



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhihewa Building, Room 555
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Kapolei, Hawaii 96707

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LAND
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April 25, 2000

Ms. Virginia Goldstein, Director
Planning Department-County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

LOG NO: 25231 ✓
DOC NO: 0004PM12

Dear Ms. Goldstein:

SUBJECT: Special Management Area Use Permit Application (SMA 00-003)
Applicant: 1250 Oceanside Partners (dba Oceanside 1250)
Request: Development of an 80-Unit Members Lodge
North and South Kona, Hawaii Island
TMK: 8-1-004:Por.003

Thank you for your letter of February 23, 2000 and the opportunity to review and comment on the subject application. We have also just received your follow-up letter of April 6, 2000. Included with this second letter was a letter from the applicant dated April 4, 2000 with some changes.

The applicant, Oceanside 1250 Partners, proposes to construct a members' lodge on approximately 14.9 acres of land in the Hokuli'a property.

As you are aware, the Hokuli'a property has been subjected to an archaeological inventory survey, which our office accepted in 1996. Since that time, data recovery and burial treatment plans have also been approved, and in September 1999 we gave our conditional approval to a preservation plan and monitoring plan. The conditions of approval were outlined in our letter to you dated September 15, 1999. As of this date, the data recovery fieldwork is done or close to being finished and we are now in the process of reviewing the final buffers for the preservation sites. It is our understanding that the applicant is going to hire another consulting firm to finish the preservation plan.

While we are confident that Oceanside 1250 will fulfill all of its preservation agreements, we have a couple of questions about the subject application, which we think need to be addressed:

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The discussion of historical and archaeological resources in the application notes that there are some important sites located in the proposed project area, but there is no mention of how many and what kinds of sites, their significance and proposed mitigation measures, except for the Old Government Road. Figure 6 shows five historic sites (16387, 16395, 16381 and 16399 and the Old Government Road) in or near the proposed project area. According to Table 8 of the Integrated Archaeological Mitigation Plan (Tomonari-Tuggle and Tuggle 1999) all four of the archaeological sites are to be preserved, in addition to the Old Government Road. Site 16381 (a possible burial platform) is not mentioned, however, in the April 4, 2000 letter, nor was it included in an earlier letter (Stuit to Hibbard, February 20, 2000) concerning final buffer zones.

We are currently reviewing the final buffer zones for all of the preservation sites in the Hokuli`a development. While some of the buffers may differ from what have been proposed, we believe that Oceanside 1250 will fulfill their preservation agreements. With regard to the subject application, clarification is needed, however, for Site 16381, which as noted above has not been included in either the subject application or in the list of sites sent to us for review.

We recommend that you approve the SMA with the following conditions:

- (1) The applicant shall clarify the mitigation treatment for Site 16381 and notify our office in writing of any proposed changes.
- (2) The applicant shall complete an acceptable preservation plan for all of the sites in the proposed members' lodge area. This plan should include buffer zones and long-term preservation measures for all of the sites (including signage, etc. for any sites selected for public interpretation). No ground alteration should take place within the current interim buffers for the four sites in the petition area until the preservation plan has been accepted. The SHPD shall verify in writing to the County when the preservation plan is completed.

If you have any questions please contact Patrick McCoy (692-8029)

Aloha,



DON HIBBARD, Administrator
State Historic Preservation Division

PM:dnm

c. Dean Uchida, Land Division