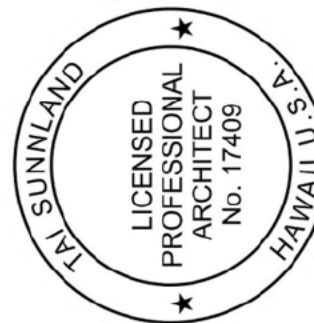


EXTERIOR ELEVATION

1/4"=1'-0"



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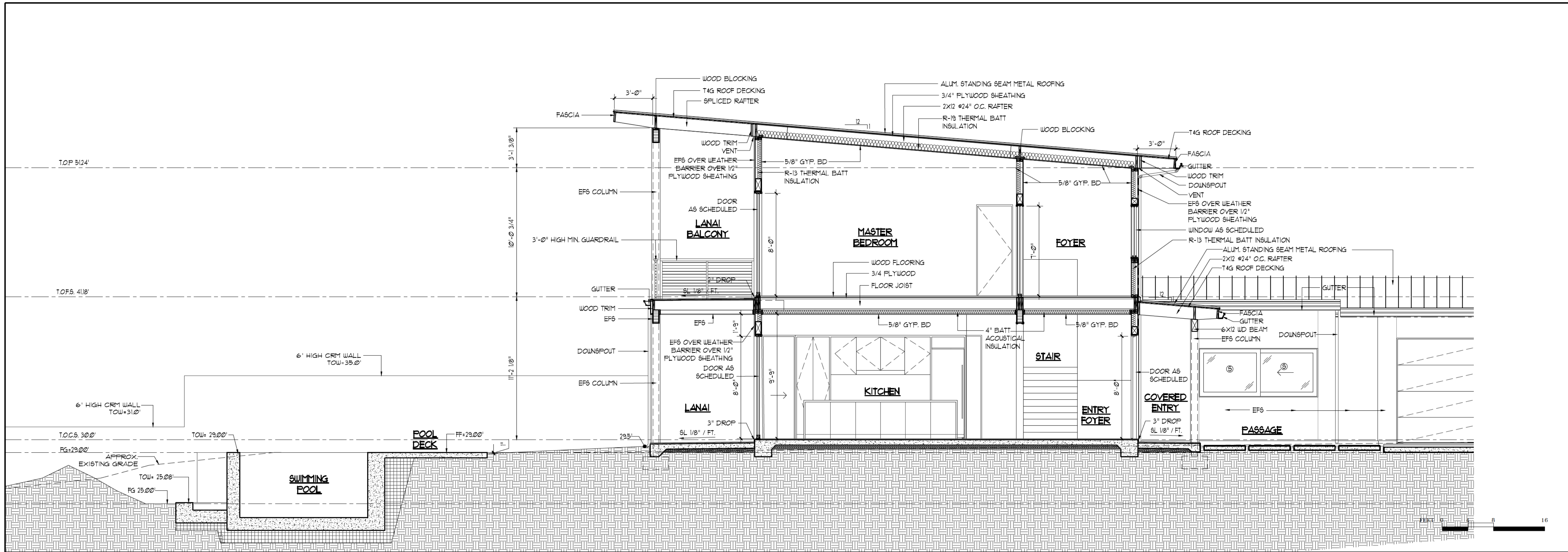
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ISLAND AND COUNTY OF HAWAII, HAWAII

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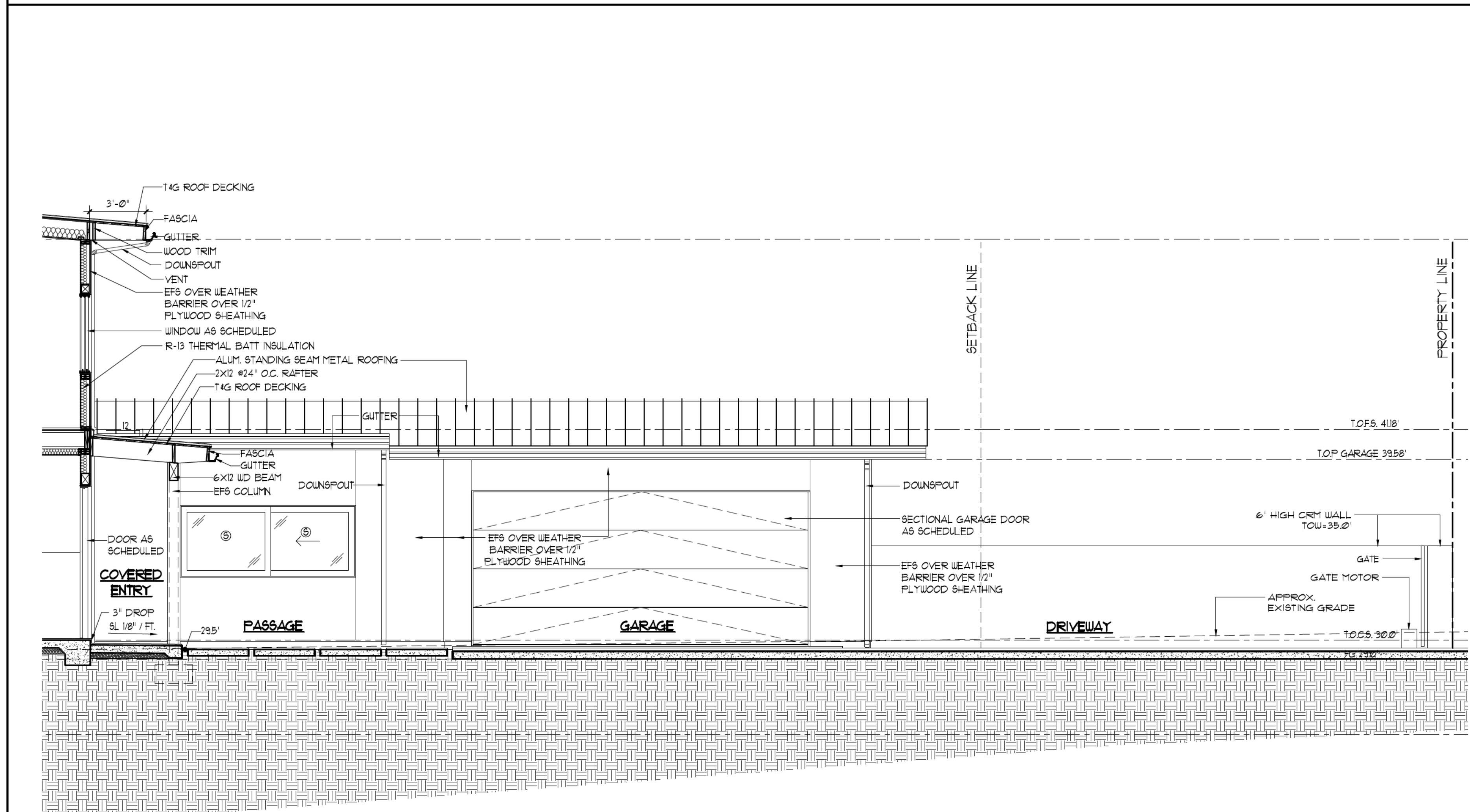
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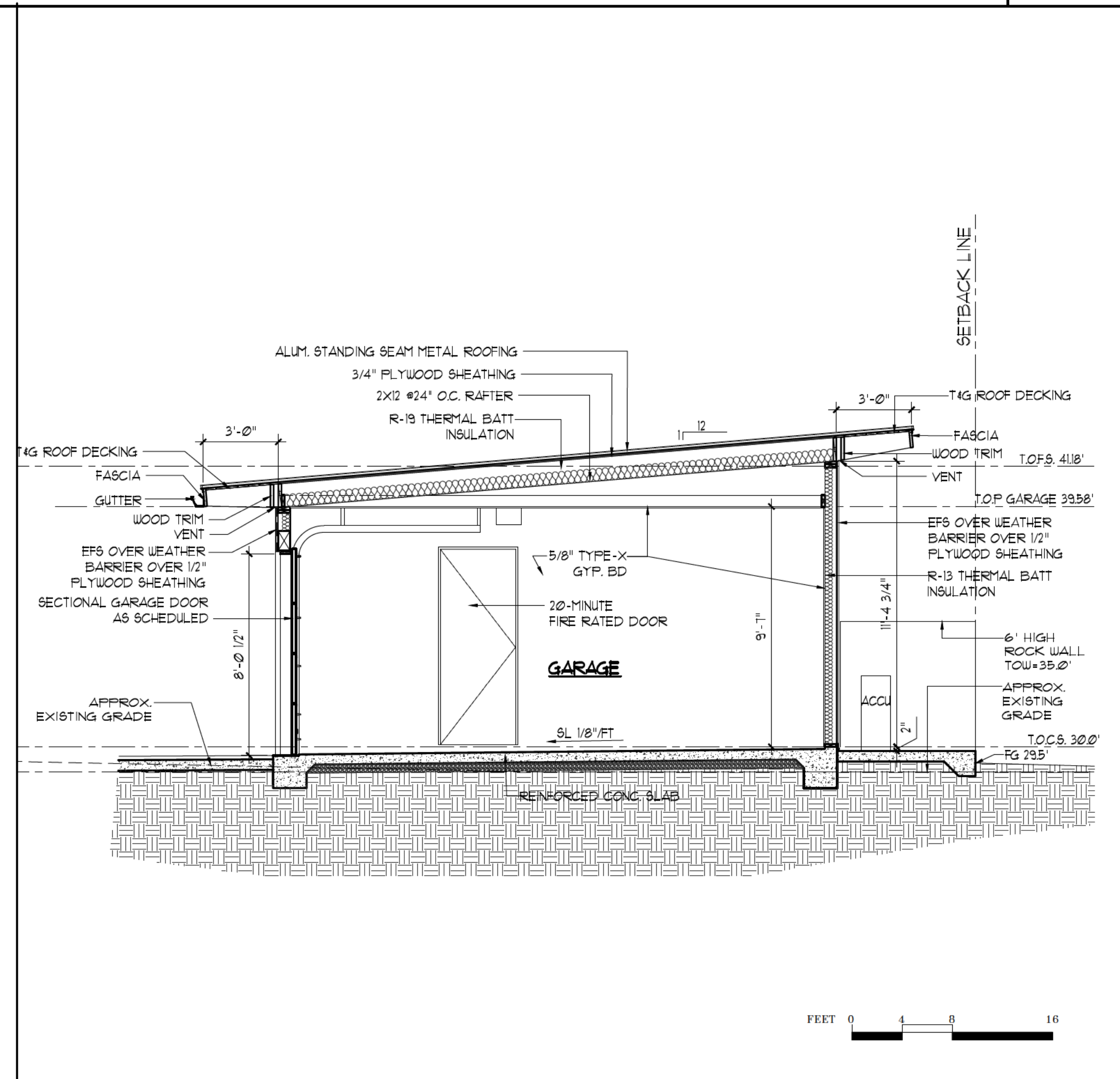
DRAWING NUMBER:
A501
PROJECT NUMBER:



BUILDING SECTION 1
1/4"=1'-0"



BUILDING SECTION 2
1/4"=1'-0"



BUILDING SECTION 3
1/4"=1'-0"



