

SUPPLEMENTAL  
ENVIRONMENTAL IMPACT STATEMENT  
PREPARATION NOTICE

Hokuli`a

North Kona and South Kona,  
Island of Hawai`i

Accepting Agency: State of Hawai`i Land Use Commission  
Applicant: 1250 Oceanside Partners  
Agent: Belt Collins Hawaii Ltd.

December 2007

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## 1. Applicant

1250 Oceanside Partners, a Hawaii limited partnership, is the applicant (“Applicant”) in this matter. This preparation notice has been prepared by Applicant’s agent, Belt Collins Hawaii Ltd.

## 2. Accepting Authority

The accepting authority is the State Land Use Commission (SLUC).

## 3. Agencies, Citizen Groups, and Individuals Consulted

State agencies already consulted include the SLUC and the Office of Planning within the Department of Business, Economic Development & Tourism.

At the County of Hawai‘i (the “County”) level, the Planning Department has been consulted. These agencies will continue to be consulted during the preparation of the draft SEIS, as will other agencies, departments, associations, groups and individuals.

## 4. Purpose of the Document

The purpose of the document which will be prepared pursuant to this notice (“SEIS”) is to comply with the Order Regarding Petitioner’s Voluntary Preparation of a Supplemental Environmental Impact Statement, as issued by the SLUC on March 16, 2007 (“Order”) in SLUC Docket No. A07-769, in which Applicant, as “Petitioner,” is seeking a reclassification of property that is currently within the State land use Agricultural District to the Rural and Conservation Districts. This proceeding was initiated by Applicant on October 13, 2006, by the filing of a Petition for Reclassification (“Petition”).

In the Order, the SLUC acknowledged that Applicant volunteered to prepare a SEIS, because Applicant shared the view expressed by SLUC members that a “...SEIS would provide the community with a better understanding of what is currently being developed on the Petition Area and would ensure that the Commission’s decision on the Petition is based on full consideration of the impacts from the proposed rural district reclassification.” The Order mandates Applicant to “...make an [sic]

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SEIS Preparation Notice available for a 30-day public review and comment period pursuant to section 11-200-15(b), HAR, and section 343-5(c) HRS....”

Within the parameters of the Order, the SEIS will supplement Applicant’s Final Environmental Impact Statement that was accepted by the County of Hawaii in September 1993 (the “1993 FEIS”) in conjunction with various approvals and permits, under which Applicant has constructed and is continuing to construct its development, known as “Hokuli`a.”

## **5. Objectives of the Reclassification**

In its Petition, Applicant is seeking a proposed SLUC order for district reclassifications to the Rural and Conservation Districts in order to achieve the following objectives.

- (a) Eliminate the mandatory agricultural program that is currently required in the agricultural subdivision; and
- (b) Commit 16.016 acres to the Conservation District in order to restrict development and preserve cultural resources within such area.

Together, these objectives underlie and in essence constitute the “action” that is proposed by Applicant in its Petition for Boundary Amendment in SLUC Docket No. A07-769.

## **6. General Description of Property and Petition Area; Time Frame; and Funding Source**

### **6.1 Description of Property and Petition Area**

The Hokuli`a development encompasses approximately 1,575 acres (the “Property”) within which is located the “Petition Area” (1,434.755 acres) that is the subject of Applicant’s pending Petition and an area called the “Shoreline Park Area” (approximately 140 acres) that is

located in the State Conservation District. While the Shoreline Park Area is designated for public recreational uses as a part of Applicant's master plan, it is not part of the Petition Area.

Please refer to the attached Location Map (Figure 1) and Project Area Map (Figure 2).

## **6.2 Time Frame**

If the Petition is granted, it is likely that the objective in Section 5(a) would be initiated soon thereafter and fully implemented within five [5] years after final approvals have been granted. If the Petition is granted, the objective in Section 5(b) would be accomplished without further action by Applicant beyond approved implementation actions in its resource management program.

