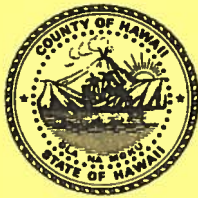


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

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

April 29, 1999

Mr. Don Hibbard, Administrator
Department of Land and Natural Resources-State Historic Preservation Division
33 South King Street, 6th Floor
Honolulu, Hawaii 96813

Dear Mr. Hibbard :

Special Management Area (SMA) Use Permit (SMA No. 356)
Subject: Natural Resources and Management Plan
Applicant: Oceanside 1250 (Villages of Hokukano)
Tax Map Key: 7-9-12:11 and Portions of 3 and 4; 8-1-04: Portion of 3

The applicant has forwarded the referenced Natural Resources and Management Plan, March 1999, for Oceanside 1250 (Villages and Hokukano) to meet compliance with Condition No. 6 of the above-referenced SMA No. 356.

Condition No. 6 of the permit, states as follows:

- "6. A Natural Resources Management Plan shall be submitted for review and approval by the Planning Director, in consultation with the Department of Land and Natural Resources, prior to securing Final Subdivision Approval."

We would appreciate your review and comments on this document at your earliest convenience.

003626


APR 29 1999

Mr. Don Hibbard, Administrator
Department of Land and Natural Resources-State Historic Preservation Division
Page 2
April 29, 1999

Should you have any questions regarding this matter, please contact Susan Gagorik or Phyllis Fujimoto at 961-8288.

Sincerely,

A handwritten signature in black ink, appearing to read "R/Kah", followed by a horizontal line extending to the right.

 VIRGINIA GOLDSTEIN
Planning Director

SG:gp
f:\wpwin60\susan\stuit02.skg

Enclosure

cc: West Hawaii Office

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

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

April 29, 1999

Mr. Robert A. Stuit, Director of Planning
Oceanside 1250
74-5620 A. Palani Road Suite 200
Kailua-Kona, Hawaii 96740-1625

Dear Mr. Stuit:

Special Management Area (SMA) Use Permit (SMA No. 356)
Subject: Natural Resources and Management Plan
Applicant: Oceanside 1250
Tax Map Key: 7-9-12:11 and Portions of 3 and 4; 8-1-04: Portion of 3

This is to acknowledge receipt of your letter dated March 30, 1999, submitting the Natural Resources and Management Plan as part of the requirements of Condition No. 6 of the above-approved SMA No. 356. We have subsequently received two additional copies of the report as requested. Thank you very much for your submittals.

Condition No. 6 states:

- "6. A Natural Resources Management Plan shall be submitted for review and approval by the Planning Director, in consultation with the Department of Land and Natural Resources, prior to securing Final Subdivision Approval."

In accordance with this condition, we shall forward a copy of your report to the Department of Land and Natural Resources-State Historic Preservation Division for their review and comment.

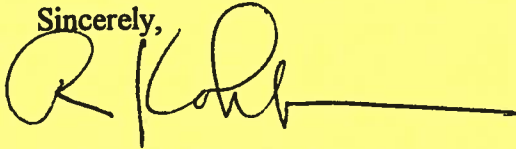
We will inform you as to the status of the report and compliance with Condition No. 6 upon receiving their response.

APR 29 1999
Resp to 2781

Mr. Robert A. Stuit, Director of Planning
Oceanside 1250
Page 2
April 29, 1999

Should you have any questions regarding this matter, please contact Susan Gagorik or Phyllis Fujimoto at 961-8288.

Sincerely,

A handwritten signature in black ink, appearing to read "V. Goldstein", with a long horizontal line extending to the right.

for VIRGINIA GOLDSTEIN
Planning Director

SG:gp

f:\wpwin60\susan\stuit02.skg

cc:w/report: West Hawaii Office

OCEANSIDE 1250

March 30, 1999

'99 APR 1 PM 2 35
PLANNING DEPT.
COUNTY OF HAWAII

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

Subject: Natural Resources Management Plan
The Villages at Hokukano (Hokuli'a)

Dear Ms. Goldstein:

I am pleased to submit the Natural Resources and Management Plan (the "Plan") for The Villages at Hokukano now called Hokuli'a. The Plan is submitted in order to fulfill the condition requirements of SMA Ordinance 356 (Condition 6). The Plan has been formatted in relation to the applicable objectives and policies of the SMA, Chapter 205A.

78-6831 Alii Drive

The conditions of approval indicate the Plan should be submitted to and approved by the Planning Director in consultation with the Department of Land and Natural Resources prior to securing final subdivision approval.

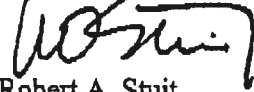
Suite K15

Should you have any questions about the information provided in the Plan, please do not hesitate to contact either myself at 324-1500, or Mr. James Leonard at PBR HAWAII's Hilo office at 961-3333.

Kailua-Kona, HI

Sincerely,

OCEANSIDE 1250



Robert A. Stuit
Director of Planning

96740-2440

Tel: (808) 324-1500

Attachment

Fax: (808) 324-0171

- cc: L. Anderson, w/Attachment
- B. Kudo w/Attachment
- J. Leonard, w/ Attachment
- Y. Takeda, w/Attachment
- B. Tsukazaki, w/Attachment