

SMA 401

HÖKULIA

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PLANNING DEPARTMENT
COUNTY OF HAWAII

November 17, 2004

Mr. Peter T. Young, Chairperson
Department of Land and Natural Resources, Land Board
1151 Punchbowl Street, Room 130
Honolulu, Hawai'i 96813

Re: 2004 Annual Report to the Board of Land and Natural Resources
Conservation District Use Permit No. CDUA No. HA-2977
Tax Map Key: 7-9-012: 003: 8-1-004: 03

Dear Mr. Young:

Although, the above-referenced approved CDUA No. HA-2977 does not require an annual report to be filed with the Board of Land and Natural Resources, the January 29, 1999 approved Shoreline Park Management and Public Access Plan in Section 4.7, page 27 (Reporting Procedures), it states that:

"Oceanside 1250 will submit an annual report to the Board of Land and Natural Resources and the County of Hawaii Planning Director for the period up to completion of final phase of improvements proposed under Plan. An annual report will be submitted to the State and County within 30 days of the anniversary date of the issuance of the Conservation District Use Permit and SMA Use Permit for the Park Improvements respectively. The annual report will include a general statement of progress toward implementing the Park improvements and compliance of any conditions imposed by the State or County in meeting the conditions of the Park related permit approvals. The annual report will also contain any proposed changes to the Plan implemented to further meet its objectives."

Therefore, the following annual report for the approved Shoreline Park Management and Public Access Plan is prepared to comply with this requirement of the Reporting Procedures Section as well as to inform the Board and the Hawaii County Planning Director of the progress of the Shoreline Park and compliance with any other related County approved permits. In addition, we would like to inform the Board of the Applicant's commitment in the development of the

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A RARE FIND IN THE PACIFIC ISLES.

1250 Oceanside Partners · 78-6831 Ali'i Drive · Suite K15 · Kailua-Kona, Hawai'i · 96740-2440

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Shoreline Park and its related improvements as it relates to the conditions of approval of CDUA HA-2977.

Oceanside has received approval from the County of Hawaii Planning Department of the Shoreline Park Management and Public Access Plan on January 29, 1999, which includes "Park Rules and Regulations", Outline of Conditions, Covenants and Restrictions".

A Grant of Easements and Covenants outlining public access and use of the shoreline park was accepted by the County on September 18, 1999 and recorded with the State of Hawaii Bureau of Conveyances as Document No. 99-206268 on December 29, 1999.

The Hawaii County Planning Commission Special Management Area Permit 401 was issued on May 5, 2000, and the Board of Land and Natural Resources approved a Conservation District Use Application in November 17, 2000 (CDUA No. HA-2977).

The first phase of the Coastline Park with the required public parking stalls was opened on August 1, 2002.

Also, we are coordinating our archaeological efforts through SHPD to hand clear, study, map and survey all archeological sites and features in the park in order to finalize the Archaeological Preservation and Interpretive Plans. A detailed site plan for improvements on the park is currently in preparation and will be submitted concurrently with the final archaeological preservation plan for the shoreline area. The site plan will include paving, signage, trails, landscape and other related improvements. The park improvements are designed to comply with and implement the measures from the comprehensive public access plan, SMA Permit and CDUA, including measures for access, parking, signage, emergency response, use restrictions, recreational improvements, restroom facilities, trails and archaeological preservation and interpretive measures.

In compliance with the approved Water Quality and Marine Life Monitoring and Mitigation Plan two coastal monitoring wells along the golf course, three anchialine pools (all located in the shoreline park) and three mauka wells developed as sources of low salinity groundwater for irrigation purposes are sampled each quarter. In addition, off-shore samples are taken at 29 locations offshore of the Hokulia property, as well as at 8 control stations located in Ka'awaloa Cove in the northeastern corner of Kealakekua Bay. Copies of the reports for monitoring events on September 26 and November 17, 2003; January 23, February 28; April 8, 14, and 22, 2004; April 2 and May 25, 2004; and the January 2004 Survey (which are submitted to the 3rd Circuit Court for distribution the County and State) are attached hereto for your reference.


All improvements and construction are subject to Chapter 27 of the Hawaii County Code and related State regulations.

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As the Board of Land and Natural Resources is probably aware through the office of the Attorney General, the Hokuli'a Project is currently on hold pending an appeal of the underlying entitlement litigation to the Supreme Court. All work at the Project has been halted except that work which has specifically been allowed to proceed by the Court. We will continue to provide these reports to ensure timely and complete compliance with the obligations set forth in the Permits.

I trust the above provides a useful description of the status and progress on the shoreline park. Should you have any questions regarding this report, or if you require further information regarding the project, please contact me at (808) 324-4218.

Sincerely,



Robert A. Stuff
Vice President, Development

Enclosure

cc: Lyle Anderson w/attachments
Y. Takeda w/attachments
J. Leonard w/attachments
B. Rice w/attachments
B. Triantos w/attachments
C. Yuen w/attachments

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