## **6.3 Funding Source**

Applicant is bearing the expense of the boundary amendment proceedings, and Applicant, the owners of lots within Hokuli'a ("Lot Owners") and/or their Homeowners' Association ("HOA") would fund implementation of the objectives described in Section 5 above.

# **7. Summary Description of Affected Environment**

## **7.1 Physical Setting**

The Petition Area is generally situated on the lower slope of Mauna Loa, approximately 10 miles south of Kailua-Kona, less than one mile west (seaward) of the village of Kealahou, and approximately 3 miles north of Kealahou Bay. It is located within the ahupua`a of Honuaino 3 and 4, Hokukano 1 and 2, Kanaeue 1 and 2, Haleki`i, Ke`eke`e, `Ilikahi, Kanakau, Kalukalu, and Onouli 1 in the North and South Kona Districts on the Island of Hawai`i.

The Petition Area currently includes 379 separate tax map key parcels (see Appendix 1).

## 7.2 State Land Use and County Zoning Designations

The Petition Area is situated within the State land use Agricultural District, and the County's Agricultural (A-1a) zoning district.

## 7.3 Use of Petition Area

As was noted above, in 1993 the County accepted the 1993 FEIS for a proposed action within the Petition Area and adjoining Shoreline Park Area. That proposed action included approximately 367 lots of one acre or more in the Agricultural District, approximately 1073 lots of less than one acre in size within the Urban District, a 100-unit members' lodge and a 27-hole golf course and related facilities. Thereafter, the County and various State agencies granted permits and approvals allowing more limited and less impactful development of the Petition Area than was contemplated by the 1993 FEIS.

In the 1990's, the County and various State agencies granted permits and approvals allowing development within the Petition Area of up to 730 agricultural lots, a 27-hole golf course and an 80-unit members' lodge.

In the last few years, Applicant has agreed to reduce even further the scale and intensity of Hokuli'a. For example:

- \* The 730 agricultural lots has been reduced to 665
- \* The 27-hole golf course has been reduced to 18 holes
- \* The members' lodge has been eliminated

Based on the approvals granted during the 1990's, a total of 339 agricultural lots have been created within Hokuli'a. Applicant has constructed the 18-hole goll course, which was opened for play in 2002, and Applicant has pending an application for subdivision of the

balance of the Petition Area that Applicant intends to subdivide for sale to Lot Owners.

Applicant has constructed and is constructing infrastructure to serve the agricultural lots, as well as various ancillary facilities to serve the 18-hole golf course and its members. Applicant is also in the final stages of obtaining permits and approvals to construct other facilities, including facilities which have been relocated or reprogrammed due to the elimination of the members' lodge and the downscaling of Hokuli'a generally. Among the facilities in the planning stages or about to begin construction are: a wastewater treatment plant, a golf maintenance facility, a plant nursery, a members' tennis facility, a coffee shop/mail room, expansion of Kona Scenic Park to include a new parking lot and comfort station, and a homeowners' association facility.

To date, Applicant has sold a total of 203 lots. Three Lot Owners have completed and occupied dwellings, and numerous other dwellings are under construction or in the planning stages.

Under existing permits and approvals, under the community's governing documents, and/or under other agreements, (i) each lot must be at least one acre in size, and (ii) agricultural uses must be established on each lot not later than the time a dwelling is occupied on such agricultural lot.

The agricultural program at Hokuli'a provides for roughly twenty percent of each lot to be used in income-producing agricultural activities.

In describing the affected environment, the draft SEIS will include a comprehensive discussion of the uses of the Petition Area, illustrated where appropriate with maps.

#### **7.4 Climate**

Temperatures in the Petition Area are generally consistent and moderate with average daily temperatures varying from 65 to 85 degrees Fahrenheit. Winds are predominantly light and variable, with prevailing winds originating from the southeast. Annual rainfall for the area averages approximately 35 inches, with the summer months receiving the majority of the rainfall as is characteristic of the Kona coast

#### **7.5 Surface and Subsurface Water Resources**

Four drainageways touch or cross the Petition Area. The Flood Insurance Rate Map shows one drainageway designated as Flood Zone A running along the northern property line. Three drainageways are near the southern boundary and are designated as Zone A, AE and X areas. Portions of the coastline are also designated with the AE and VE zones, but they are outside of the Petition Area.

