

SMA 93-1  
(EIS file)

September 28, 1993

Mr. Brian Choy, Director  
Office of Environmental Quality Control  
220 South King Street, Fourth Floor  
Honolulu, HI 96813

Dear Mr. Choy:

Final Environmental Impact Statement (FEIS)  
Applicant: Oceanside 1250  
Request: Villages at Hokukano  
Tax Map Key: 7-9-06: 1; 7-9-12: 11 and Pors. of 3, 4 & 5;  
8-1-04: Portion of 3

I am pleased to accept the Final Environmental Impact Statement (FEIS) for the proposed Villages at Hokukano. This acceptance fulfills the requirements of Chapter 343, Hawaii Revised Statutes. Please publish this acceptance in the October 8, 1993, Bulletin of the Office of Environmental Quality Control. This Final Environmental Impact Statement will be a useful tool in the process of deciding if the actions described therein should be allowed to proceed. My acceptance of the FEIS is an affirmation of the adequacy of the document under the applicable laws and does not constitute an endorsement of the proposed actions.

During the review of the legislative and ministerial approvals required for the proposed actions, we encourage the appropriate legislative bodies and governmental agencies to consider the societal benefits to be generated by the proposed actions against its potential economic, social and environmental impacts. These potential impacts are adequately described in the statement, and together with the comments provided by the reviewers, provide useful analysis of the proposed actions.

06897

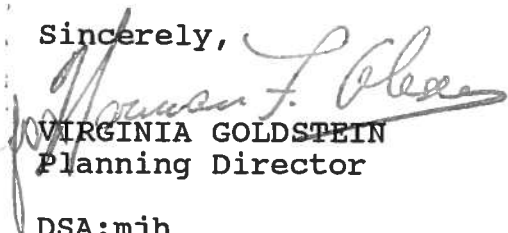
SEP 28 1993

Mr. Brian Choy, Director  
Page 2  
September 28, 1993

Enclosed with this acceptance letter is my FEIS Acceptance Report for the Villages at Hokukano.

Should you have any questions, please feel free to contact Rodney Nakano or Daryn Arai of this office.

Sincerely,



VIRGINIA GOLDSTEIN  
Planning Director

DSA:mjh  
EISLTR.DSA

xc: Mr. Richard Frye  
PBR Hawaii, Inc.  
West Hawaii Office

September 27, 1993

## FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS) ACCEPTANCE REPORT

**PROJECT:** Villages at Hokukano  
**APPLICANT:** Oceanside 1250  
**LOCATION:** Kealakekua, Island of Hawaii  
**TAX MAP KEY:** 7-9-06: 1; 7-9-12: 11 and Portions of 3, 4 & 5;  
8-1-04: Portion of 3.

### A. BACKGROUND

Proposed is a 27-hole golf course, golf clubhouse, private members' lodge and residential development on 1,540 acres located on the border of the North and South Kona districts at Hokukano, Hawaii. The site is situated approximately 10 miles south of Kailua-Kona and is about 2,800 feet makai of Mamalahoa Highway. Kealakekua is located mauka of the project site along Mamalahoa Highway and Captain Cook is about 1.5 miles further south along the highway. Presently, the subject property is used for grazing. Adjacent land uses consist primarily of pasture, residential and agriculture.

The development is planned to proceed in two phases. The first phase will include applications for approximately 367 residential-agricultural lots of one to three acres in size, a 27-hole golf course with clubhouse, related facilities and infrastructure improvements. The second phase of development will include residential lots to accommodate approximately 1,073 predominantly single-family residential homes, and a members' lodge of up to 100 units. Public parking to provide shoreline access will be incorporated into the design.

Regulatory approvals required for the first phase of development include: petitions for Special Management Area (SMA) Use Permit, Change of Zone, Use Permit, and Subdivision. The second phase will be initiated by a General Plan Amendment and State Land Use Boundary Amendment to allow low and medium density urban uses, followed by rezoning, SMA Use Permit petition and Subdivision applications. Although the proposed action proposes no changes to the existing Conservation district designation, a hiking trail network with interpretive archaeological sites and public shoreline access is planned for some portions of this area, which may require a Conservation District Use Application (CDUA). The development of the hiking trail network will require improvements to the King's Trail or Ala Loa, a State historical trail, possibly constituting use of State lands.

**B. PROCEDURE**

1. The Notice of Availability of the Environmental Impact Statement Preparation Notice (EISPN) for this project was published in the April 8, 1993, "OEQC Bulletin".
2. The 30-day consultation period for this project expired on May 8, 1993. During this period, 2 letters were received which offered comments. These letters as well as the responses to them are included in the Final EIS.
3. The Notice of Availability of the Draft EIS for this project was published in the June 23 and July 8 & 23, 1993, "OEQC Bulletin".
4. The 45-day review period for this project ended on August 7, 1993. The Applicant responded to 29 letters of comment that were received prior to and after the 45-day review deadline. These letters and the responses are included in the Final EIS.
5. The Notice of Availability of the Final EIS for this project will be published in the October 8, 1993, "OEQC Bulletin".

**C. ENVIRONMENTAL IMPACT STATEMENT CONTENT**

The Final EIS consists of two (2) volumes, the Villages at Hokukano - Final Environmental Impact Statement and its Appendices.