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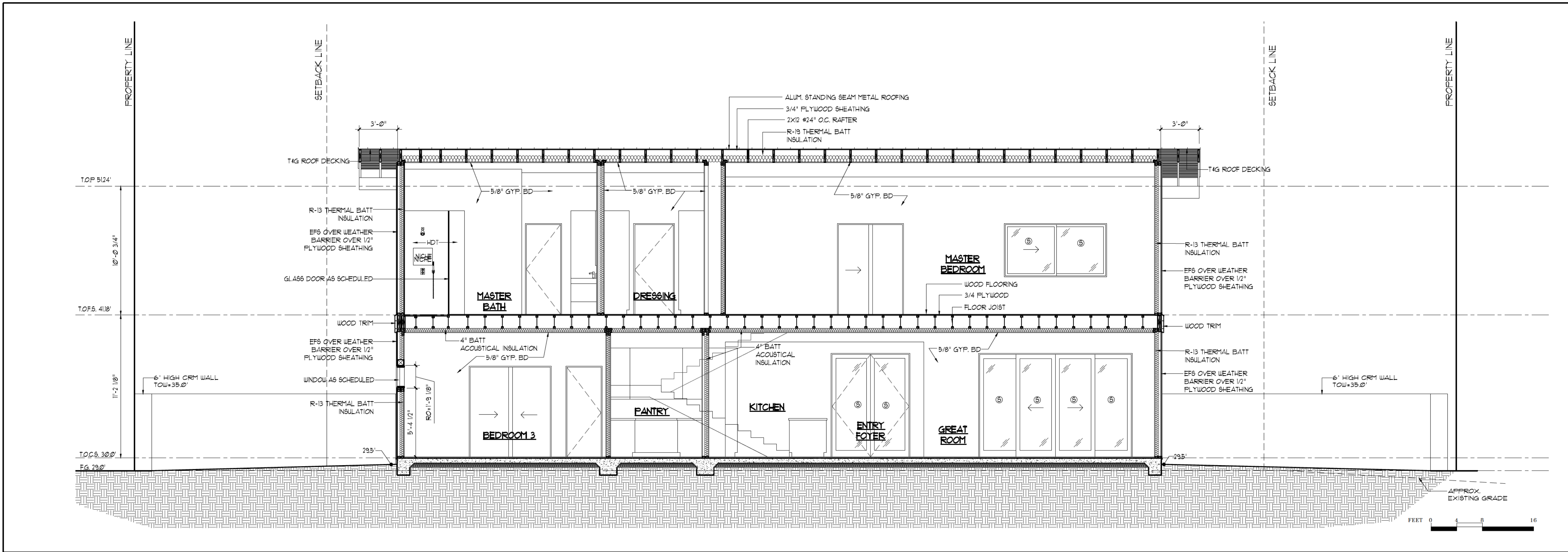
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ISLAND AND COUNTY OF HAWAII, HAWAII

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JANUARY 27, 2026

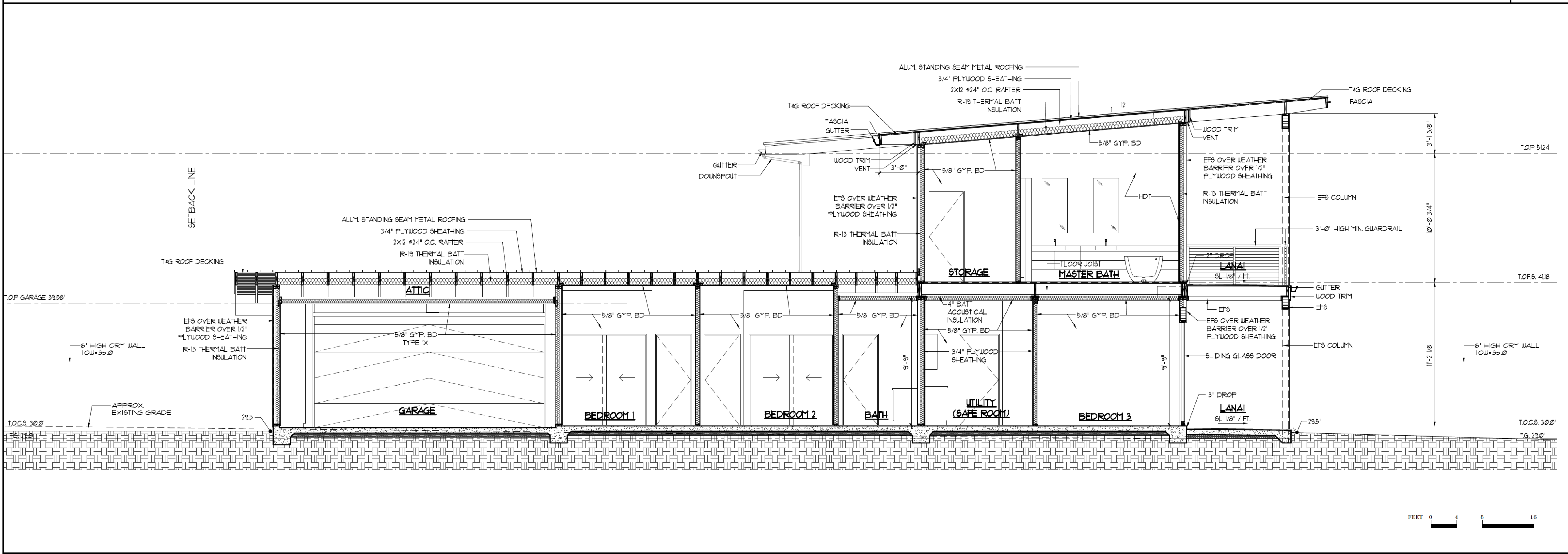
REVISIONS	#	DATE	DESCRIPTION

DRAWING TITLE:
BUILDING SECTION

DRAWING NUMBER:
A600
PROJECT NUMBER:



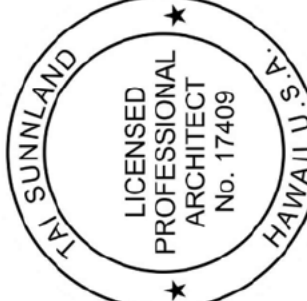
BUILDING SECTION 1
1/4"=1'-0"



BUILDING SECTION 2
1/4"=1'-0"



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SHRADER RESIDENCE
LOT 134, BLK 11, MAP LCAPP 1053
PARCEL NUMBER 1503210600000
TMK 3-1-5-032:060
ISLAND AND COUNTY OF HAWAII, HAWAII

ISSUE:	DATE:
JANUARY 27, 2026	

REVISIONS	#	DATE	DESCRIPTION

DRAWING TITLE:
BUILDING SECTION

DRAWING NUMBER:
A601

PROJECT NUMBER:

A. Detailed written description of the proposed project and a statement of objectives and reasons for the request.

Description of Proposed Project

The applicant, Mr. Scott Shrader, is applying for a Special Management Area (SMA) Use Permit to construct a two-story, 5,090-square foot single-family residence on a 0.57 -acre shoreline parcel within the SMA boundary. The proposed residence will include four bedrooms, two-and-a-half bathrooms, a two-car garage, a covered lanai, and a 10-by-18-foot swimming pool. The Applicant is proposing to provide an on-site well for potable water and the home will be connected to existing utility lines already established within the Hawaiian Paradise Park (HPP) Subdivision. The Tax Map Key for the parcel is (3) -1-5-032:060. *See: Figure No 1. Topographic Survey No 3 Site Plan, and Appendix A; Architectural Design Drawings.*

Statement of Objectives and Reason for Request

- 1. Request:** The Applicant requests approval of this SMA Use Permit to build a single-family residence on a 0.57-acre shoreline property located within the HPP Subdivision.
- 2. Project Objective:** The purpose of the project is to construct a single-family residence with a swimming pool on the subject parcel for personal use.
- 3. Cost/Time of Project:** The current estimated cost of the construction is \$700,000. The project would be initiated after completion of the final design and the granting of all necessary permits.
- 4. Landowner:** Mr. Scott Shrader.

B. Description of the subject property in sufficient detail to precisely locate the property. Describe existing uses, structures, and topography.

Description of Subject Property

The vacant shoreline property is comprised of hardened lava and sparse vegetation. The parcel is in the HPP subdivision and accessed from Beach Road adjacent to a parcel owned by the State of Hawaii to the west. To the north is the Pacific Ocean and there are existing single-family homes to the east and south of the property. The shoreline is a hardened lava cliff that does not have a beach or sandy shoreline.

Existing Uses

The subject parcel is vacant with existing residences to the west and south. Vehicles were observed parked on the property during a site visit in April 2025. The shoreline property neighbors a State-owned shoreline parcel that is likely to be conserved as undeveloped land. The proposed single-family home will not suspend or affect public access to the neighboring State property or vehicular traffic on Beach Road. *See: Figure No 2. Site Photos.*

Existing Structures

The site is currently vacant, and no structures are present.

Existing Topography

The vacant property is relatively level with elevation ranging from 30 feet above sea level at Beach Road to 22 feet above sea level at the cliff edge shoreline. *See: Figure 1.* The surface of the subject property is relatively flat, consisting of hardened lava, and sparse vegetation.

C. A statement of the valuation of the proposed use, activity, or operation.

The valuation of the proposed development, the new construction of a single-family residence is \$700,000.

D. State/County Plans affecting the subject request: General Plan designation and Community Development Plans.

State Land Use

The property is located within the State Land Use "Agriculture" Zone district, which encompasses areas characterized by limited concentrations of people, structures, and services. The subject property is zoned for single family use within the established HPP subdivision. The proposed project aligns with the regulations and intent of the "Agriculture" zone designation.

County Zoning

The parcel is zoned as Agricultural (A-1a) by the County of Hawai'i. This zoning classification allows for single-family residential use. The proposed single-family residence design complies with all applicable zoning, building, and shoreline setback requirements and is consistent with the lot's A-1a zoning designation. Furthermore, the development will not exceed the intended density permitted under this zoning.

Hawaii County General Plan

The Hawaii County General Plan 2045 final recommend draft was released June 2024 the purpose is to guide the pattern of future development based on long term goals, policies, and implementing actions. The following sections are applicable to the proposed project.

4.1.2. Land Use Goal Objectives, Policies and Actions

Objective 9 Maintain community character and land use compatibility.

Policy 9.6: In review of discretionary permits, consider land use compatibility to ensure proximate compatible and complimentary uses and appropriate mitigation measures.

Response: The proposed project is a single-family home in the established HPP subdivision. The proposed home will complement the surrounding residential neighborhood character of the neighborhood and therefore support this policy.

4.1.4. Urban Growth Boundaries

4.1.5. Rural

Response: HPP is listed as an example location in Table 22: Urban Neighborhood Center Character Guidelines and Table 26: Rural Neighborhood Character Guidelines. Demonstrating

the HPP community is an appropriate place for single family residential development and small-scale community urban development around future community centers within HPP.

Community Development Plans – Puna

The subject parcel is located within the boundaries of the Puna Community Development Plan. The following sections are applicable to the proposed project.

2. Malama I Ka Aina

2.4 Shoreline

Response: The shoreline property is in HPP and consists of hardened lava rock and sparse vegetation; the shoreline is an elevated bluff with no beach. The property location does not provide direct access to the shoreline and the shoreline has been certified by the State of Hawaii. See: *Figure No. 4 Certified Shoreline Survey*.

The proposed single-family home and swimming pool are generously setback from the shoreline to acknowledge the risk of coastal erosion for all shoreline properties. The proposed project will not impact any known trails or shoreline access points. The neighboring State-owned parcel is accessible from Beach Road.

3. Managing Growth

3.1 Land Use Pattern

3.1.3. Actions

b. 1) Kea’au, Pahoa, and Hawaiian Paradise Park shall serve as Regional Town Centers to provide a wide range of services for the Puna district;

2) Community Village Centers shall provide a more limited range of services in small existing urban settlements and in large subdivisions that are experiencing the greatest rates of build-out; namely at Ainaloa, Kurtistown, Maku’u Homesteads, Mountain View, two or more locations in Hawaiian Paradise Park, and at Volcano

Response: The General Plan indicates that a Regional Village Center and 2 Community village centers will be warranted for Puna’s largest existing urban settlements including HPP. Village centers are proposed to provide a wide range of services and amenities to serve the surrounding residential community. The property, located in HPP, is an appropriate place for single family residential development that would support these future village centers at HPP.

3.2 Agriculture and Economic Development

3.2.2 Objectives

- a. Discourage urban growth and further subdivision of lands that have been identified as having potential value for agricultural use through appropriate zoning re-designations and new code provisions.**

Response: The State of Hawaii has established a map to illustrate the Agricultural Lands of Importance to the State of Hawaii (ALISH). Hawaii County has adopted a similar mapping system called Important Agricultural Lands (IAL). The entire HPP community is located

outside of both areas therefore the HPP community is not removing productive agricultural lands from the Island overall inventory and is an appropriate place for residential development.

3.6 Energy Sustainability

3.6.2 Objectives

- b. Employ energy -efficient design standards for public buildings and residential development, including ventilation and cooling.**

3.6.3 Actions

- c. Promote energy efficiency standards for larger residences. Applicable standards might include better insulation for the outer wall, low-emissivity windows and doors, reduction of roof heat gain, and use of energy-efficient appliances.**

Response: The Applicant will utilize energy efficient design standards and appliances, when possible, for the proposed project.

5.2.3 Urban Design Standards

Hawaiian Paradise Park Regional Town Center and Village Centers

Response: The Applicant supports implantation of the proposed regional and village centers in HPP. The existing residential neighborhood is experiencing accelerated growth and the need for urban level services and amenities has been identified in the Community Development Plan.