In describing the affected environment, the draft SEIS will discuss these drainageways, the drainage improvements within the Petition Area, related requirements of existing permits, approvals and agreements, and the water quality monitoring and other related activities ongoing or to be undertaken pursuant to existing permits, approvals and agreements.

#### **7.6 Archaeological and Cultural Resources**

The Petition Area includes ancient Hawaiian archaeological sites, including burials, heiau, habitation sites, walls, agricultural sites and other remnants of ancient Hawaiian habitation. The ancient Hawaiian village of Hokukano is makai of the Petition Area on State land and has many intact archaeological features. Remnants of the Kona Field System, an area or belt along mauka Kona used by Hawaiians during the Pre-Contact and Post-Contact eras for agricultural subsistence cultivation, are located within the Petition Area. The common agricultural crops cultivated prehistorically and during the early historic period include: within the coastal zone (0 to 500 feet elevation) coconuts, sweet potatoes and *wauke* (paper mulberry), and within the

upper elevations (500 to 1000 feet) crops probably consisting mainly of breadfruit, with *wauke* and sweet potatoes planted between the breadfruit. Pu`u Ohau, a volcanic cinder cone near the shoreline, is the site of ancient Hawaiian burials. The shoreline area below the Petition Area is a resource for fishing and other ocean related activities.

The development of Hokuli`a has enhanced the preservation of and public access to these cultural and historic resources. During the decades before Applicant acquired the Hokuli`a lands, little or no public access to historic and cultural resources was permitted by the previous owners. Portions of the makai area of the Petition Area had been chain-dragged during the early 1900's. Chain-dragging involved dragging a heavy steel bar between two bulldozers to break down and clear vegetation.

Following fieldwork in 1991 and 1992, an archaeological inventory survey ("AIS") was prepared for Applicant and submitted to the State Historic Preservation Division (SHPD) of the Department of Land and Natural Resources (DLNR) for review and approval. The AIS was revised in response to comments received from SHPD and was accepted by SHPD in January 1997. The AIS has been supplemented by information obtained by additional survey work (referred to as "block reports") conducted within the area covered by the AIS and submitted to SHPD for review and approval.

In 1999, SHPD approved an Integrated Archaeological Mitigation Plan ("IAMP") for the Petition Area and other lands within Hokuli`a. The IAMP and Interim Protection Plans approved by SHPD set forth procedures (i) to identify historic sites for possible data recovery or preservation and (ii) to protect burial and other important archaeological sites from damage or destruction, pending final determination of the appropriate treatment. Based on the AIS, the block reports, the IAMP, and other information, burial treatment plans for all known burials have been submitted, or will be submitted, to SHPD and/or the Hawaii Island Burial Council. The submitted plans have been approved or, in the case of recently submitted plans, are pending approval. The SHVÄ has also approved boundaries and

buffers for all recommended non-burial preservation sites located within the Petition Area, and the approved list of such preservation sites will form the basis for the Preservation Plan and a related Interpretive Plan. The Preservation Plan is anticipated to be submitted to SHPD in early 2008 for review and approval.

The archaeological survey work conducted to date has shed light on the importance and extensive nature of Hawaiian settlement, cultivation practices and existing cultural resources associated with the Kona Field System. Data recovery in the Kona Field System historically has generally been limited to relatively small and noncontiguous parcels of property. The systematic survey and analyses undertaken as to the Petition Area and other areas within Hokuli'a, and the related preservation, maintenance and care of significant archaeological and cultural sites, enhances the general knowledge of the field system and contributes to a better understanding upon which to base the preservation and maintenance of the historic resources within and around the Petition Area.