As required by Sections 11-200-17 & 11-200-18 of the Environmental Impact Statement Rules, these documents contain:

1. Summary Sheet;
2. Table of Contents;
3. Statement of Purpose and Need for Action;
4. Project Description;
5. Discussion of Known Alternatives to the Proposed Action;
6. Description of the Environmental Setting;
7. A Statement of the Proposed Actions and Relationship to Land Use Plans, Policies, and Controls for the Affected Area;
8. A Statement of Probable Impact on the Environment;

9. Relationship between Local Short-Term Uses and Enhancement of Long-Term Productivity;
10. Discloses all Irreversible and Irretrievable Commitments of Resources;
11. Addresses all Probable Unavoidable Adverse Environmental Effects;
12. Description of Mitigation Measures to Minimize Impacts;
13. A Summary of Unresolved Issues;
14. A List of Organizations and Individuals Consulted in the Preparation of the Environmental Impact Statement; and
15. Reproductions of all substantive comments and responses made during the Environmental Impact Statement review period.

**The Planning Director of the County of Hawaii has determined that the content requirements of the Environmental Impact Statement, as specified in Sections 11-200-17 and 11-200-18 of the Environmental Impact Statement Rules, have been met.**

**D. RESPONSES TO COMMENTS**

The Applicant has responded to all substantive comments made during the review period of the Draft Environmental Impact Statement. Copies of the substantive comments and responses are included in the Final EIS.

**The Planning Director of the County of Hawaii has determined that this Environmental Impact Statement has fulfilled the public review requirement of Chapter 200 of Title 11, Hawaii Administrative Rules, Environmental Impact Statement Rules.**

**E. UNRESOLVED ISSUES**

1. **Unresolved issues as identified within the Final Environmental Impact Statement.**
  - a. The alignment and timing of construction of the proposed Mamalahoa Highway By-Pass relative to the various phases of construction of the proposed Villages at Hokukano.
  - b. The provision of affordable housing to accommodate the in-migrant workers to be generated by the proposed development.

- c. The provision of potable water of sufficient quality and quantity to support the development of the Villages at Hokukano-Phase II.
- d. Recommended mitigation/preservation measures of archaeological/historical features located and identified within project site.
- e. Alignment and ownership status of "Old Government Road" and "Kings Trail" or "Ala Loa".

**2. Unresolved Issues as emphasized in the letters of comment.**

- a. The alignment and timing of construction of the proposed Mamalahoa Highway By-Pass relative to the various phases of construction of the proposed Villages at Hokukano.
- b. The provision of affordable housing to accommodate the in-migrant workers to be generated by the proposed development.
- c. The provision of potable water of sufficient quality and quantity to support the development of the Villages at Hokukano-Phase II.
- d. Method of mitigation/preservation measures of archaeological/historical features located and identified within project site.
- e. Alignment, ownership status and mitigative treatment of "Old Government Road" and "Kings Trail" or "Ala Loa".
- f. The potential adverse effect on the water quality of Kealakekua Bay and coastal waters from use of chemicals in conjunction with golf course, residential and agricultural uses of project site.
- g. Disposal of wastewater generated by the proposed development. Alternatives being considered is the use of the existing Heeia Sewer Treatment Plant (STP) or the construction of an STP within the project site.
- h. Location of unlocated School Grant 10, Apana 2 adjoining the east boundary of project site. State claims ownership of this parcel. Applicant determines this unlocated site is not located within project

site, however, is continuing archival research to determine precise location.

- i. Type, method and management of agricultural activities to be encouraged within portions of proposed development.
- j. Provision of a mauka-makai trail(s) within project site.

**3. Unresolved Issues as noted by the Planning Director of the County of Hawaii.**

Unresolved issues noted by the Planning Director of the County of Hawaii have been previously disclosed by the Final Environmental Impact Statement (FEIS) or through letters of comment received during the FEIS review period as listed above. We identify, however, those unresolved issues of greatest concern to our office:

- a. The alignment and timing of construction of the proposed Mamalahoa Highway By-Pass relative to the various phases of construction of the proposed Villages at Hokukano.
- b. The provision of potable water of sufficient quality and quantity to support the development of the Villages at Hokukano-Phase II.
- c. Alignment, ownership status and mitigative treatment of "Old Government Road" and "Kings Trail" or "Ala Loa".
- d. Location of unlocated School Grant 10, Apana 2 adjoining the east boundary of project site. State claims ownership of this parcel. Applicant determines this unlocated site is not located within project site, however, is continuing archival research to determine precise location.
- e. Provision of a mauka-makai trail(s) within project site.

**F. SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT**

After this Final Environmental Impact Statement for the Villages at Hokukano is accepted, a supplemental environmental impact statement shall be prepared if there is

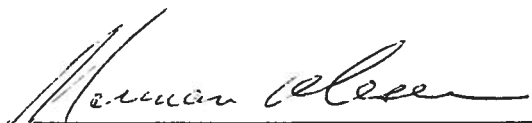
a major or substantial change to the proposed project, or if new or different environmental impacts are anticipated.

Any supplemental environmental impact statement shall be reviewed in accordance with Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Hawaii Administrative Rules, Environmental Impact Statement Rules.

**G. DETERMINATION**

**It is important to note that all comments received during the development of the Environmental Impact Statement for the Villages at Hokukano should be given consideration equal to the analysis and conclusions presented in the Final Environmental Impact Statement. For this reason, public and agency comments are required to be included as part of the Final Environmental Impact Statement. The Final Environmental Impact Statement for the Villages at Hokukano consist of two volumes, the Final Environmental Impact Statement and its Appendices.**

**The Planning Director of the County of Hawaii has determined this Final Environmental Impact Statement to be acceptable under the procedures established in Chapter 343, Hawaii Revised Statutes. Therefore, we recommend that this document be accepted.**

  
\_\_\_\_\_  
Hes Virginia Goldstein  
Planning Director  
County of Hawaii Planning Department