E. A written statement discussing the proposed development in relationship to the objectives and policies as provided by Chapter 205A, HRS, and the Special Management Area guidelines as contained herein.

The subject property is located within the Special Management Area (SMA). The proposed land use complies with provisions and guidelines contained in Chapter 205A, Hawai'i Revised Statutes (HRS), also known as the Coastal Zone Management Act. The proposed single-family development is consistent with the objectives of Chapter 205A, as it will not adversely impact historic resources, scenic and open space resources, coastal ecosystems, economic uses, coastal hazards, or public access to recreational areas, as summarized below.

1. Recreational Resources

Objective:

- (A) *Provide coastal recreational opportunities accessible to the public.*

Policies:

- (A) *Improve coordination and funding of coastal recreational planning and management; and*
- (B) *Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:*

- (i) *Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;*
- (ii) *Requiring restoration of coastal resources that have significant recreational and ecosystem value, including but not limited to coral reefs, surfing sites, fishponds, sand beaches, and coastal dunes, when these resources will be unavoidably damaged by development; or requiring monetary compensation to the State for recreation when restoration is not feasible or desirable;*
- (iii) *Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;*
- (iv) *Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;*
- (v) *Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;*
- (vi) *Adopting water quality standards and regulating point and nonpoint sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;*
- (vii) *Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and*
- (viii) *Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting that dedication against the requirements of section 46-6;*

Response: The property is located on the shoreline and the shoreline has been certified. See: Figure No. 4 Certified Shoreline Survey. The Project Site is adequately setback from the shoreline; therefore, the proposed single-family home and swimming pool are anticipated to have no impact on the shoreline or shoreline access. During and after construction, Best Management Practices (BMP's) will be implemented to reduce the effect of water runoff on the surrounding properties and ocean.

2. Historic Resources

Objectives:

- (A) *Protect, preserve, and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.*

Policies:

- (A) *Identify and analyze significant archaeological resources;*
- (B) *Maximize information retention through preservation of remains and artifacts or salvage operations; and*
- (C) *Support state goals for protection, restoration, interpretation, and display of historic resources;*

Response: The State Historic Preservation Division (SHPD) will determine the Archaeological work that will be necessary, if any, for the proposed project prior to the initiation of ground disturbing activities. The Applicant is prepared to take required steps to address archaeological concerns for the proposed project prior to the initiation of ground disturbing activities.

3. Scenic and Open Space Resources

Objective:

- (A) *Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.*

Policies:

- (A) *Identify valued scenic resources in the coastal zone management area;*
- (B) *Ensure that new developments are compatible with their visual environment by designing and locating those developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;*
- (C) *Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and*
- (D) *Encourage those developments that are not coastal dependent to locate in inland areas;*

Response: There will be a minimal impact on views over the project site towards the Pacific Ocean due primarily to the scale of the proposed action. Public views from Beach Road are not expected to be impacted. To the west of the property is a State-owned vacant parcel fronting Beach Road that is anticipated to be kept as conservation land. The proposed single-family home will be massed towards the center of the project site with generous setbacks on all sides. Landscape planting will be used to screen the building where possible and to provide visual context in blending the massing of the building to the site and surrounding environs.

4. Coastal Ecosystems

Objectives:

- (A) *Protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes, from disruption and minimize adverse impacts on all coastal ecosystems.*

Policies:

- (A) *Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;*
- (B) *Improve the technical basis for natural resource management;*
- (C) *Preserve valuable coastal ecosystems of significant biological or economic importance, including reefs, beaches, and dunes;*
- (D) *Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and*
- (E) *Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures;*

Response: The project is not anticipated to have a significant direct impact on the region's coastal ecosystem, and with the incorporation of appropriate BMP's measures during construction, there should be no significant adverse impacts to near shore waters from point and non-point sources of pollution.

5. *Economic Uses*

Objectives:

- (A) *Provide public or private facilities and improvements important to the State's economy in suitable locations.*

Policies:

- (A) *Concentrate coastal dependent development in appropriate areas;*
- (B) *Ensure that coastal dependent development and coastal related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts in the coastal zone management area; and*
- (C) *Direct the location and expansion of coastal development to areas designated and used for that development and permit reasonable long-term growth at those areas, and permit coastal development outside of designated areas when:*
 - (i) *Use of designated locations is not feasible;*
 - (ii) *Adverse environmental effects and risks from coastal hazards are minimized; and*
 - (iii) *The development is important to the State's economy;*

Response: The proposed single-family home is situated within the HPP community and is an appropriate location for a single-family home that is intended to ensure the quality and long-term value of the existing community. The development will be located on property that is zoned for the proposed use and is an appropriate location for a new single-family home with regard to the surrounding development and infrastructure.

6. *Coastal Hazards*

Objectives:

- (A) *Reduce hazard to life and property from coastal hazards.*

Policies:

- (A) *Develop and communicate adequate information about the risks of coastal hazards;*
- (B) *Control development, including planning and zoning control, in areas subject to coastal hazards;*
- (C) *Ensure that developments comply with requirements of the National Flood Insurance Program; and*
- (D) *Prevent coastal flooding from inland projects;*

Response: The project is located within Flood Zone "X" — representing areas of minimal flooding; hence, the Proposed Project is not anticipated to be impacted by flood related hazards.

7. *Managing Development*

Objectives:

- (A) *Improve the development review process, communication, and public participation in the management of coastal resources and hazards.*

Policies:

- (A) *Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;*
- (B) *Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements; and*

- (C) *Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process;*

Response: Prior to the public hearing, consultation will be conducted with adjacent property owners, the Planning Department, and any other governmental agencies. These activities will include required mail-outs and any informational meetings to describe the proposed project and resolve issues that need to be addressed through the SMA permitting process.

During the scheduled public hearings, the public will have an opportunity to review and comment on the proposed project. Landowners located near the project will be notified of the scheduled public hearing dates. Public hearing dates and location maps will also be published in a local newspaper as required. The public will be allowed to participate in the public hearing portion of the Planning Commission's review process.

8. Public Participation

Objectives:

- (A) *Stimulate public awareness, education, and participation in coastal management.*

Policies:

- (A) *Promote public involvement in coastal zone management processes;*
- (B) *Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and*
- (C) *Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts;*

Response: Neighboring property owners will be notified of the Special Management Area Permit Application, and will also receive notices of Public Hearing, for participation in a Public Hearing before the Planning Commission.

Prior to the public hearing, consultation will be conducted with adjacent property owners, the Planning Department, and any other governmental agencies. These activities will include required mail-outs and any informational meetings to describe the proposed project and resolve issues that need to be addressed through the SMA permitting process.

During the scheduled public hearings, the public will have an opportunity to review and comment on the proposed project. Landowners located near the project will be notified of the scheduled public hearing dates. Public hearing dates and location maps will also be published in a local newspaper as required. The public will be allowed to participate in the public hearing portion of the Planning Commission's review process.

9. Beach and Coastal Dune Protection

Objectives:

- (A) *Protect beaches and coastal dunes for:*
 - (i) *Public use and recreation;*
 - (ii) *The benefit of coastal ecosystems; and*
 - (iii) *Use as natural buffers against coastal hazards; and*

- (B) *Coordinate and fund beach management and protection.*

Policies:

- (A) *Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;*
- (B) *Prohibit construction of private shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;*
- (C) *Minimize the construction of public shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;*
- (D) *Minimize grading of and damage to coastal dunes;*
- (E) *Prohibit private property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor; and*
- (F) *Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor;*

Response: The project will not involve construction of any structures within the shoreline setback area and the project will not have a direct physical impact upon any public beaches or dunes — due to the coastline being an elevated cliff. There are no sandy beaches or dunes at the property shoreline.

10. Marine and Coastal Resources

Objectives:

- (A) *Promote the protection, use, and development of marine and coastal resources to assure their sustainability.*

Policies:

- (A) *Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;*
- (B) *Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;*
- (C) *Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;*
- (D) *Promote research, study, and understanding of ocean and coastal processes, impacts of climate change and sea level rise, marine life, and other ocean resources to acquire and inventory information necessary to understand how coastal development activities relate to and impact ocean and coastal resources; and*
- (E) *Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.*

Response: The proposed project does not involve the direct use or development of marine resources. The project will produce no direct impact on the region's coastal or marine resources, and with the incorporation of erosion and drainage control measures during construction and after construction, there should not be significant adverse impacts to near shore waters from point and non-point sources of pollution. Therefore, the subject project is not anticipated to produce a significant impact on a coastal or marine resource.

Compliance with Chapter §205A-26 Special Management Area Guidelines.

This section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter §205A-26.

§205A-26 Special management area guidelines. In implementing this part, the authority shall adopt the following guidelines for the review of developments proposed in the special management area:

(1) All development in the special management area shall be subject to reasonable terms and conditions set by the authority in order to ensure:

(A) Adequate access, by dedication or other means, to publicly owned or used beaches, recreation areas, and natural reserves is provided to the extent consistent with sound conservation principles;

Response: The proposed project does not involve the direct use or development of the shoreline therefore the proposed project will not impact on access to publicly owned beaches or recreation areas or natural reserves.

(B) Adequate and properly located public recreation areas and wildlife preserves are reserved;

Response: The proposed project is in an established residential neighborhood with homes to the east and south of the property. The property does not involve use of wildlife preserves or public recreation space. Therefore, the subject project will not produce a significant impact public recreation and wildlife preserves.

(C) Provisions are made for solid and liquid waste treatment, disposition, and management which will minimize adverse effects upon special management area resources; and

Response: The proposed project will include construction of an onsite wastewater system for the home. The system will manage solid and liquid waste in accordance with County of Hawaii standards. Therefore, the subject project will not produce a significant impact on special management area resources.

(D) Alterations to existing land forms and vegetation, except crops, and construction of structures shall cause minimum adverse effect to water resources and scenic and recreational amenities and minimum danger of floods, wind damage, storm surge, landslides, erosion, siltation, or failure in the event of earthquake.

Response: The proposed project has been designed with the topography of the site to minimize grading and alteration to existing land. The project site is not in a flood zone, therefore the threat of floods, wind damage, storm surge and landslides are not anticipated to impact the project. Best Management Practices as identified in this report will be incorporated to minimize construction impacts related to erosion and siltation.

(2) No development shall be approved unless the authority has first found:

(A) That the development will not have any substantial 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 interests. Such adverse effects 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;

Response: This SMA use permit application report has examined the potential impacts to the Physical Environment, Socio-Economic Environment, Public Services and Infrastructure. Through the implementation of mitigation measures outlined within this report, the proposed project is not anticipated to have any substantial adverse environmental or ecological effect.

(B) That the development is consistent with the objectives, policies, and special management area guidelines of this chapter and any guidelines enacted by the legislature; and

Analysis. As outlined in this SMA report, the proposed project is consistent with the objectives policies and special management area guidelines of this chapter.

(C) That the development is consistent with the county general plan and zoning. Such a finding of consistency does not preclude concurrent processing where a general plan or zoning amendment may also be required.

Response: The proposed single-family project is consistent with the County of Hawaii General Plan and zoning, and therefore an appropriate development for the subject property.

(3) The authority shall seek to minimize, where reasonable:

(A) Dredging, filling or otherwise altering any bay, estuary, salt marsh, river mouth, slough or lagoon;

Response: The proposed project does not involve altering any bay, estuary, salt marsh, river mouth, slough or lagoon.

(B) Any development which would reduce the size of any beach or other area usable for public recreation;

Response: The property is located on a hardened lava elevated cliff, with no beaches present at the base of the cliff. Therefore, the proposed project is not anticipated to impact beaches or other areas that are usable for public recreation.

(C) Any development which would reduce or impose restrictions upon public access to tidal and submerged lands, beaches, portions of rivers and streams within the special management areas and the mean high tide line where there is no beach;

Response: The proposed property is on the shoreline with an elevated cliff. There are no beaches or direct access to the ocean at the property. The project will be setback from the cliff edge to allow for lateral shoreline access and will not impact beaches or rivers and streams.

(D) Any development which would substantially interfere with or detract from the line of sight toward the sea from the state highway nearest the coast; and

Response: The proposed single-family home is located 4.2 miles makai of Keaau-Pahoa Rd. Due to the significant distance, the single-family home will not interfere with the line of sight toward the sea from Keaau-Pahoa Rd.

