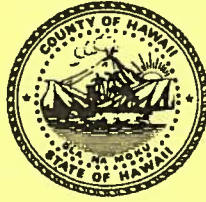


Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

June 13, 2001

Mr. Robert A. Stuit
Hokulia
78-6831 Alii Drive, #K15
Kailua-Kona, HI 96740-2440

Dear Mr. Stuit:

Applicant: Hokulia

- ✓ Special Management Area Use Permit No. 401 (SMA 401)
 - Special Management Area Use Permit No. 402 (SMA 402)
 - Special Management Area Use Permit No. 403 (SMA 403)
 - Special Management Area Use Permit No. 404 (SMA 404)
 - Special Management Area Use Permit No. 405 (SMA 405)
- TMK: 7-8-10: por. of 30; 7-9-12: por. of 3; 8-1-04: por. of 3
Hokukano to Onouli, North and South Kona, Hawaii

Thank you for your letter dated May 4, 2001, containing an annual progress report for the development of various improvements and uses as approved by the above-described permits. We apologize for the delay in acknowledging your submittal.

A copy of your annual progress report will be transmitted to the Planning Commission for its information. May we suggest that future reports speak to the status of compliance with specific conditions of approval of the individual permits. The purpose of these reports is to inform the Planning Commissioners and the Planning Department of the status of compliance with the individual conditions of approval, being mindful that readers of your report may not have the subject SMA Use Permits readily at hand.

Resp to 4233
JUN 15 2001

Mr. Robert A. Stuit
June 13, 2001
Page 2

We look forward to the submittal of your next annual progress report on or before May 5, 2002.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

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c w/ltr: Planning Commission
 West Hawaii Office

Hokuli'a

2001 MAY 14 PM 4 21

PLANNING DEPARTMENT
COUNTY OF HAWAII

May 4, 2001

Mr. Chris Yuen
Planning Director
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Subject: Annual Report
SMA Permit 00-003 Shoreline Park
SMA Permit 00-004 Mamalahoa Highway Bypass
SMA Permit 00-005 Members' Lodge
SMA Permit 00-006 Waste Water Treatment Plan
Hokuli'a, North and South Kona, Hawaii

Dear Mr. Yuen:

This letter is sent to fulfill the annual report requirement as a condition of the above referenced SMA Permits. The report addresses conditions of approval by each permit.

Shoreline Park

In regard to the Shoreline Park, the State approved a Conservation District Use Application in November of 2000. A detailed site plan for improvements in the first phase of the park is currently in preparation and will be submitted concurrently with the final archaeological preservation plan for the shoreline area later this year. The site plan will include details of improvements such as 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, including measures for access, parking, signage, emergency response, use restrictions, recreational improvements, restroom facilities, trails and archaeological preservation and interpretive measures. This first phase of the park shall be open within 30 days following the opening of the golf course, scheduled for later this year. The improvement plans include underground utilities and waste water disposal elements that will be tied into the Hokuli'a project utilities systems.

All improvements and construction are subject to Chapter 27 of the Hawaii County Code and related State regulations. Construction measures will be implemented to minimize the potential of fugitive dust and runoff sedimentation.

004233

Mr. Chris Yuen
May 4, 2001
Page Two

An Integrated Archaeology Mitigation Plan consisting of a Data Recovery Plan, Preservation Plan, Interpretive Plan and Monitoring Plan for the entire Hokuli'a project, was approved by DLNR-SHPD in 1999. The final detailed preservation plan is in preparation and will be submitted to the State shortly. The Burial Treatment Plan for the entire Hokuli'a project was submitted to the Burial Program and final recommendations and determinations were approved by the Hawaii Island Burial Council in 1999. Mitigation, preservation and treatment measures are currently under implementation at the Hokuli'a project for the golf course and first subdivision. Data recovery field work has been completed and the lab analysis and written report are currently in preparation.

Mamalahoa Highway Bypass

The Bypass plans will comply with Chapter 27 of the Hawaii County Code and a detailed drainage study shall be submitted to Department of Public Works for review and approval prior to submittal of plans for plan approval. An NPDES has been approved for the project. A solid waste management plan for the entire Hokuli'a project has been submitted to Department of Public Works for review and approval.