Among the historic sites and cultural resources identified in the archaeological inventory surveys were remnants of a historic trail, referred to as the "Stepping Stone Trail," which runs north-south through the makai portion of the Petition Area.

Applicant has entered into an agreement with DLNR and others, pursuant to which (i) it has been agreed that the State owns the trail, (ii) DLNR will designate the trail as a preservation site on terms permitting only pedestrian use (other than roadway, cart path and underground utility crossings related to the use of the Petition Area and the adjoining shoreline area); (iii) Applicant will restore and reconstruct the southern section of the trail; (iv) Applicant will establish a protective buffer zone on both sides of the trail; and (v) Applicant will establish, and the PCSA (defined in the next paragraph) will maintain in perpetuity, two interpretive sites alongside the trail.

Applicant has also agreed to take additional steps for the protection of historic and cultural resources. Applicant has created a non-profit

entity, the Hokuli'a Park and Cultural Sites Association, Inc. (the "PCSA"), which will be responsible for the maintenance of the 140-acre public shoreline park makai of the Petition Area and the preserved cultural and historical sites therein, as well as all other cultural and historic sites to be preserved in perpetuity throughout the Petition Area. The PCSA is also seeking permission from DLNR to undertake the long-term maintenance of the Stepping Stone Trail, the Old Government Road and the Old Cart Road, under supervision by DLNR. In addition, the PCSA will develop educational materials and programs designed to encourage understanding and appreciation of these resources and will develop standards for the proper maintenance and care of the resources. The PCSA has established a community and culturally based advisory board whose purpose is to provide advice and guidance to the PCSA regarding the preservation, operation and maintenance of the shoreline park and cultural and historic sites within Hokuli'a. Today the advisory board has 19 members, including representatives of Protect Keopuka Ohana, descendants of the lands at Hokuli'a, owners of kuleana close to the Petition Area, cultural practitioners and other individuals and groups willing to give generously of their time and expertise to this important work. The PCSA will also take possession of and store all native Hawaiian artifacts and relics discovered by Applicant or its agents within the Petition Area.

The Lot Owners are the members of the PCSA, which has the authority to assess the Lot Owners to raise funds as needed by the PCSA. In addition, Applicant has agreed to contribute to the PCSA ¼% of all proceeds received by Applicant from the sale of lots within Hokuli'a. In addition, all Lot Owners who acquire lots within Hokuli'a are required, upon the resale of those lots, to contribute ¼% of the sales proceeds to the PCSA.

In addition, Applicant is establishing two Cultural Practice and Preservation Areas, comprising a total of approximately 12 acres, where lineal and cultural descendants may engage in traditional cultural practices.

In describing the affected environment, the draft SEIS will include a comprehensive discussion of the cultural resources within the Petition Area, and of the manner in which those resources are being managed under existing permits, approvals and agreements.

## **7.7 Terrestrial Flora**

In the 1993 FEIS, four major vegetation types were identified within the Petition Area. The first consisted of prosopis trees with a mixed grass understory extending from the coastline to nearly the 700-foot elevation. The second vegetation type was a mixture of *koa haole* and prosopis scrub generally located midway between the mauka and makai property boundaries. The third vegetation type consisted of *kukui* scrub extending from the 850-foot elevation to about 1,100-foot elevation. The fourth vegetation type consisted of lantana scrub with some mango, avocado, guava, papaya, and large monkey pod trees extending generally from the 1,100-foot elevation to the mauka property boundary.

In describing the affected environment, the draft SEIS will identify the vegetation types currently within the Petition Area, as well as the manner in which such vegetation is being or may be affected under existing permits, approvals and agreements.

## **7.8 Terrestrial Fauna and Avifauna**

Existing fauna typically consists of introduced species that are transient in nature, including mongoose, cardinal, barred dove, spotted dove, myna bird, golden plover and house sparrow. Feral dogs, cats, pigs and rodents are also known to the area. No endemic species have been found on the Petition Area. Endemic birds, such as the short-eared owl or *Pueo* and Hawaiian Hawk, or *I`o*, may forage in this region, but none have been found on or near the Petition Area. The Hawaiian hoary bat may also forage in the region.