(E) Any development which would adversely affect water quality, existing areas of open water free of visible structures, existing and potential fisheries and fishing grounds, wildlife habitats, or potential or existing agricultural uses of land. [L 1975, c 176, pt of §1; am L 1977, c 188, §10; am L 1979, c 200, §9; am L 1984, c 113, §2; am L 1994, c 3, §2]

Response: The proposed project is located on a hardened lava field in HPP and is not an appropriate place for agricultural operations. The proposed project will incorporate mitigation measures to ensure that the proposed project will not have an adverse impact on water quality, fishing grounds or wildlife habitats.

F. Surrounding zoning and land uses.

Response: The surrounding area is characterized by single-family residential structures to the south and east. To the West is a State of Hawaii owned shoreline parcel and to the north is the Pacific Ocean. The property is zoned A1-a, like most other parcels in the HPP community. HPP contains 8,804 parcels; 99% of which are 1 acre or less in size. HPP has been designated in the General Plan 2045 as a location for a future regional center and 2 village centers to provide services and amenities within the large residential community.

G. Flood Insurance Rate Map (FIRM) designation (contact Department of Public Works – Engineering Division)

Response: The subject parcel is within Zone X and Zone AE. The entire project site area is located within Zone X. *See: Figure 5, FHAT Report showing FIRM designation.*

H. Archaeological Resources

Response: The State Historic Preservation Division (SHPD) will determine the Archaeological work that will be necessary, if any, for the proposed project prior to the initiation of ground disturbing activities. The Applicant is prepared to take required steps to address archaeological concerns for the proposed project prior to the initiation of ground disturbing activities.

I. Floral and Faunal Resources

Response: The subject property is a hardened lava field and there is sparse vegetation, no floral resources will be affected by the proposed development. The sparse vegetation present within the project area was primarily naupaka and other plants under 3 feet in height. No rare, threatened, or endangered plant species were present on site.

Animals were not observed during a site visit in April 2025, however, likely to be on the project site are non-native birds and the mongoose along with domestic cats and dogs.

The shoreline is an elevated cliff, and no beach or sand dunes are present at the base of the cliff along the property. All runoff from the proposed development is to be contained on site. No adverse impacts to floral and faunal resources on the subject parcel and surrounding environment are anticipated.

J. Valued Cultural Resources: Identify any traditional and customary native Hawaiian rights that are exercised in the area; the extent in which the proposed development will affect these rights; and feasible action to be taken to protect native Hawaiian rights if they exist.

Response: Based on known conditions, the proposed project is not anticipated to impact cultural resources or practices on or in the vicinity of the Project site.

K. Public Access: Existing public access to and along the shoreline or to mountain areas and knowledge of whether public access is being used.

Response: Based on known conditions, the proposed project is not anticipated to impact public access to and along the shoreline or to mountain areas.

L. Description of access(es) to the area (e.g. width, type of surface and condition of roadway). If a private roadway, submit evidence of access rights.

Response: The subject parcel is accessible via the existing Beach Road, a compacted gravel, two (2) lane, neighborhood roadway in HPP.

M. Traffic impacts – assessment of existing traffic conditions, anticipated increase in traffic and traffic impacts from proposed use (a formal study may be requested by Department of Public Works or Department of Transportation during the review process).

Response: The proposed development, a single-family dwelling, is not expected to have an impact on the traffic in the overall HPP community. Existing infrastructure and roadways provide vehicular traffic circulation.

N. Availability of Utilities: Water, telephone, electricity, sewage disposal.

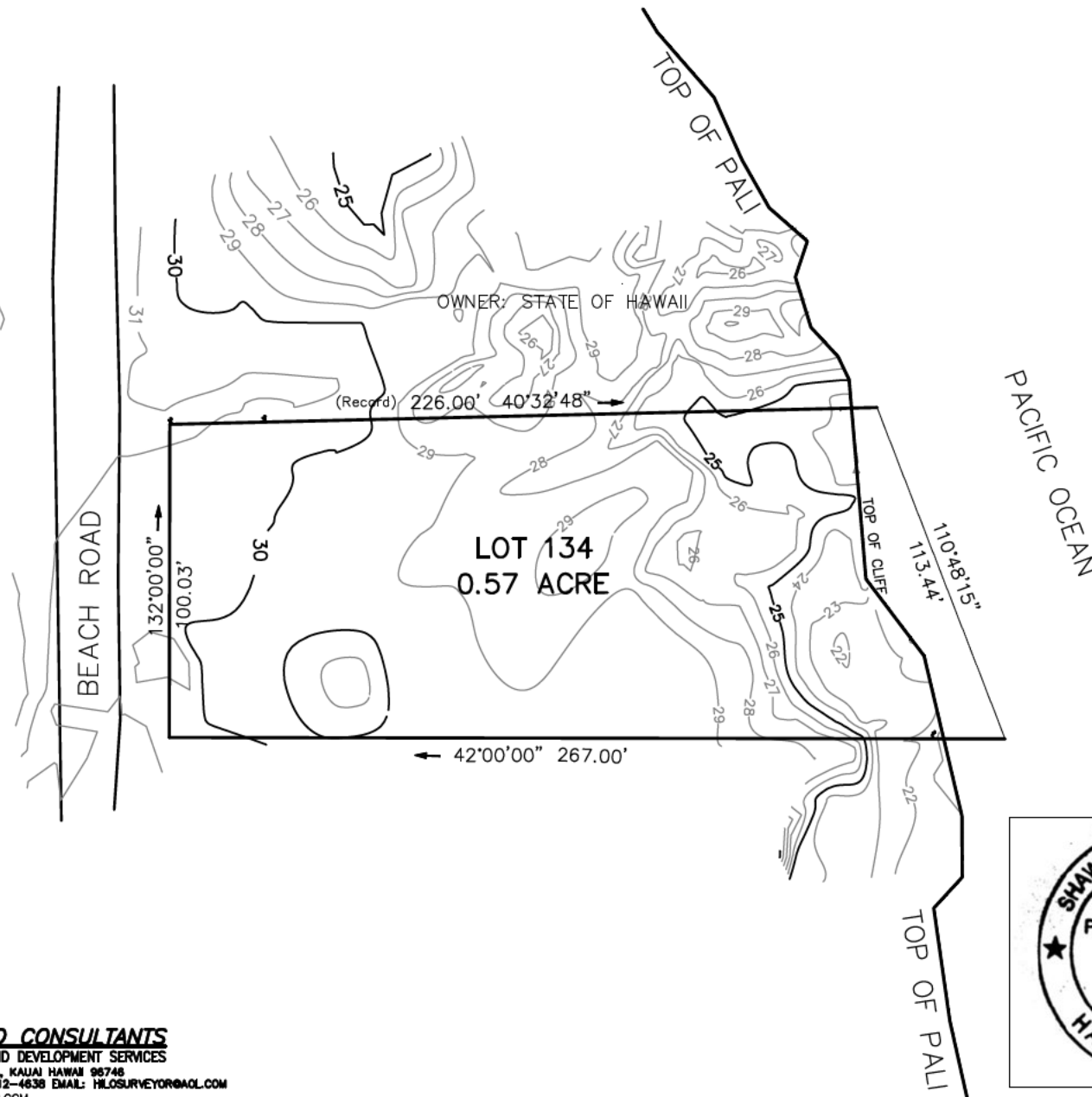
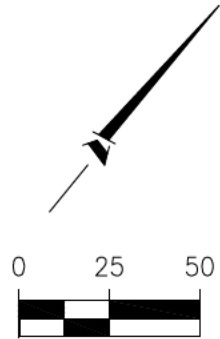
Response: The proposed single-family home is located within an established neighborhood with existing infrastructure. A private on-site water well will be developed for potable water, telephones, electricity will be provided by existing services in the area, and sewage disposal will be developed on the project site and sized to serve the proposed residence.

O. In the case of an applicant whose proposed development has been assessed, any information as to the areas of critical concern delineated by the director.

Response: The project valuation is \$700,000, which exceeds \$500,000, requiring the application of a Special Management Area Major Use Permit.

Figures

1. Topographic Survey
2. Site Photographs
3. Site Plan
4. Certified Shoreline Survey
5. FHAT Report



PROJECT LOCATION:



MANA LAND CONSULTANTS
PROFESSIONAL LAND DEVELOPMENT SERVICES
PO BOX 1103 KAPAA, KAUAI HAWAII 96748
HILO OFFICE: 808-212-4638 EMAIL: HILO.SURVEYOR@AOL.COM
WWW.MANALANDLLC.COM



DATE OF SURVEY:
JANUARY 16, 2024


SHAWN D. CHRISTENSEN
HAWAII PLS NUMBER 12767
THIS WORK WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION

SURVEY NOTES:

1. AZIMUTHS AND COORDINATES ARE PER LAND COURT APPLICATION 1053; MAP 66.
2. MONUMENTATION AND/OR EXISTING BOUNDARY MARKERS WERE USED TO DERIVE SUBJECT LOTS BOUNDARY COORDINATES. (SEE FB#22002 PAGES 120-121).
3. RECORD MAKAI BOUNDARY CORNERS FELL IN THE OCEAN.
4. DATE OF TOPOGRAPHIC MAPPING 01/16/2024.
5. ELEVATIONS ARE BASED ON M.S.L. VERTICAL CONTROLS WERE DERIVED BY STATIC SURVEY, DATA PROCESSED BY OPUS.
6. TOPOGRAPHICAL DATA LOCATION WAS BASED ON EXISTING "FOUND" BOUNDARY CORNERS.

OWNER
SCOTT SCHRADER
7826 Rockwell Ave
Midway City, California 92655
TMK 3-1-5-032:060

TOPOGRAPHIC MAP SHOWING
HAWAIIAN PARADISE PARK
LOT 134, BLK 11, MAP 66 LCAPP 1053
PARCEL NUMBER 1503210600000
TMK 3-1-5-032:060
ISLAND AND COUNTY OF HAWAII, HAWAII

PROJECT NO.
22-1006
MAP SCALE: 1" = 50'
SHEET NO.
1 OF 1



Existing Conditions of the property during site visit on April 28, 2025



Existing Conditions of the property during site visit on April 28, 2025



Shoreline conditions at the property during site visit on April 28, 2025



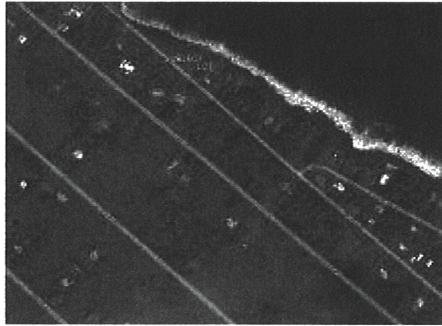
Beach Rd conditions during site visit on April 28, 2025



Adjacent Single-Family Homes



PROJECT SITE LOCATION
N.T.S.



The shoreline as delineated in red is
hereby certified as the shoreline as of
DEC - 1 2022

Chairperson, Board of Land and Natural Resources
OWNER: STATE OF HAWAII

SURVEY OFFICE COPY

MAP LABEL
DESCRIPTIONS

(A) NW Calculated boundary
corner (point falls in ocean)

(B) NE Calculated boundary
corner (point falls in ocean)

(C) SE Boundary corner
1/2" set

(D) SW Boundary corner
spike fd

(E) NE Boundary corner nail
set
at approximate top of pali

(F) NW Boundary corner nail
set
at approximate top of pali

(G) Angle Boundary, nail set
at approximate top of pali

(H) Angle Boundary, nail set
at approximate top of pali

(1) "Nail set" on line 2, 40
Feet from NW Boundary
corner.

(2) "Nail set" on line 1, 40
Feet from NE Boundary
corner.

(3) "Nail set" on line 1, 30
Feet from SE Boundary
corner.

(4) "Nail set" on line 2, 30
Feet from SW Boundary
corner.

LOT 134

(PER RECORD) 0.57 ACRE

(NEW AREA) 0.5 Acres.
(Approximately) 21841.5 Sq.ft.

(AREA OF EROSION)
(Approximately) 1861.5 Sq.ft.

(NEW) ← 42'00"00" 243.59'

(Record) ← 42'00"00" 267.00'

MANA LAND CONSULTANTS

PROFESSIONAL LAND DEVELOPMENT SERVICES

PO BOX 1103 KAPAA, KAUAI HAWAII 96746

HILO OFFICE: 808-212-4638 EMAIL: HILOSURVEYOR@AOL.COM

WWW.MANALANDLLC.COM

OWNER

WILLIAM & SUSAN HOUSTON
7737 SPANISH BAY DRIVE
LAS VEGAS NEVADA, 89113
TMK 3-1-5-032:060

CERTIFIED SHORELINE SURVEY

HAWAIIAN PARADISE PARK
LOT 134, BLK 11, MAP 66 LCAPP 1053
TMK 3-1-5-032:060
HAWAII, KEAAU, PUNA, HAWAII

MAP REVISION DATE:

NOVEMBER 10, 2022

MAP SCALE: 1" = 40'

SHEET NO.

