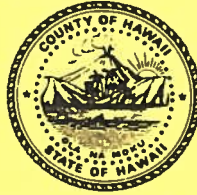


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
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County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
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October 20, 1998

Mr. James M. Leonard, AICP
Managing Director
PBR Hawaii-Hilo Office
Hilo Lagoon Center, Suite 310
101 Aupuni Street
Hilo, HI 96720-4276

Dear Mr. Leonard:

Draft Public Access and Shoreline Management Plan
Villages of Hokukano - Oceanside 1250

We have reviewed the draft Public Access and Shoreline Management Plan and provide the following comments:

1. The primary access is via Haleki'i Street, currently a mauka/makai street beginning at Mamalahoa Highway. "Haleki'i Street" extension will end at the northern edge of the property and will conceivably extend further north. This may present a problem with the assignment of addresses and house numbers. Oceanside should be advised of a potential street name problem.
2. Page 1 and 20: The draft Plan indicates that the cost of the park improvements, maintenance, and management would be funded by the property owners of the Villages of Hokukano. However, the park area will be managed and maintained by a management association established by Oceanside 1250. It would be helpful to identify the players the management association will be comprised of? Who will be responsible for any liability at the park area?
3. Page 1, Paragraph 3: Should read "Conservation District Use Permit".
4. Page 2-Goals, and Page 15-Potential Impacts: Clarify the term "view sheds".

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Managing Director
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5. Page 2-3, Objectives: Clarify the terms "sensitive areas" and "previously unattended areas".
6. Page 5, Public Access: This section needs to be shown on a specific map or other illustration and properly cited in this section. Presently, the planned trails and trail loops is merely verbiage for which there may be no accountability.
7. Page 11, Vehicular Access and Parking: This section discusses parking areas for the public, park employees, and residents of Villages of Hokukano. However, Figure 5 does not reflect the location of these separate parking areas.
8. Page 12-14, Section 3.2 Park Improvements: This section discusses improvements and signage which need to be illustrated in a more detailed Shoreline Park Plan. Figure 3 does not show the trail improvements, public shoreline access trails, trail connections, the rest areas, the camp sites, etc. What's a typical sign to look like, simply stating it will comply with DLNR's requirements doesn't say much. Wood? Metal? Reflective paint? Neon? Location(s)?

Are there typicals for the camping areas? Interpretive areas? At least some conceptual plans for a typical camping area or interpretive area should be included in this Plan.

9. Page 16-19, Section 4.1 discusses Phasing. Page 17, Paragraph 5 discusses "increment improvements". There is no other discussion of Phase One increments and no schedule of these increments. From Page 20, it is stated that the Phase 1 park improvements will take 5 years. Paragraph 1 on Page 20 also states that the "first components of the Phase One Park improvements will be completed and available for public use within 30 days of the official opening of the Project golf course." Some illustration showing how the Phases, Increments and Components relate to each other is needed. Once we get that picture, these same target dates for these pieces would make this Plan easier to understand.
10. Page 17, Phase Two: This section should state what kind of additional level of approval from the Department of Land and Natural Resources would be required for any improvements within this area.
11. Page 18, Phase Three: Should clarify that the trail will follow an alignment along the State Land Use Conservation Boundary.

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12. Page 18-19, Phases Four and Five: Are there any plans for another access point with public parking area at the southern portion of the proposed park? Or is the public expected to walk from the public parking area to the southern portion of the park and back? The Plan does not address this.
13. Page 20: The Timing of Improvements discussion suggests that it will take 15 years to construct all components of this Public Access Plan. On Page 25, last paragraph states 15 to 20 years. The time frame is too long. There needs to be at least one mauka/makai access and one north/south lateral access ASAP. If the Old Government Road is to function as the north/south lateral access, it should be improved and signed concurrently with the mauka/makai access. Some of the other improvements can be phased over time. They need to have a better schedule.
14. Page 21, last paragraph states that the "traditional Hawaiian resource management system" was called "Kohanaiki", not konohiki?
15. Page 23, Access Restrictions: How would the Park management determine that the Park is full? Are there any parking alternatives when the public parking area is full?
16. Figure 5: The word shoreline needs to be spelled correctly.
17. Throughout the Plan, there are three different spellings - Nawawa Bay, Nawa'awa'a Bay and Nawaawaa Bay. This needs to be corrected.

Thank you for the opportunity to comment on the Draft Public Access and Shoreline Management Plan. Should you have any questions, please feel free to contact Alice Kawaha of this department at 961-8288.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

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c: Mr. Robert A. Stuit, Oceanside 1250
R. Ben Tsukazaki, Esq.