## **7.9 Nearshore Marine Environment**

The Property includes approximately two miles of coastline separated from the Petition Area by the Shoreline Park. As discussed in the 1993 FEIS, in general, the marine communities resident to the waters fronting the Property are diverse and the fish communities do not show the declines in abundance that have been encountered in many other Hawaiian coastal settings in recent years.

#### **7.10 Soils**

The Petition Area and surrounding areas have relatively little soil cover, although pockets of soil are found throughout the site, generally following the patterns of lava flows and drainageways. The soils within the Petition Area consist of seven soil types, as classified by the United States Department of Agriculture Soil Conservation Service Soil Survey, as follows: KDD (Kainaliu very stony silty clay loam), WHC (Waiaha extremely stony silt loam), rKED (a`a lava), rLW (pahoehoe lava), rPYD (Punalu`u extremely rocky peat), rCL (cinder land), and KEC (Kainaliu extremely stony silty clay loam). The University of Hawai`i's Land Study Bureau's ("LSB") Detailed Land Classification Report for the Island of Hawai`i has designated the lands within the Petition Area as predominantly Class C, D, and E. A small portion covering approximately eight acres in the mauka corner of the Petition Area is rated as B lands by the LSB.

#### **7.11 Agricultural Productivity**

From an agronomic perspective, the Petition Area soils are generally moderately to poorly suited for agricultural use. There are no lands rated "Prime" or "Unique" by the ALISH system within the Petition Area. Limited portions of the Petition Area are identified as "Other Important" lands. This classification indicates that portions of the site can be used for agricultural purposes but generally require infrastructure support (irrigation) and other necessary agronomic improvements.

In describing the affected environment, the draft SEIS will discuss the existing agricultural program at Hokuli`a.

### **7.12 Natural Hazards**

Those natural hazards that could have the greatest potential impact upon the physical character of the Petition Area, aside from storms and strong winds, are volcanic eruptions and earthquakes. Tsunamis are not considered to be a potential threat to the Petition Area because the Petition Area is inland of the coastal area and not within the coastal hazard zones, designated as “VE” zone by the FEMA Flood Insurance Rate Map.

Based on volcanic hazard zones for the island of Hawai‘i prepared by the U.S. Geological Survey, the Petition Area is situated within a Zone 3 hazard zone (on a scale of 1 to 9, with 1 representing the most hazardous and 9 the least hazardous). Zone 3 is characterized by lava coverage of about 5 percent in the past 40 years and 20 percent during historic times.

The entire island of Hawai‘i is susceptible to earthquakes originating in fault zones under and adjacent to the island. Due to the island’s active volcanic activity, the entire county of Hawai‘i lies in a Zone 4 seismic zone. Zone 4 is the highest zoning designation on a scale from 0 to 4, with increasing levels of risk due to occurrence and danger.

### **7.13 Socioeconomic Conditions**

The lands abutting the Petition Area to the north and the south are within the Agricultural District. The lands makai or along the western boundary of the Petition Area are within the Conservation District. The lands mauka or east of the Petition Area are within the Agricultural and Urban Districts. Centers of trading and employment include the mauka towns of Kealahou, Captain Cook, Kainaliu, and Honalo, which offer support services adequate for most of Hokuli‘a’s residents’ general commercial needs. Kailua-Kona, the major center of trading and employment for the West Hawai‘i region, is located approximately 10 miles to the north. In addition, numerous resorts and resort areas are located along the North Kona and South Kohala coasts.

Prior to 2003, Applicant's annual construction costs reached a high of approximately \$50 million, thus contributing significantly to the local and State economies. In addition, approximately \$10 million was in Applicant's annual payroll at that time, and \$2 million annually was paid in real property taxes. With the construction of homes by individual Lot Owners, the ongoing work of Applicant, and the needs of the community for qualified operating and maintenance staff, Hokuli'a is anticipated to continue to increase the availability and variety of job opportunities in the area, resulting in higher employment and improvement of the quality of life for local residents.