1 OF 1

PHOTO SHEET 1

PHOTO DATE AND TIME STAMP: JULY 9, 2022 11:41

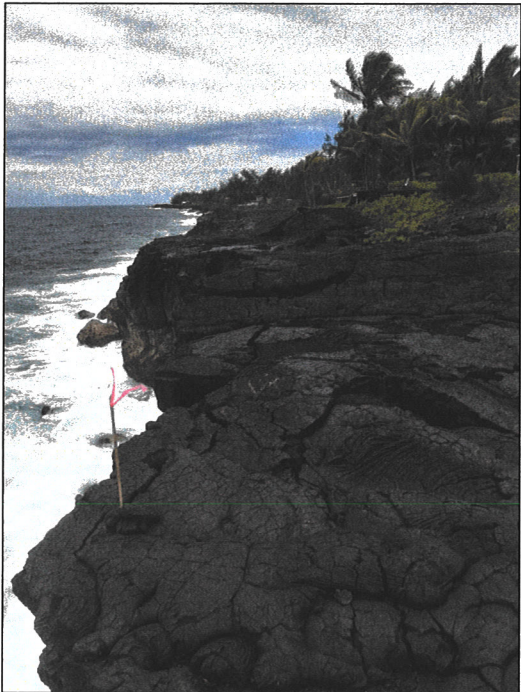


PHOTO 1
NW PL CORNER (AT POINT F - SEE ATTACHED MAP)
FACING SE ALONG SHORELINE

PHOTO DATE AND TIME STAMP: JULY 9, 2022 12:37

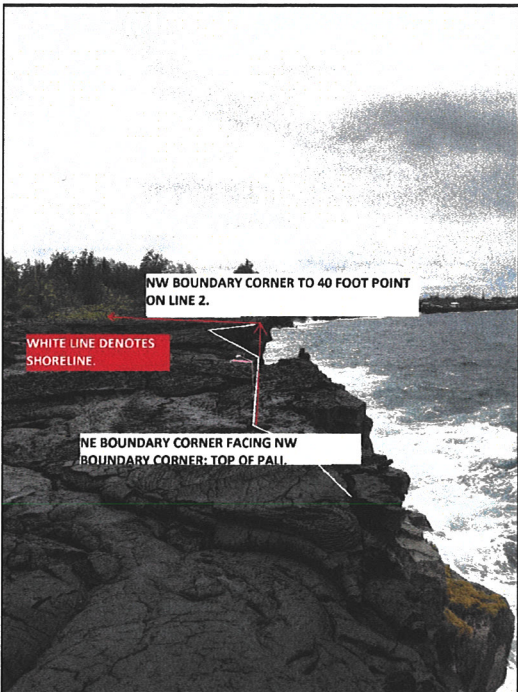


PHOTO 2
NE PL CORNER (AT POINT E - SEE ATTACHED MAP)
FACING NW ALONG SHORELINE

PHOTO DATE AND TIME STAMP: JULY 9, 2022 12:37

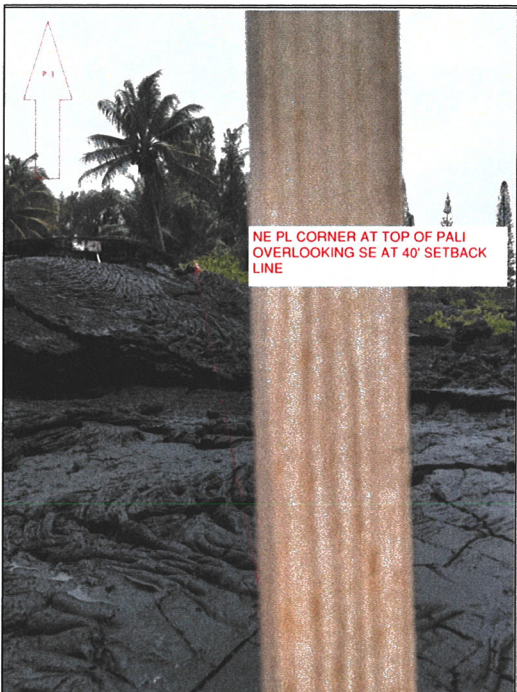
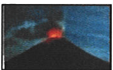


PHOTO 3
NW PL CORNER (AT POINT B - SEE ATTACHED MAP)
FACING SW ALONG SHORELINE



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SHAWN D. CHRISTENSEN
HAWAII PLS NUMBER 12767
THIS WORK WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION

SURVEY NOTES:

1. DATE PHOTOS TAKEN: JULY 13, 2022
2. SEE FB#413 PAGES 22-25 FOR FURTHER REFERENCE TO SURVEY FIELD DATA.
3. ARROW SYMBOLS WITH "P-#\"

OWNER

WILLIAM & SUSAN HOUSTON
7737 SPANISH BAY DRIVE
LAS VEGAS NEVADA, 89113
TMK 3-1-5-032:060

CERTIFIED SHORELINE SURVEY

HAWAIIAN PARADISE PARK
LOT 134, BLK 11, MAP 66 LCAPP 1053
PARCEL NUMBER 1503210600000
TMK 3-1-5-032:060 - KEAAU, PUNA
ISLAND AND COUNTY OF HAWAII, HAWAII

PROJECT NO.

22-1006

MAP SCALE: 1" = N/A

SHEET NO.

1 OF 2



PHOTO SHEET 2

PHOTO DATE AND TIME STAMP: JULY 9, 2022 16:33



PHOTO 4
NE CORNER BOUNDARY FACING NW CORNER BOUNDARY ALONG SHORELINE

PHOTO DATE AND TIME STAMP: JULY 9, 2022 16:32

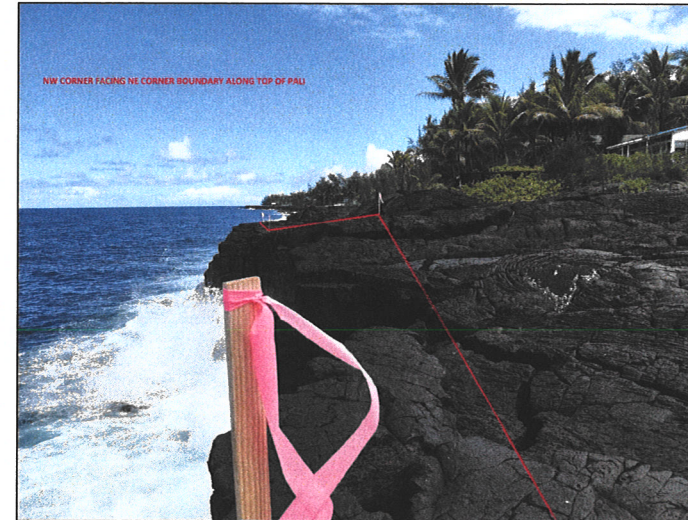
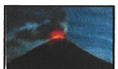


PHOTO 5
NW PL CORNER (AT POINT F - SEE ATTACHED MAP) FACING NE CORNER ALONG TOP OF PALI



MANA LAND CONSULTANTS
PROFESSIONAL LAND DEVELOPMENT SERVICES
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THIS WORK WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION

SURVEY NOTES:

1. DATE PHOTOS TAKEN: JULY 13, 2022
2. SEE FB#413 PAGES 22-25 FOR FURTHER REFERENCE TO SURVEY FIELD DATA.
3. ARROW SYMBOLS WITH "P-#/" DEPICTED ON ATTACHED SURVEY MAP ARE REFERENCING DIRECTION AND POSITION ON MAP OF PICTURE TAKEN AS SHOWN ABOVE AND ON ADDITIONAL PHOTO SHEET(S).
4. BOUNDARY LINE ALONG SEA PALI WAS DETERMINED BY THE HIGHEST SPLASH OF WAVE PER HAR TITLE 13, SUB TITLE 10, CHAPTER 22, SUB CHAPTER 3 PARAGRAPH (6).
5. LAND COURT APPLICATION 1053; MAP 66 REFERENCED FOR THIS SURVEY.

OWNER

WILLIAM & SUSAN HOUSTON
7737 SPANISH BAY DRIVE
LAS VEGAS NEVADA, 89113
TMK 3-1-5-032:060

CERTIFIED SHORELINE SURVEY

HAWAIIAN PARADISE PARK
LOT 134, BLK 11, MAP 66 LCAPP 1053
PARCEL NUMBER 1503210600000
TMK 3-1-5-032:060 - KEAAU, PUNA
ISLAND AND COUNTY OF HAWAII, HAWAII

PROJECT NO.

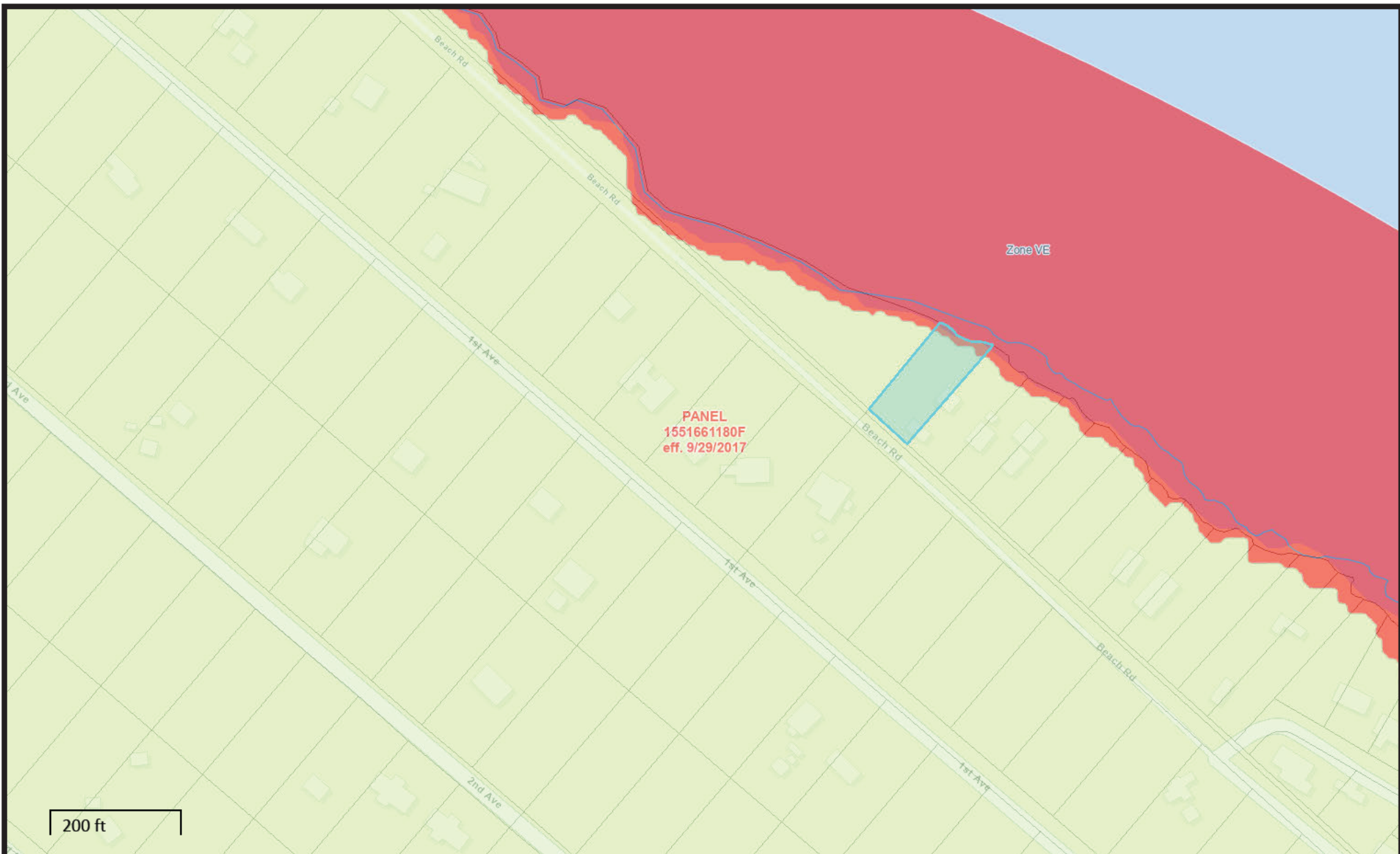
22-1006

MAP SCALE: 1" = N/A

SHEET NO.

