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PLANNING DEPT.  
COUNTY OF HAWAII

March 17, 1999

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

Re: Hokuli'a

Dear Virginia:

We have been working on the details of the golf course elements now that we have started clearing. We have been determining locations for the clubhouse, the temporary clubhouse, restrooms, food service facilities, maintenance building, easements for irrigation, lakes to serve as reservoirs for irrigating the course, cart path locations, and other course amenities.

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Accordingly, herewith is a plan showing the siting of several of those facilities. In particular, the plan shows the location we propose for the clubhouse, the number three tee food service facility, the restrooms, and the maintenance building. The golf course construction plans (submitted separately) show the location of the irrigation lines, and all of the reservoirs except the most mauka reservoir, which is shown on the attached.

The clubhouse has moved slightly north providing a better relationship to the finishing golf hole which needed to be modified to protect some important archaeology sites. We anticipate approximately two years to complete the design of the permanent clubhouse, and another eighteen months to complete the construction.

The temporary clubhouse is proposed in a location that will be out of the way during the construction of the permanent clubhouse. Once the permanent clubhouse is complete and open, we plan to remove the temporary clubhouse.

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The restrooms are essentially sited to provide for golfers' convenience as they play eighteen holes of golf. Initially we will place portable toilets at those locations. The provider, in accordance with governmental requirements, will regularly service the portables. As development occurs in the proximity of the portable toilets, we will replace the portables with a permanent structure that will be serviced by potable water and sanitary sewers.

Food and drink service will be provided at the site adjacent to the number three tee, at the clubhouse between number nine green and number ten tee, and at a location yet to be determined between number eleven green and number sixteen hole.

The maintenance building has been proposed at a location that is relatively central to the golf course and is accessible for employees and various types of deliveries. It falls within the SMA area and therefore we anticipate making an application for a SMA permit. Hopefully, we can include the wastewater treatment plant in the same SMA application given that is located on the same parcel of land and adjacent to the maintenance building. Additionally, we would be filing for a Special Use Permit for the wastewater treatment plant.

The mauka reservoir has been sited to provide for pressurizing the golf course irrigation system without the need for pumps, thereby reducing the need for electricity that would normally be required to run large golf course irrigation pumps. This is one of our first efforts to provide energy conservation in the development of our project. Additional efforts will be made during the clubhouse design to minimize the need for air-conditioning through open-air type design and allowing the mauka-makai breezes to provide patron comfort.

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Most of the other reservoirs have been placed in a way to receive excess runoff from irrigation of the golf course and to receive excess storm water that accumulates on the golf course. Two things are then accomplished: first, preventing runoff from the golf course into the ocean, and secondly, using captured water for irrigation reduces the need to pump from the irrigation well. Less pumping of the irrigation also helps save electricity.

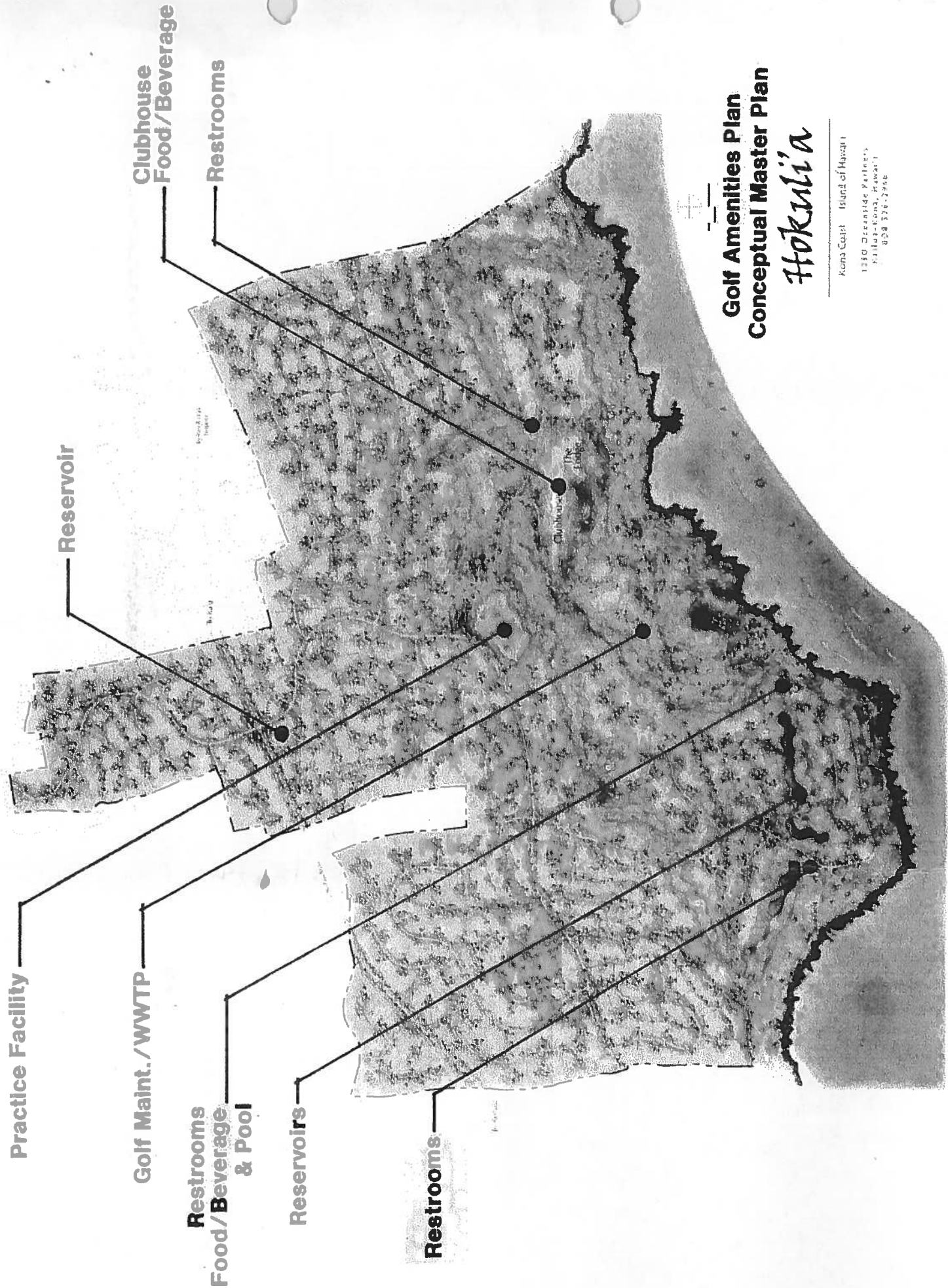
We would appreciate you providing us a letter confirming the facilities and procedures set forth herein. Please feel free to call if you have any questions on this information.

Very truly,

A handwritten signature in black ink, appearing to read 'R.T. Frye', with a long horizontal line extending to the right.

R.T. Frye  
Project Manager

Attachments



**Golf Amenities Plan  
Conceptual Master Plan**  
*Hokulua*

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1310 Oceanview Palms,  
Honolulu, Hawaii  
808 528-2846