Hokuli'a will sustain construction employment over a thirty-year buildout period for the construction of new facilities and residences. Direct employment of construction workers will stimulate additional employment on the island and elsewhere in the State. Employment which will be supported directly by the construction of the facilities includes onsite laborers, operatives and craftsmen, as well as professional, managerial, sales and clerical workers whose usual place of employment may be elsewhere on the island or in the State. Based upon data from the Department of Business, Economic Development & Tourism, it is estimated that 1.79 other full time jobs are created for every full time job in the construction industry.

Employment in the operation and support of those facilities will provide permanent full time jobs for area residents. Applicant today employs approximately 110 full-time employees.

As with the effects of construction jobs, effects from operational employment are direct and indirect or induced. Direct operational employment opportunities have been created at the golf course, golf shop, support and maintenance facilities, and administrative operations. Facility operations will also indirectly generate employment elsewhere on the island and elsewhere in the State.

Hokuli'a does not have a significant impact upon agricultural production in the vicinity of the Petition Area, which has historically

not been agriculturally productive. In general, the soil conditions of the area are marginally suited for agricultural purposes.

#### **7.14 Traffic Conditions**

Vehicular access to the Petition Area is by way of Haleki`i Street from Mamalahoa Highway, and by the north-south regional Bypass Highway being constructed by Applicant pursuant to an agreement with the County. Haleki`i Street is a two-lane local roadway serving the post office, commercial businesses, and the Kona Scenic Subdivision (abutting the eastern side of the Petition Area). Haleki`i Street is approximately 34 feet wide with two foot gutters and sidewalks on both sides. Parking is permitted on both sides of the street. On its mauka (eastern) end, Haleki`i Street intersects with Mamalahoa Highway. The posted speed limit on Haleki`i Street is 25mph. Development of Hokuli`a has resulted in Haleki`i Street being extended westward (makai) into the Petition Area, where it serves as the community's spine road.

The new Bypass Highway right-of-way will eventually accommodate four lanes of traffic. Applicant is required to construct the initial two lanes, and the County is responsible for construction of the additional lanes as needed. The Bypass Highway will divert a portion of the regional through traffic from Mamalahoa Highway to& believe current congestion at peak times in mauka Kona and will provide needed infrastructure to serve not only the residents of Hokuli`a, but the wider region of North and South Kona. An approximately two-mile stretch of the Bypass Highway has been completed by Applicant and Applicant has tendered a dedication deed for this completed segment to Hawaii County.

In addition to the construction of the Bypass Highway, Applicant is required to provide certain roadway and intersection improvements. The improvements include the channelization and signalization of the Mamalahoa Highway/Haleki`i Street intersection, which has already been completed; construction of the extension of Haleki`i Street through most of the Petition Area (substantially complete), in order to

facilitate public access to the shoreline; the provision of roadway stub-outs to provide future connections between the Petition Area and the adjacent properties to the north and south; and the provision of landscape buffers along highway sections within 500 feet of existing dwellings to reduce the impacts of noise and light on the residents therein.

#### **7.15 Air Quality**

Except for periodic impacts from volcanic emissions (vog), the present air quality of the Petition Area is good. The limited air quality data available for the area from the State's Department of Health indicate that (despite the vog) concentrations are well within the state and national air quality standards.

#### **7.16 Public Services and Facilities**

The Petition Area is situated within the service areas of the Captain Cook Police and Fire Departments located in Captain Cook, less than three miles away.

The nearest full service hospitals include the Kona Community Hospital in Kealahou (approximately 1 mile to the east) and North Hawai'i Community Hospital in Waimea (approximately 50 miles to the north).

The public schools closest to the Petition Area are Konawaena Elementary School, Middle School and High School, which are all in Kealahou.

The Petition Area abuts the western boundary of Kona Scenic Park.