2 OF 2





Flood Hazard Map

Title:

Notes:

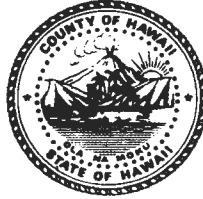
Map generated
on 07/03/2025



[Map Legend](#)

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

C. Kimo Alameda, Ph.D.
Mayor



Reed K. Mahuna
Chief of Police

William V. Brilhante, Jr.
Managing Director

County of Hawai'i

POLICE DEPARTMENT

349 Kapi'olani Street • Hilo, Hawai'i 96720-3998
(808) 935-3311 • Fax (808) 961-2389

February 26, 2026

REC'D HAND DELIVERED

COH PLANNING DEPT
FEB 27 2026 AM 11:28

TO : JEFFREY W. DARROW, PLANNING DIRECTOR
FROM :  KENNETH A.K. QUICHO, ASSISTANT POLICE CHIEF
AREA I OPERATIONS BUREAU

SUBJECT: SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION (PL-SMA-2025-000084)
APPLICANT: SCOTT SHRADER
REQUEST: TO CONSTRUCT A TWO-STORY 5,090 SQUARE FOOT SINGLE-FAMILY RESIDENCE AND RELATED IMPROVEMENTS
TAX MAP KEY: (3) 1-5-032: HAWAIIAN PARADISE PUNA, HAWAII

Staff, upon reviewing the provided documents, does not anticipate any significant impact to traffic and/or public safety concerns.

Thank you for allowing us the opportunity to comment.

If you have any questions, please contact Captain Todd Pataray, Puna Patrol, at 965-2716 or via email at Todd.Pataray@hawaiiipolice.gov.

Planning Dept.
Exhibit <u>2</u>



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 916
HILO, HAWAII 96721-0916

MEMORANDUM

DATE: February 27, 2026

TO: Mr. Jeffrey W. Darrow
Planning Director, County of Hawaii

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Special Management Area Use Permit Application (PL-SMA-2025-000084)
Applicant: Scott Shrader
Request: To Construct a Two-Story 5,090 Square Foot Single-Family
Residence and Related Improvements
TMK: 1-5-032:060, Hawaiian Paradise Park, Puna, Hawai'i

In most cases, the District Health Office will no longer provide individual comments to agencies or project owners to expedite the land use review and process.

Agencies, project owners, and their agents should apply Department of Health "Standard Comments" regarding land use to their standard project comments in their submittal. Standard comments can be found on the Land Use Planning Review section of the Department of Health website: <https://health.hawaii.gov/epo/landuse/>. Contact information for each Branch/Office is available on that website.

Note: Agencies and project owners are responsible for adhering to all applicable standard comments and obtaining proper and necessary permits before the commencement of any work.

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

Clean Air Branch

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.

2. Control of Fugitive Dust: You must reasonably control the generation of all airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.
3. Standard comments for the Clean Air Branch are at: <https://health.hawaii.gov/epo/landuse/>

Clean Water Branch

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55.
 1. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55: <https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standard-comments/>.

Hazard Evaluation & Emergency Response Office

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at: <https://health.hawaii.gov/epo/landuse/>.

Indoor and Radiological Health Branch

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502, 11-503, and 11-504.
2. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
3. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at <https://health.hawaii.gov/irhb/asbestos/>.

Safe Drinking Water Branch

1. Agencies and/or project owners are responsible for ensuring environmental compliance for their projects in the areas of 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related to the Safe Drinking Water program: <https://health.hawaii.gov/sdwb/>.
2. Standard comments for the Safe Drinking Water Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Solid & Hazardous Waste Branch

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.
2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H, and 342I, and HAR Chapters 11-58.1 and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse, and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.
3. Underground Storage Tank Program – The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Wastewater Branch

For comments, please email the Wastewater Branch at doh.wwb@doh.hawaii.gov.

Sanitation / Local DOH Comments:

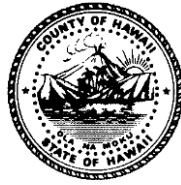
1. According to HAR §11-26-35, No person, firm, or corporation shall demolish or clear any structure without first ascertaining the presence or absence of rodents that may endanger public health by dispersal from such premises. Should any such inspection reveal the presence of rodents, the rodents shall be eradicated before demolishing or clearing the structure. A demolition permit is required prior to demolition.

Other

1. [CDC - Healthy Places - Healthy Community Design Checklist Toolkit](#) recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Hawaii District Health Office, at (808) 933-0917.

C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante Jr.
Managing Director



Daniel Girvan, P.E.
Director

Craig Kawaguchi
Deputy Director

County of Hawai'i

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

345 Kekūanāo'a Street, Suite 41 · Hilo, Hawai'i 96720 · cohdem@hawaiiicounty.gov

Ph: (808) 961-8083 · Fax: (808) 961-8086

MEMORANDUM

Date : February 25, 2026

To : Jeffrey Darrow, Director
Planning Department

From : Daniel Girvan, Director
Department of Environmental Management

Subject : PL-SMA-2025-000084

The Wastewater Division has reviewed the subject application and offers the following comments and/or recommendations:

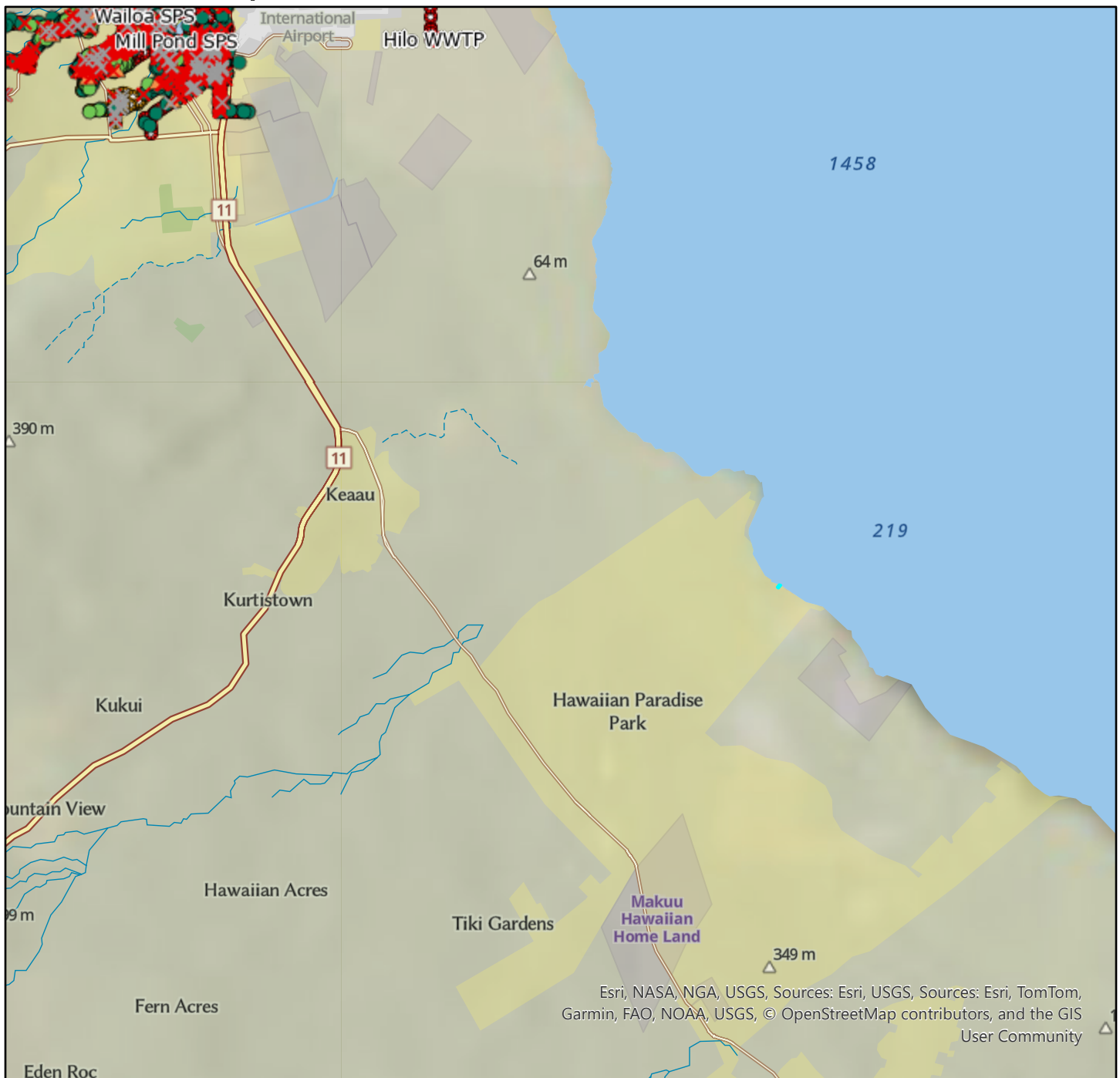
- ☐ No Comments
- ☐ The proposed subdivision is *accessible to a sewer*. The applicant is required to connect all existing and proposed structures to the public sewer in accordance with Section 21-6 and Division 2 of the Hawaii County Code.
- ☐ The proposed subdivision is within 300-linear feet of an existing sewer system. The applicant shall install sewer lines as required by Section 23-85 of the Hawaii County Code. Sewer lines shall comply with Chapter 21, Division 2
- ☐ Extensions of the public sewer system:
The applicant shall submit a letter application to the director detailing where and why the sewer extension is being requested, and a payment mechanism:
 - ☐ The applicant constructs and pays full cost for the extension and may receive for 10 years after completion one-half of all sewer charges collected by the County from other properties that connect to the extension, provided the reimbursement does not exceed the cost incurred by the applicant.
 - ☐ County constructs the extension (the County has yet to create a program to allow this):
 - ☐ The applicant pays the full cost for the extension and may receive for 10 years after completion one-half of all sewer charges collected by the County from other properties that connect to the extension, provided the reimbursement does not exceed the cost incurred by the applicant.
 - ☐ The applicant pays one-half the cost and the County pays the other half of the extension cost. The applicant shall submit sewer engineering plans and sewer study to the Wastewater Division for review.

- ☐ The applicant shall submit a study documenting proposed additional sewer flows so the director can evaluate the capacity of the existing system to handle them. Contact Wastewater Division staff for *Sewer Study* requirements.
- ☐ The proposed subdivision may be subject to existing or future federal, state, or county regulation under Title 40 CFR 403. Contact the Wastewater Division Pretreatment Group for information regarding pretreatment standards and requirements.
- ☒ The proposed subdivision is about 16 miles from nearest Hawai'i County Sewer. The applicant shall comply with Department of Health requirements, and all other applicable federal, state, and county regulations. The applicant shall submit plans for treatment facilities to the Department of Health and to the Department of Environmental Management director for review as required by Section 21-11.

For sewers in private roadways:

- ☐ Sewers will be dedicated to the County in accordance with Section 21-19. Contact the Wastewater Division for sewer and easement details and requirements. Applicant shall hold the County harmless for any damage to roadway corridors during or caused by the construction. Contact Wastewater Division for *Permit to Perform Work on the Public Sewer System*.
- ☐ Sewers will be private and will not be dedicated to the County. The applicant shall comply with all Department of Public Works requirements. Contact the Wastewater Division for *Permit to Perform Work on the Public Sewer System*.
- ☐ Other:

Location Map - TMK 1-5-032-060



Current Time: 2/25/2026 12:14 PM

1 inch equals 2 miles

Wastewater Staff

Scale: 1:144,448

Treatment Plants and Pump Stations

Custom

- County Pump Station
- Non-County Pump Station
- County Treatment Plant
- Non-County Treatment Plant

Laterals

Custom

- County Lateral
- Non-County Lateral
- Flow Direction

Mains

Custom

- County Gravity Main

- Non-County Gravity Main
- County Force Main
- Non-County Force Main
- County Outfall
- Non-County Outfall
- County Siphon
- County Stub
- Non-County Stub
- County Treatment
- Non-County Treatment

Manholes

Custom

- County Dropline Manhole
- County Manhole
- Non-County Dropline Manhole

- Non-County Manhole

Service Connections

Service Connections

- Connected
- Assumed Connection
- Failed Inspection
- Permit Pending
- Proposed
- Connection Exemption
- Not Connected
- Not Connected - Additional Lateral
- Abandoned
- Unknown



Disclaimer: Data provided and maintained by the Hawaii County Wastewater Division are subject to change at any time. The County of Hawaii does not guarantee the positional or thematic accuracy of the GIS data.



