

OCEANSIDE

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October 28, 1999

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PLANNING DEPT.
COUNTY OF HAWAII

Ms. Virginia Goldstein, Planning Director
County of Hawaii Planning Department
25 Aupuni Street, Suite 109
Hilo, Hawaii 96720

**Subject: Annual Progress Report
Use Permit No. 115
✓ Special Management Area Use Permit No. 345
Hokuli'a**

Dear Ms. Goldstein:

I am pleased to submit the following progress report for Hokuli'a, ("Project"). This report is to cover the status of development and the compliance with conditions of approval for Use Permit No. 115 and Special Management Area Permit No. 345, ("Permits"). The Permits allowed for a golf course, golf clubhouse, driving range, shoreline access and related improvements. The Permits were approved by the County of Hawaii Planning Commission on October 27, 1993.

Golf Course

78-6831 Alii Drive

Suite K15

Kailua-Kona, Hawaii

96740

Tel: 808-324-1500

Fax: 808-324-0171

Grubbing Permit 4795 was issued by the County of Hawaii for the golf course on January 11, 1999. Grading Permit 90088 was issued by the County of Hawaii for the golf course on September 24, 1999. Construction is expected to last about 16 months with opening of the golf course proposed for early 2001. Earthwork and related construction of the golf course is currently underway. Archaeological monitoring is occurring for all initial ground disturbance activity and County inspections are occurring on a weekly basis.

Members' Lodge

No further work is underway except for development and refinement of the lodge design.

Archaeology

The State Historic Preservation Division of DLNR approved the Data Recovery Plan on August 4, 1999 and the Preservation, Interpretation and Monitoring Plans on September 15, 1999, fulfilling Condition 3 of the SMA Permit and Condition 10 of

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the Use Permit. Detailed maps showing the plan and profile of known lava tubes has been prepared and was submitted to the County. As required by conditions in the permits, approved mitigation measures will be implemented prior to or in conjunction with any land alteration on the property.

Shoreline Park

The Shoreline Park Management and Public Access Plan was accepted by the County Planning Department on January 29, 1999, fulfilling Conditions 8 and 10 of SMA Permit 345. Development of this plan allowed Oceanside to comply with conditions in other County ordinances and permits that are related to the Project.

A Grant of Easements and Covenants outlining public access and use of the shoreline park was accepted by the County on September 18, 1999, fulfilling condition 10 of SMA 345.

Water Monitoring

A Water Monitoring Plan for ground and coastal waters was approved by the State and the County on July 14, 1999, fulfilling condition 11 of SMA 345.

Conditions of Approval

Oceanside 1250 is in compliance with the following conditions of SMA Permit 345 and Use Permit 115:

SMA 345-3 Data Recovery Plan, Preservation Plan, Monitoring Plan
UP 115-10 Approved August 4 & September 15, 1999.

Interim Preservation Plan
Approved January 8, 1999.

SMA 345-5 Drainage Report
UP 115-6 Submitted August 4, 1999; Approved September 15, 1999.

SMA 345-6 Integrated Golf Course Management Plan
UP 115-12 Approved July 14, 1999.

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- SMA 345-8 Public Access Plan
Approved Jan 29, 1999.
- UP 115-8 Final Subdivision Approval No. 7168, Bond Agreement, and Bond
Approved September 18, 1999.
- UP 115-9 Bond Agreement for Regional Traffic Improvements, and
Corresponding Bond
Approved September 18, 1999.
- SMA 345-9 Road Maintenance Agreement, and Bond
Approved September 18, 1999.
- SMA 345-10 Grant of Easements and Covenants; Shoreline Park
Approved September 18, 1999.
- SMA 345-11 Water Monitoring Plan
Approved July 14, 1999.
- SMA 345-13 Final Subdivision Approval No. 7168
Approved September 18, 1999.

Work on fulfillment of the remaining conditions is ongoing and in-progress. Attached is a matrix providing a detailed description of each of the conditions of approval, and the status of each condition.

Other than the items described above, there are no other items to report that affect the status of the Project as it relates to the conditions of the Permits.

I trust the above provides an adequate description of the status of the development. However, should you require any further information or have any questions, please do not hesitate to contact me.

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Sincerely,

Robert A. Stuit
Director of Planning

(See
white
binder)

Attachment (Status Matrix)

cc: L. Anderson w/ attachment
Y. Takeda w/attachment
J. Leonard w/ attachment
B. Tsukazaki w/ attachment
J. Dwyer w/ attachment