#### **7.17 Views**

The Petition Area is situated at the 1,240 foot elevation along the mauka boundary and descends towards the shoreline and Conservation District boundary to an elevation ranging between 16 feet to 120 feet above mean sea level. The general slope of the Property is

approximately 13 per cent, with some steeper portions exceeding 20 per cent in areas generally associated with gullies and rock outcroppings.

Views of portions of the Petition Area are presently available from portions of the existing residential neighborhoods that are directly mauka of the Petition Area, primarily the Kona Scenic Subdivision. The Petition Area is also visible to those approaching the Property along the coast. Additional views of the coastline will be available from the Bypass Highway upon its completion.

## **8. Identification and Summary of Impacts and Proposed Mitigation Measures**

In the course of preparing the draft SEIS, potential impacts upon the following resources will be identified and evaluated, based on the significance criteria set forth in Section 11-200-12 of the Hawai'i Administrative Rules. If it is determined that the proposed action may have adverse impacts, potential mitigation measures will be identified and discussed. Based on what is known today, it is not anticipated that the proposed action will have significant adverse impacts. If the Petition is granted, there will be no substantive change to the character of Hokuli`a, except for the elimination of the mandatory agricultural program, and Applicant and Lot Owners will continue to develop and use the Petition Area in accordance with the approved reclassification, existing permits, approvals, governing documents and agreements, as they may be modified and supplemented.

### **8.1 Surface and Subsurface Water Resources**

The draft SEIS will analyze the impacts of the proposed action on such resources, which impacts are not expected to be significant. The proposed action is not expected to increase water use or to have negative impacts on water quality.

## **8.2 Air Quality**

The impact of the proposed action on air quality will be discussed in the draft SEIS. That impact is not anticipated to be significant.

## **8.3 Archaeological Resources and Cultural Practices**

A cultural impact assessment for the proposed action will be included in the draft SEIS.

## **8.4 Terrestrial Flora**

The draft SEIS will analyze the impact of the proposed action on floral resources. No significant impact on floral resources is anticipated.

No threatened, endangered or candidate species as listed by the U.S. Fish and Wildlife Service appear to be present within the Petition Area, nor are there unique or valuable wildlife habitats. No existing or proposed federally designated critical habitat is present within the Petition Area. A Botanical Inventory Survey was previously conducted and will be included in the draft SEIS and updated as appropriate.

A Botanical Reconnaissance Level Survey will be conducted on the Petition Area to update the original survey and its findings will be presented in the draft SEIS. The impacts of the proposed action, as they relate to botanical resources, will be disclosed in the draft SEIS.

## **8.5 Avifauna and Feral Mammal**

The proposed action is not anticipated to have any significant impacts upon avifauna or feral mammals as the natural resources of the Petition Area are neither unusual nor unique. The proposed action is not expected to significantly alter the relative abundance or array of birds in this region of North and South Kona.

A Faunal and Avifaunal Inventory Survey was previously conducted and will be included in the draft SEIS, updated as appropriate.

A Reconnaissance Level Faunal and Avifaunal Survey will be conducted on the Petition Area to update an earlier survey and its findings will be presented in the draft SEIS. The impacts of the proposed action, as they relate to faunal and avifaunal resources, will be disclosed in the draft SEIS.

#### **8.6 Subterranean Conditions**

Lava tube cave segments which have been identified through recent archaeological surveys with burials and significant cultural features will be preserved. Other lava tube segments with no known burials or significant cultural features will likely be collapsed and filled as part of the on-going development activities for the Petition Area. The impacts of the proposed action, as they relate to subterranean features will be fully disclosed in the draft SEIS.

#### **8.7. Nearshore Marine Environment**

The results of ongoing coastal monitoring will be presented in the draft SEIS. No significant adverse impacts to coastal resources are anticipated, as the results of the ongoing monitoring will demonstrate that existing development of the Property has had no measurable impact.

#### **8.8 Natural Hazards**

The proposed action is not anticipated to have significant impacts on existing natural hazards related to the site.

