Ref: LM-HC

MEMORANDUM

TO: Dr. Bruce Anderson, Acting Director
Office of Environmental Quality Control
465 So. King Street, Rm. 104
Honolulu, Hawaii

FROM: W. Mason Young, Administrator
Department of Land and Natural Resources
Land Management Division

RE: Request For Publication Of Negative Declaration
For Awakee

Please publish notice of attached Negative Declaration

Should there be any questions, please call
Howard Ching at 548-6463.

Thank you for your cooperation in this.

Attachments
**DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN**

**DATE:** December 6, 1989  **SUBMITTED BY:** Department of Land and Natural Resources

**THE DOCUMENT IS A (CHECK ALL THAT APPLY):**
- [ ] NEGATIVE DECLARATION
- [ ] EIS PREPARATION NOTICE
- [ ] DRAFT EIS
- [ ] FINAL EIS
- [ ] ACCEPTANCE NOTICE
- [ ] FONSI

**IS THE DOCUMENT A SUPPLEMENTAL EIS?**  **YES [ ] NO [X]**

**TITLE OF PROPOSED ACTION OR PROJECT:** Land Exchange Involving State Land, Lands Situated at Maniniowaii and Waakea, North Kona, Hawaii, TMK: 7-2-04:13 and por.17

**LOCATION:**
- **ISLAND:** Hawaii  
- **DISTRICT:** North Kona

**ATTACH PROJECT LOCATION MAP(S)**

**TYPE OF ACTION (CHECK ONE):**
- [ ] APPLICANT
- [X] AGENCY

**NAME OF PROPOSING APPLICANT OR AGENCY:** Kahala Capital Corporation

**NAME OF CONTACT:** Tom Fortin

**ADDRESS:** 75-5751 Kukanini Highway, Suite 201

**CITY:** Kailua-Kona  
**STATE:** Hawaii  
**ZIP CODE:** 96740

**PHONE:** (808) 326-1333  
**or:**

**NAME OF PREPARER OR CONSULTANT:** Helber Hastert & Kimura, Planners

**NAME OF CONTACT:** Mark Hastert

**ADDRESS:** 733 Bishop Street, Suite 2590

**CITY:** Honolulu  
**STATE:** Hawaii  
**ZIP CODE:** 96813

**PHONE:** (808) 524-2077  
**or:**

**ACCEPTING AUTHORITY:** Department of Land and Natural Resources

**ESTIMATED PROJECT COST:**
- [ ] FEDERAL FUNDS: $0
- [ ] STATE FUNDS: $0
- [ ] COUNTY FUNDS: $75,000
- [ ] PRIVATE FUNDS: $75,000
- **TOTAL:** $150,000

**DOCUMENT PREPARATION COST:**
- [ ] NEG DEC/EA: $0
- [ ] DRAFT EIS: $0
- [ ] FINAL EIS: $0
- [ ] SUP DRAFT EIS: $0
- [ ] SUP FINAL EIS: $0
- **TOTAL:** $0

**EA TRIGGER (CHECK ALL THAT APPLY):**
- [ ] USE OF STATE OR COUNTY LANDS OR FUNDS
- [ ] USE OF CONSERVATION DISTRICT LANDS
- [ ] USE OF SHORELINE SETBACK AREA
- [ ] USE OF HISTORIC SITE OR DISTRICT
- [ ] USE OF LANDS IN THE WAIKIKI SPECIAL DISTRICT

OEQC FORM 89-91 (2/89)  
PAGE 1 OF 2
USE REQUIRING AN AMENDMENT TO A COUNTY GENERAL PLAN
USE REQUIRING THE RECLASSIFICATION OF CONSERVATION LANDS
CONSTRUCTION OR MODIFICATION OF HELICOPTER FACILITIES
OTHER

BRIEF DESCRIPTION OF THE PROPOSED ACTION OR PROJECT WHICH WILL BE
PUBLISHED IN THE OEGC BULLETIN (LIMIT OF 500 WORDS OR LESS):

(See attached)

(CONTINUE ON ANOTHER SHEET IF NECESSARY)

TAX MAP KEY(S): 7-2-04:3
7-2-04:por.17

TOTAL ACREAGE: 7-2-04:3 (349.05 acres); 7-2-04:por.17 (approx. 544 acres)

FOR OEGC USE ONLY

DATE OF SUBMISSION: ___________________________
DATE OF PUBLICATION: _________________________
LAST DAY FOR CONSULTED PARTY REQUEST:
COMMENT PERIOD ENDS: _________________________
ACCEPTANCE DATE: ____________________________
PUBLICATION DATE OF ACCEPTANCE: ______________

OEGC # ___________________ PLANNER: ____________________
Kahala Capital Corporation, the applicant, requests that the Board of Land and Natural Resources approve the exchange of lands in North Kona, County of Hawaii, between the State of Hawaii and Long & Malone, Ltd. The exchange involves approximately 544 acres of land in the Maniniwali Ahupua'a (owned by the State of Hawaii) for 349.05 acres in the Awake'e Ahupua'a (owned by Long & Malone, Ltd.). The exact exchange is contingent upon completion of a registered survey and a real estate appraisal, and would be subject to the conditions set forth in the Board's approval.

The parcel owned by Long & Malone, Ltd., has been proposed for resort development. Implementation of the Awake'e Resort master plan (and any revised land use plan) is contingent upon obtaining the required governmental approvals. In December 1987, the County of Hawaii adopted a General Plan amendment which allows for resort development at Awake'e. As part of the General Plan amendment application process, an Environmental Impact Statement (EIS), prepared pursuant to Chapter 343, HRS, was accepted by the County of Hawaii. A petition for State Land Use redistricting (Docket No. A88-621) was withdrawn by the applicant in 1988. The primary basis for the withdrawal was the concerns raised by the Department of Business and Economic Development (DBED) which included the following: the increase of additional lands for resort use outside of currently designated resort destination nodes; the Conservation District designation of the petition area and adjacent properties is appropriate and should be retained; and the potential impact of resort development on adjacent Makalawena would cause significant adverse impacts on coastal resources. Since it appeared that the main basis for concern was the location of the proposed resort, an alternative was proposed whereby the applicant would seek an exchange of land, and then a relocation of the resort proposal to mitigate DBED's concerns.
Exchange Parcels Location Map
MANINIOWALI/AWAKEE LAND EXCHANGE

Figure: 2