An Archaeological Inventory Survey Interim Preservation Plan, Monitoring Plan and Data Recovery Plan have been approved by DLNR-SHPD. Data recovery field work is currently in progress.

During construction, measures shall be taken to minimize fugitive dust and runoff sedimentation. Notification of the inadvertent discovery of historic items shall be provided to DLNR-SHPD and subsequent work shall proceed upon clearance from DLNR-SHPD. A grading permit has been issued for the project, and construction is scheduled to start in June.

Members' Lodge

In regard to the members' lodge, design of the facility is currently underway and documents for plan approval should be ready for submittal later this year. The plans include underground electrical communications and wastewater utilities. The wastewater system will be constructed in accordance and with the approval of the State Department of Health and/or the Department of Public Works. Construction of the first phase improvements will be completed within 5 years of this permit.

The plans will comply with Chapter 27 of the Hawaii County Code and a detailed drainage study shall be submitted to Department of Public Works for review and approval prior to submittal of plans for plan approval. A solid waste management plan for the entire Hokuli'a project has been submitted to Department of Public Works for review and approval.

Mr. Chris Yuen
May 4, 2001
Page Three

An Integrated Archaeology Mitigation Plan consisting of a Data Recovery Plan, Preservation Plan, Interpretive Plan and Monitoring Plan for the entire Hokuli'a project, was approved by DLNR-SHPD in 1999. The final detailed preservation plan is in preparation and will be submitted to the State shortly. The Burial Treatment Plan for the entire project was submitted to the Burial Program and final recommendations and determinations were approved by the Hawaii Island Burial Council in 1999. Mitigation, preservation and treatment measures are currently under implementation at the Hokuli'a project for the golf course and first subdivision. Data recovery field work has been completed and the lab analysis and written report are currently in preparation.

During construction, measures shall be taken to minimize fugitive dust and runoff sedimentation. Notification of the inadvertent discovery of historic items shall be provided to DLNR-SHPD and subsequent work shall proceed upon clearance from DLNR-SHPD.

Wastewater Treatment Plant

In regard to the wastewater treatment plant, engineering and construction documents are currently in preparation and these documents for State and County approval should be ready for submittal later this year.

An Integrated Archaeology Mitigation Plan consisting of a Data Recovery Plan, Preservation Plan, Interpretive Plan and Monitoring Plan for the entire Hokuli'a project, was approved by DLNR-SHPD in 1999. The final detailed preservation plan is in preparation and will be submitted to the State shortly. The Burial Treatment Plan for the entire project was submitted to the Burial Program and final recommendations and determinations were approved by the Hawaii Island Burial Council in 1999. Mitigation, preservation and treatment measures are currently under implementation at the Hokuli'a project for the golf course and first subdivision. Data recovery field work has been completed and the lab analysis and written report are currently in preparation.

When complete, plans indicating proposed structures, traffic, driveway access and parking, landscaping, as well as noise and/or visual mitigation measures shall be submitted for final plan approval. Improvements will include a drainage system that is approved by the Department of Public Works, as well as a solid waste management plan implemented with the approval of the Department of Public Works. This solid waste plan has been submitted to Department of Public Works for approval.

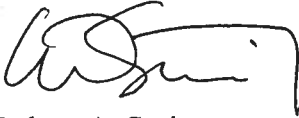
Control measures to minimize the potential of fugitive dust and runoff sedimentation shall be implemented during construction. Notification of inadvertent discoveries of historic items shall be provided to DLNR-SHPD and the Burials Program, and subsequent work shall proceed upon clearance for DLNR-SHPD.

Mr. Chris Yuen
May 4, 2001
Page Four

With regard to all four permits, Oceanside will be responsible for complying with all conditions of approval as well as all applicable laws, rules, regulation and requirements.

I trust this report provides a useful description of the status of development and compliance with the conditions of approval for the permits. Should you have any questions regarding this information, please contact me at (808) 938-7402

Sincerely yours,

A handwritten signature in black ink, appearing to read "R. Stuit", with a stylized flourish at the end.

Robert A. Stuit
Vice President of Design and Planning