BUILDING DIVISION – DPW

COUNTY OF HAWAII – 101 Pauahi Street, Suite 7 – Hilo, Hawai'i 96720

Hilo Office (808) 961-8331 • Fax (808) 961-8410

Kona Office (808) 323-4720 • Fax (808) 327-3509

February 20, 2026

TO:

Alex Roy - County of Hawaii – Planning Dept.
County Of Hawaii Planning Department
101 Pauahi St. Ste. #3
Hilo, HI. 96720

SUBJECT: Special Management Area Use Permit Application (PL-SMA-2025-000084)

Applicant: Scott Shrader

Request: To Construct a Two-Story 5,090 Square Foot Single-Family Residence and Related Improvements

Tax Map Key: (3) 1-5-032:060, Hawaiian Paradise Park, Puna, Hawai'i

This is to inform you that our records on file, relative to the status of the subject discloses that:

- ☐ No Building permit was issued for work done on the premises.
- ☐ No building permit was issued for the change of occupancy.
- ☐ At the time of completion, the subject complied with all Building Code regulations that were in effect.
- ☐ Variance from any building regulation (Building, Electrical, Plumbing, or Sign) was/was not granted.
- ☐ The following violations(s) still outstanding:
 - ☐ Building
 - ☐ Electrical
 - ☐ Plumbing
 - ☐ Sign
- ☒ Others:

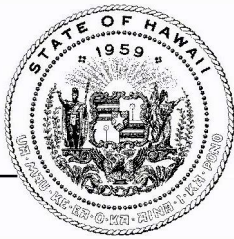
Owner shall acquire and complete necessary Building Permit(s) to erect and/or construct the proposed building(s) and structure(s) as required per Hawaii County Code – Chapter 5 Construction Administration Code, Section 5-3-1.

- <https://www.hawaiicounty.gov/our-county/legislative/office-of-the-county-clerk/county-code>
- <https://www.hawaiicounty.gov/home/showpublisheddocument/14/638743634861870000>

Should you have any questions regarding matters contained herein, please feel free to contact Joel Fitzgerald at phone no. (808) 961-8488.

Hawai'i County is an Equal Opportunity Provider and Employer

Planning Dept.
Exhibit 5



**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

235 South Beretania Street, 6th Floor, Honolulu, Hawai'i 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <https://planning.hawaii.gov/>

DTS202602201145MO

Coastal Zone
Management
Program

March 16, 2026

Environmental Review
Program

Land Use Commission

Land Use Division

Special Plans Branch

State Transit-Oriented
Development

Statewide Geographic
Information System

Statewide
Sustainability Branch

Mr. Jeffrey W. Darrow, Director
Department of Planning
County of Hawai'i
East Hawaii Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

Attn: Alex Roy

Dear Mr. Darrow:

Subject: Special Management Area Use Permit Application (PL-SMA-2025-000084) to Construct
New Two-Story Single-Family Residence and Related Improvements
Hawaiian Paradise Park, Puna, Hawai'i
Tax Map Key: (3) 1-5-032: 060

The Office of Planning and Sustainable Development (OPSD) is in receipt of your comment request, transmitted via memorandum dated February 20, 2026, on the Special Management Area (SMA) Use Permit Application (PL-SMA-2025-000084), to construct a new two-story single-family residence and related improvements at Hawaiian Paradise Park, Puna, Hawai'i.

According to the subject SMA Use Permit application, the applicant's proposal on a 0.57-acre vacant shoreline parcel is as follows:

- Two-story 5,090 square foot single-family residence consisting of 4 bedrooms and 2 and a half bathrooms, a two-car garage, a covered entry and a covered lanai.
- A 10'x18' swimming pool, adjacent 8'x28' pool deck and separate 12'x8' pool equipment enclosure in the rear of the property.
- An on-site potable water well and pump (separate permit) in the Southwest corner of the front yard.
- An independent wastewater system (separate permit) in the Northwest corner of the front yard.

Planning Dept.
Exhibit 6

- New driveway and auto court in the front yard.
- A 6' high Concrete-Rubble-Masonry (CRM) wall along the North, South, and West property lines, terminating at the 40' shoreline setback line. A connected 4' high CRM wall running parallel to the rear of the residence, separating the pool deck from the swimming pool. A 6' high rock wall off the rear of the garage to screen HVAC equipment.

Construction cost is anticipated to be approximately \$700,000, which exceeds \$500,000, requiring the application of a SMA Major Use Permit.

The shoreline in front of the property consists of hardened lava rock and sparse vegetation and is an elevated bluff with no beach.

The parcel is zoned as Agricultural (A-1a) by the County of Hawai'i, and allows for single-family residential use within the established Hawaiian Paradise Park Subdivision.

The entire project site area is located within the Flood Zone "X", areas outside of the 500-year flood plain.

The OPSD has reviewed the subject SMA Use Permit Application, and has the following comments to offer:

1. The OPSD recommends the subject SMA Use Permit Application provide anticipated timelines on the proposed development and provide a map to illustrate the parcel in relation to the county designated SMA.
2. As the subject property is a shoreline parcel, the OPSD recommends further details with mitigation measures be provided as to how the proposed CRM walls, approximately 175' in length along the Northerly property line, and 200' in length along the Southerly property line, would not substantially interfere with or detract scenic views from the line of sight toward the sea from the roads near the coast.
3. The application stated that the proposed single-family dwelling and swimming pool are generously setback from the shoreline. The applicant shall ensure no proposed structures and construction activities, including staging areas, will occur within the shoreline area as determined by the County Planning Department. OPSD recommends that the applicant be required to place and maintain stakes and flags at the location of the shoreline setback line during the construction, and these stakes and flags shall be clearly visible for the purpose of inspection and monitoring.

4. Should any archaeological or cultural resources, or burials be discovered during ground excavation, all construction work shall be ceased immediately. Subsequent work shall proceed only upon archaeological clearance from the State Historic Preservation Division, Department of Lands and Natural Resources.
5. The OPSD recommends site-specific mitigation measures for sediment and erosion control be implemented to prevent any runoff, sediment, soil and debris, potentially resulting from associated construction activities, including excavation, grading and staging, from adversely impacting surrounding areas, the coastal ecosystem and the State waters, as specified in Hawaii Administrative Rules § 11-54.

Besides stormwater structural control, Low Impact Development (LID), which consists of natural drainage design, including infiltration basins or trenches, rain gardens, green roofs, and vegetated filter strips, to preserve or enhance the natural hydrology of a place that existed prior to development, should be taken into account. OPSD recommends the proposed development refer to LID Practitioner's Guide for Hawai'i when developing mitigation approaches for runoff control at

https://files.hawaii.gov/dbedt/op/czm/ormp/ormp_implementation/2023LIDPractitionersGuide.pdf

6. In enacting Act 224, Session Laws of Hawai'i 2005, the legislature found that light pollution in Hawaii's coastal areas and artificial lighting illuminating the shoreline and ocean waters can be disruptive to avian and marine life. All exterior lighting and lamp posts associated with the proposed residential development shall be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas, and lessen possible seabird strikes. No artificial light, except as provided in Hawai'i Revised Statutes §§ 205A-30.5(b) and 205A-71(b), shall be directed to travel across the property boundaries toward the shoreline and ocean.

If you respond to this comment letter, please include DTS202602201145MO in the subject line. For any questions regarding this letter, please contact Tanner Gonzalez of our office at (808) 587-2846 or by email at Tanner.S.Gonzalez@hawaii.gov

Sincerely,


Mary Alice Evans
Director



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'
DEPARTMENT OF LAND AND NATURAL RESOURCES | KA 'OIHANA KUMUWAIWAI 'ĀINA
COMMISSION ON WATER RESOURCE MANAGEMENT | KE KAHUWAI PONO
P.O. BOX 621
HONOLULU, HAWAII 96809

March 25, 2026

REF: RFD.6638.8

TO: Ms. Lauren Yasaka, Acting Land Administrator
Land Division

FROM: Ciara W.K. Kahane, Deputy Director 
Commission on Water Resource Management

SUBJECT: Special Management Area Use Permit Amendment (PL-SMA-2025-000084)

FILE NO.: RFD.6638.8
TMK NO.: (3) 1-5-032:060

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://dlnr.hawaii.gov/cwrm>.

Our comments related to water resources are checked off below.

- ☐ 1. We recommend coordination with the county to incorporate this project into the next update of the county's Water Use and Development Plan (WUDP). Please contact the respective Planning Department and/or Department of Water Supply for further information.
- ☐ 2. We recommend coordination with the Engineering Division of the State of Hawaii, Department of Land and Natural Resources (DLNR) to incorporate this project into the next update of the State Water Projects Plan (SWPP).
- ☐ 3. We recommend coordination with the State of Hawaii, Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the associated agricultural water demands into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information at <https://hdoa.hawaii.gov/contact/>.
- ☒ 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the project to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EAP as having high water efficiency can be found at <http://www.epa.gov/watersense>.
- ☒ 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project on the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://planning.hawaii.gov/czm/initiatives/low-impact-development/>.
- ☐ 6. We recommend the use of alternative water sources, wherever practicable.
- ☐ 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>.
- ☒ 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at

<https://hawaiiscape.com/index.php>. Additional information can be found at
<https://dlnr.hawaii.gov/cwrm/planning/conservation/>.

- ☒ 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health (HDOH) and the acceptance of any resulting requirements related to water quality.
- ☒ 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.
- ☐ 11. The Hawai'i Water Plan is directed toward the achievement of the utilization of reclaimed water for uses other than drinking and for potable water needs in one hundred per cent of State and County facilities by December 31, 2045 (§174C-31(g)(6), Hawaii Revised Statutes). We strongly recommend that this project consider using reclaimed water for its non-potable water needs, such as irrigation. Reclaimed water may include, but is not limited to, recycled wastewater, gray water, and captured rainwater/stormwater. Please contact the Hawai'i Department of Health, Wastewater Branch, for more information on their reuse guidelines and the availability of reclaimed water in the project area. Contact information can be found at <https://health.hawaii.gov/about/contact/>.
- ☒ 12. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.
- ☒ 13. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
- ☐ 14. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- ☐ 15. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- ☐ 16. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a stream channel.
- ☐ 17. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
- ☐ 18. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- ☐ 19. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required by CWRM, or whether there are potential impacts to water resources.
- ☐ 20. The proposed water source(s) and projected water demands for the project, both potable and non-potable, should be identified. If the project will be provided water by a local water system we recommend consultation with them to ensure that system capacity is available to supply water for this project.

☒ OTHER: Groundwater -

Impacts to ground water dependent ecosystems are becoming an emerging issue as impacts to these are related to impacts to traditional & customary practices of sustenance from these ecosystems. We recommend consultation with the region's (moku) Aha Moku Council on whether a land use conversion or project that uses water will impact any traditional & customary practices.

If you have any questions, please contact Ryan Imata of the Groundwater Regulation Branch at (808) 587-0225 or Katie Roth of the Planning Branch (808) 587-0216.

JOSH GREEN, M.D.
GOVERNOR | KE KIA'ĀINA

SYLVIA LUKE
LIEUTENANT GOVERNOR | KA HOPE KIA'ĀINA



DAWN N. S. CHANG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
KA 'OIHANA KUMUWAIWAI 'ĀINA
LAND DIVISION

P.O. BOX 621
HONOLULU, HAWAII 96809

February 20, 2026

MEMORANDUM

FROM: TØ:

DLNR Agencies:

- ☒ Div. of Aquatic Resources (kendall.i.tucker@hawaii.gov)
- ☐ Div. of Boating & Ocean Recreation (richard.t.howard@hawaii.gov)
- ☒ Engineering Division (DLNR.ENGR@hawaii.gov)
- ☒ Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
- ☐ Div. of State Parks (curt.a.cottrell@hawaii.gov)
- ☒ Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
- ☐ Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
- ☒ Land Division – Hawai'i District (candace.m.martin@hawaii.gov)
- ☒ State Historic Preservation Division (SHPD) (jordan.v.calpito@hawaii.gov),
(noah.gomes@hawaii.gov)
- ☒ Aha Moku Advisory Committee (leimana.k.damate@hawaii.gov)

TO: FROM:

SUBJECT:

Lauren Yasaka, Acting Administrator

Request for comments for the Special Management Area Use Permit Amendment (PL-SMA-2025-000084) project to construct a Single-Family Dwelling on a shoreline lot;

LOCATION:

TMK: (3) 1-5-032:060; Hawaiian Paradise Park, Puna, Hawai'i

APPLICANT:

Daryn Arai, Planning Consultant for Scott Shrader, landowner.

