



LANDSCAPE ARCHITECTURE
PLANNING
ENVIRONMENTAL STUDIES

COMPTROLLER OF THE REVENUE DEPARTMENT OF HAWAII
JUL 15 1993
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August 9, 1993

Mr. Keith W. Ahue, Chairperson
Board of Land & Natural Resources
Department of Land & Natural Resources
P.O.Box 621
Honolulu, Hawaii 96809

**SUBJECT: SPECIAL MANAGEMENT AREA APPLICATION (SMA 93-1)
USE PERMIT APPLICATION (UP 93-2)
VILLAGES AT HOKUKANO
APPLICANT: OCEANSIDE 1250
TMK'S: 7-9-12: 03 POR, 05 POR, 11; 8-1-4: 03 POR**

Dear Mr. Ahue:

Thank you for your letter of May 25, 1993, in which you provide comments from various divisions of the Department of Land & Natural Resources on the subject applications. This letter is to respond to some of those comments and questions raised in your letter.

Division of Forestry & Wildlife

- 1) Regarding coordination with the Na Ala Hele Advisory Council, we attended the Na Ala Hele Advisory Council meeting of July 14, 1993, where the Draft EIS for the Villages at Hokukano project was discussed. At that meeting, Mr. Dick Frye of Oceanside 1250, reviewed with the Council, plans for the proposed project and in particular, those plans relating to the protection and enhancement of existing trails, including the King's Trail, and provisions for public shoreline access. The Council responded favorably to these plans and we understand that a letter will be forthcoming with the Council's comments to the Draft EIS.
- 2 - 3) Regarding reference to the three native species found on the site, as stated in our applications, where practical, these species will be incorporated as part of the landscape plans for the project. At this time, we have not developed our landscape plans which will be prepared during the permit process. Up to this point, we have been studying various options for plant use, with particular focus on the use of plants, such as native species, which require less water and are better suited to the site's climatic and geographic zone. I would like to point out that, as planned, approximately 50% of the site would remain in a common landscape, using in many cases the existing vegetation, which will increase the potential use of existing or relocated native species. Also, we have confirmed with our

flora consultant, Dr. Evangeline Funk, that no existing or proposed additions to the list of potentially rare, threatened, or endangered species occur within the project site. The single capparid plant, as a candidate 2 plant, could readily be preserved in place, or relocated to an alternate site. Please note, however, that this and the colony of native Euphorbs are located at the approximately 470 foot elevation and outside the petition area for the proposed golf course.

Division of Land Management

- 1) The Hokukano Village site, as a State owned parcel, has been specifically excluded from our metes and bounds description of the project. Oceanside 1250, however, has been working with the State Historic Preservation Office towards a mutually agreeable arrangement for the care and management of the Hokukano Village area.
- 2 - 3) Regarding the State's claim to portions of Grant 10, Apana 2, we understand is adjacent to the "Hokukano Village" site, and outside the property boundaries, however, we are currently researching this portion to determine its precise location. We will keep the Division of Land Management informed of our findings once these are received.

Regarding the public road right-of-way (Old Government Road) which crosses Grant 1651, Oceanside 1250 does not dispute the State's claim over ownership of these portions, and is currently working with the Land Management Division to ensure that the State's interest with regards to those portions of the Government Road which traverse the site, are protected. The Government Road is shown on the golf course development plans as the King's Trail, which is noted for preservation, in accordance with the recommendations of the consulting archaeologist. The King's Trail forks near the area of Pu'u Ohau, at which point the location of the trail is not evident until a point near the southern project boundary. At the point of the fork near Pu'u Ohau, another trail known as the Cart Trail departs and follows a path somewhat parallel to the shoreline. We will be working with the Division of Land Management, as well as the State Historic Preservation Office, in determining the location of the King's Trail and the procedures for its protection and enhancement.

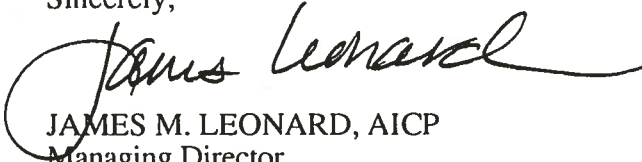
Division of Aquatic Resources

We appreciate the Division's comments related to the potential impacts to the marine environment as a result of increased public access and fishing activity in this area. This is an important aspect, which will need to be considered in our ongoing monitoring of the marine environment and the proper management of the shoreline area fronting the property.

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Again, we appreciate your comments to the subject applications and look forward to working with your Department and pertinent agencies in fully addressing these and related issues as we move forward in the further planning of the Villages at Hokukano project.

Sincerely,



JAMES M. LEONARD, AICP
Managing Director
PBR HAWAII - Hilo Office

cc: Virginia Goldstein, Hawaii County Planning Department
Yutaka Takeda, JAL Research & Development
Lyle Anderson, The Anderson Companies
R.T. "Dick" Frye, Oceanside 1250
Benjamin Kudo, Dwyer Imanaka Schraff & Kudo
David Hulse, PBR HAWAII (Honolulu)