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit comments by **March 23, 2026**. If no response is received by the above date, we will assume your agency has no comments. Should you have any questions about this request, please contact Raymond Severn at raymond.severn@hawaii.gov. Thank you.

BRIEF COMMENTS:

- ☐ We have no objections.
- ☐ We have no comments.
- ☐ We have no additional comments.
- ☒ Comments are included/attached.

Signed:

Dina Lau

Print Name:

Dina U. Lau, Acting Chief Engineer

Division:

Engineering Division

Date:

Mar 24, 2026

Attachments

cc: Central Files

Planning Dept.
Exhibit 8

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/Seiji Ogawa

**Ref: Request for comments for the Special Management Area Use Permit
Amendment (PL-SMA-2025-000084) project to construct a Single-Family
Dwelling on a shoreline lot
TMK(s): (3) 1-5-032:060
Location: Hawaiian Paradise Park, Puna, Hawai'i
Applicant: Daryn Arai, Planning Consultant for Scott Shrader, landowner**

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high-risk areas). Be advised that 44CFR, Chapter 1, Subchapter B, Part 60 reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible for researching the Flood Hazard Zone designation for the project. Flood zones subject to NFIP requirements are identified on FEMA's Flood Insurance Rate Maps (FIRM). The official FIRMs can be accessed through FEMA's Map Service Center (msc.fema.gov). Our Flood Hazard Assessment Tool (FHAT) (fhathawaii.gov) could also be used to research flood hazard information.

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai: County of Maui, Department of Planning (808) 270-7139.
- Kauai: County of Kauai, Department of Public Works (808) 241-4849.

Dina Lau
Signed: _____
DINA U. LAU, ACTING CHIEF ENGINEER

Date: Mar 24, 2026

Daryn Arai
Land Use Planning Consultant

March 24, 2026

Mr. Jeffrey Darrow, Planning Director
County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96720

Dear Director Darrow:

Subject: Response to Agencies' comments regarding
SMA Use Permit Application PL-SMA-2025-000084
Applicant: Scott Shrader
TMK: 1-5-032:060, Hawaiian Paradise Park, Puna, Hawai'i

Thank you for providing the Applicant with comments received from the various reviewing agencies regarding the subject application, to which we provide the following responses for your consideration.

1. Office of Planning & Sustainable Development (letter dated March 16, 2026)

The State Office of Planning & Sustainable Development (OPSD) offers the following comments recited below to which the Applicant offers its response:

- The OPSD recommends the subject SMA Use Permit Application provide anticipated timelines on the proposed development and provide a map to illustrate the parcel in relation to the county designated SMA.
 - Applicant's response: The Applicant anticipates that the construction of the proposed single-family dwelling will commence within 1-1/2 years from the date of issuance of an SMA Permit by the Windward Planning Commission with completion expected no later than 5 years from the same permit issuance date, subject to the option of an administrative time extension that may be granted by the Planning Director for just cause and for a period no longer than originally granted by the Windward Planning Commission. This is in line with construction performance deadlines typically issued by the Windward Planning Commission for similar types of projects. Regarding an SMA map, we apologize for not including one in the application, but given its location as a shoreline-fronting property, we did not believe it was necessary at the time.

- As the subject property is a shoreline parcel, the OPSD recommends further details with mitigation measures be provided as to how the proposed CRM walls, approximately 175' in length along the Northerly property line, and 200' in length along the Southerly property line, would not substantially interfere with or detract scenic views from the line of sight toward the sea from the roads near the coast.
 - Applicant's response: The proposed perimeter boundary walls along Beach Road frontage of the subject property and along portions of its northern and southern side yard boundaries will not exceed 6 feet in height. While these proposed walls will partially inhibit existing views of the shoreline from the adjoining beach road, so do existing single-family dwellings or the existing tall foliage that exists on other properties along this section of Beach Road. A significant amount of this foliage exceed 6 feet in height. It comes down to whether partially inhibiting these shoreline views are considered "significant" when placed into proper context, as further explained as follows:
 - The subject property nor its immediately surrounding area is not identified as an area of natural beauty by the Hawai'i County General Plan.
 - The subject property has a frontage along Beach Road of approximately 100 feet, along which the proposed perimeter wall will follow. Compare this with the Beach Road frontage along the immediately adjoining County-owned property that has a Beach Road frontage in excess of 2,000 lineal feet and which offers expansive views of the coastline. Properties located to the south of the subject property have been improved with single-family dwellings and extensively landscaped, greatly inhibiting coastal views from Beach Road.
 - For these same reasons, the proposed perimeter walls along both side yard boundaries, which will not exceed 6 feet in height, will not significantly impede coastal views to the north due to the expansive coastal views along the immediately adjoining County-owned property nor to the south due to existing single-family dwellings on properties that have been extensively landscaped.
 - The proposed perimeter walls will provide the Applicant with reasonable sense of privacy and security from visitors to the adjoining County-owned lands to the north while ensuring that coastal access and views along the 40-foot wide shoreline setback area remain unincumbered.
 - The Applicant agrees to apply darker earth-toned colors to the perimeter wall in order to help blend the wall with the surrounding landscaping and avoiding stark, bright, unnatural colors that will detract from the surrounding landscape.
- Therefore, for the reasons stated above, the Applicant concludes that the proposed perimeter walls will have minimal adverse effect upon coastal views in this particular area of Hawaiian Paradise Park subdivision.

- The application stated that the proposed single-family dwelling and swimming pool are generously setback from the shoreline. The applicant shall ensure no proposed structures and construction activities, including staging areas, will occur within the shoreline area as determined by the County Planning Department. OPSD recommends that the applicant be required to place and maintain stakes and flags at the location of the shoreline setback line during the construction, and these stakes and flags shall be clearly visible for the purpose of inspection and monitoring.
 - Applicant's Response: The Applicant concurs with the recommendations of OPSD and will not object to any conditions applied to the requested SMA Permit that will require the erection of a construction barrier along the entire length of the 40-foot shoreline setback line prior to the commencement of land altering and construction activities and which will remain in place until final inspection has been granted by the Building Division for the proposed dwelling.
- Should any archaeological or cultural resources, or burials be discovered during ground excavation, all construction work shall be ceased immediately. Subsequent work shall proceed only upon archaeological clearance from the State Historic Preservation Division, Department of Lands and Natural Resources.
 - Applicant's Response: The Applicant agrees with and will adhere to the recommendations of OPSD regarding the protection of archaeological and cultural resources should they be encountered.
- The OPSD recommends site-specific mitigation measures for sediment and erosion control be implemented to prevent any runoff, sediment, soil and debris, potentially resulting from associated construction activities, including excavation, grading and staging, from adversely impacting surrounding areas, the coastal ecosystem and the State waters, as specified in Hawaii Administrative Rules §11-54. Besides stormwater structural control, Low Impact Development (LID), which consists of natural drainage design, including infiltration basins or trenches, rain gardens, green roofs, and vegetated filter strips, to preserve or enhance the natural hydrology of a place that existed prior to development, should be taken into account. OPSD recommends the proposed development refer to LID Practitioner's Guide for Hawaii when developing mitigation approaches for runoff control.
 - Applicant's Response: The Applicant will ensure that any excessive siltation and turbidity caused by construction-related activities are contained or otherwise minimized through the use of silt containment devices or barriers, or other approved Best Management Practices as may be required by the Windward Planning Commission to minimize impacts to the nearshore areas. Furthermore, the Applicant will ensure that during construction activities, measures will be taken to minimize the potential of both fugitive dust and runoff sedimentation. Such measures shall be in compliance with construction industry standards and practices utilized during

construction projects of the State of Hawai'i. Finally, the Applicant will consider Low Impact Development (LID) standards in the construction of the proposed single-family dwelling, such as the use of paving or concrete to the minimal amount necessary to support the proposed dwelling and its related features.

- In enacting Act 224, Session Laws of Hawaii 2005, the legislature found that light pollution in Hawaii's coastal areas and artificial lighting illuminating the shoreline and ocean waters can be disruptive to avian and marine life. All exterior lighting and lamp posts associated with the proposed residential development shall be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas, and lessen possible seabird strikes. No artificial light, except as provided in Hawaii Revised Statutes §205A-30.5(b) and 205A-71(b), shall be directed to travel across the property boundaries toward the shoreline and ocean.
 - Applicant's Response: The Applicant concurs with the recommendations of OPSD and will not object to any such conditions applied to the requested SMA Permit. The Applicant has retained an architect to design the proposed single-family dwelling and whom has already been informed about implementing appropriate measures to ensure that such exterior lighting fixtures and its location will mitigate light pollution upon the coastal area and minimize the potential for seabird strikes.

2. Department of Health (memo dated February 27, 2026)

The Applicant acknowledges the Department of Health no longer provides individual comments to agencies or project owners to expedite the land use review process. This being said, the Applicant anticipates that this project will not present any environmental health concerns with regulatory implications. The proposed single-family dwelling will be serviced by an individual septic system that will be compliant with State Department of Health regulations.

The construction of the proposed single-family dwelling and its related improvements will be undertaken by licensed contractors who will apply best management practices to ensure that any land alteration and building construction activities will not generate any clean air, safe drinking water and sanitation issues. The Applicant will demarcate the 40-foot shoreline setback line to ensure that construction related activities and its associated incidental effects such as runoff are properly controlled so that the sensitive coastal environment is protected.

The subject property is not situated within proximity to a public water well and above the Underground Injection Control line that runs along the shoreline. For this reason, the construction of the proposed single-family dwelling will utilize a septic system that complies with State Department of Health requirements to ensure that wastewater generated by the proposed dwelling will not compromise groundwater resources or public water systems.

Finally, all unused construction material will be properly recycled or disposed of at approved waste management facilities.

3. Department of Land and Natural Resources-Division of Forestry & Wildlife-Nā Ala Hele Trails and Access Program (email dated February 20, 2026)

The Applicant notes that the Na Ala Hele Trails & Access Program did not have comments regarding the proposed project. They did note that the alanui trail abutting this property is already codified as a county vehicular roadway (TMK 1-5-032:999), which is shown as the "Old Government Beach Road-10 ft. wide" on tax maps and runs between the mauka boundary of the subject property and the adjoining privately owned Beach Road. The development of a new single-family dwelling on the subject property and all of its related construction activities will be confined to the subject property and will have no effect upon the alanui trail.

4. Department of Environmental Management (memo dated February 25, 2026)

The Department of Environmental Management (DEM) noted that the subject property is located about 16 miles from nearest Hawai'i County Sewer and stated that the applicant shall comply with Department of Health requirements, and all other applicable federal, state, and county regulations. The DEM also noted that the Applicant shall submit plans for treatment facilities to the Department of Health and to the Department of Environmental Management director for review as required by Section 21-11. The Applicant will inform its design engineer tasked with designing the septic system to undertake these necessary reviews by the DOH and DEM.

5. Department of Public Works-Building Division (memo dated February 20, 2026)

As recommended by the Building Division, the Applicant will acquire and complete necessary Building Permit(s) to erect and/or construct the proposed single-family dwelling and related structure(s) as required per Hawai'i County Code—Chapter 5 Construction Administration Code, Section 5-3-1.

6. Police Department (memo dated February 26, 2026)

The Applicant notes that the Police Department does not anticipate any significant impact to traffic and/or public safety concerns as it relates to the proposed dwelling.

Mr. Jeffrey Darrow, Planning Director
County of Hawai'i Planning Department
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March 24, 2026

We hope that we have adequately responded to comments offered by the respective agencies. Please feel free to contact me should there be any questions or need for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daryn Arai', with a stylized flourish at the end.

DARYN ARAI
Land Use Planning Consultant

copy via email: Mr. Scott Shrader
Mr. Tai Sunnland, Sunnland Architects