#### **8.9 Socioeconomic Conditions**

The impacts of the proposed action, as they relate to socio-economic conditions, will be fully disclosed in the draft SEIS. Those impacts are not anticipated to be significant.

#### **8.10 Traffic Conditions**

A new Traffic Impact Analysis Report will be included in the Draft SEIS. The impacts of the proposed action, as they relate to traffic

conditions will be fully disclosed in the draft SEIS. They are not expected to be significant.

#### **8.11 Air Quality**

The impact of the proposed action on air quality will be discussed in the draft SEIS. That impact is not anticipated to be significant

#### **8.12 Public Services and Facilities**

The impact of the proposed action on the demand for public services, including fire, police, hospitals, and schools, will be discussed in the draft SEIS.

#### **8.13 Views**

The impact of the proposed action on views will be discussed in the draft SEIS.

### **9. Alternatives Considered**

The only practicable alternative to the proposed action is to take no action to change the State land use classification of the Petition Area. A potential Urban District reclassification has been considered, but it would be unlikely that it would be supported by the County and the surrounding community in light of the fact that neither the County's General Plan nor its preliminary draft of the Kona community development plan designates the Petition Area for long term urban growth.

### **10. Agencies and Parties to Receive Preparation Notice**

The following agencies and citizen groups will be provided a copy of this preparation notice:

#### Federal Government

US Army Engineer Division

US Fish and Wildlife Service

US Natural Resources Conservation Service

Department of Housing and Urban Development

State Government

Office of the Governor

Department of Agriculture

Department of Business, Economic Development and Tourism

-Office of Planning

-Energy, Resources & Technology Division

Department of Education

Office of Environmental Quality Control

Hawai'i Public Housing Authority

Hawai'i Housing and Finance Development Corporation

Department of Health

Office of Hawaiian Affairs

Department of Hawaiian Home Lands

Department of Labor and Industrial Relations

Department of Land & Natural Resources

-Historic Preservation Division

Land Use Commission

Department of Public Safety

Department of Transportation

University of Hawai'i

-Hilo Campus

-Environmental Center

Hawai'i County

Office of the Mayor

Planning Department

Department of Public Works

- Building Division
- Engineering Division
- Highway Maintenance Division
- Traffic Division

Department of Environmental Management

- Solid Waste Division
- Wastewater Division

Finance Department

- Real Property Tax Division
- Public Access, Open Space, and Natural Resource Preservation Commission

Fire Department

Office of Housing and Community Development

Mass Transit Agency

Department of Parks and Recreation

- Parks Maintenance Division
- Recreation Division

Police Department

Department of Research and Development

Department of Water Supply

Community Organizations, Associations, and Interest Groups

- Concerned Citizens of Kona
- Hawai'i Island Board of Realtors
- Hawai'i Island Community Development Corporation
- Hawai'i Island Chamber of Commerce
- Hawai'i Island Economic Development Board
- Hawai'i Leeward Planning Conference
- General Contractors Association of Hawai'i

Kona Board of Realtors  
Kona Community Development Plan Steering Committee  
Kona-Kohala Chamber of Commerce  
Kona Traffic Safety Committee  
Kuakini Hawaiian Civic Club  
Na Ala Hele  
People's Advocacy for Trails Hawai'i

Property Owners and Residents

Hokuli'a Park and Cultural Sites Association, Inc.  
-Advisory Board Members

Libraries and Depositories

UH Hilo Library  
State Main Library  
Hilo Public Library  
Bond Memorial Public Library  
Holualoa Public Library  
Honokaa Public Library  
Kailua-Kona Public Library  
Keaau Public & School Library  
Kealakekua Public Library  
Laupahoehoe Public & School Library  
Mountain View Public & School Library  
Naalehu Public Library  
Pahala Public & School Library  
Pahoa Public & School Library  
Thelma Parker Memorial Public/School Library  
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Legislative Reference Bureau

News Media

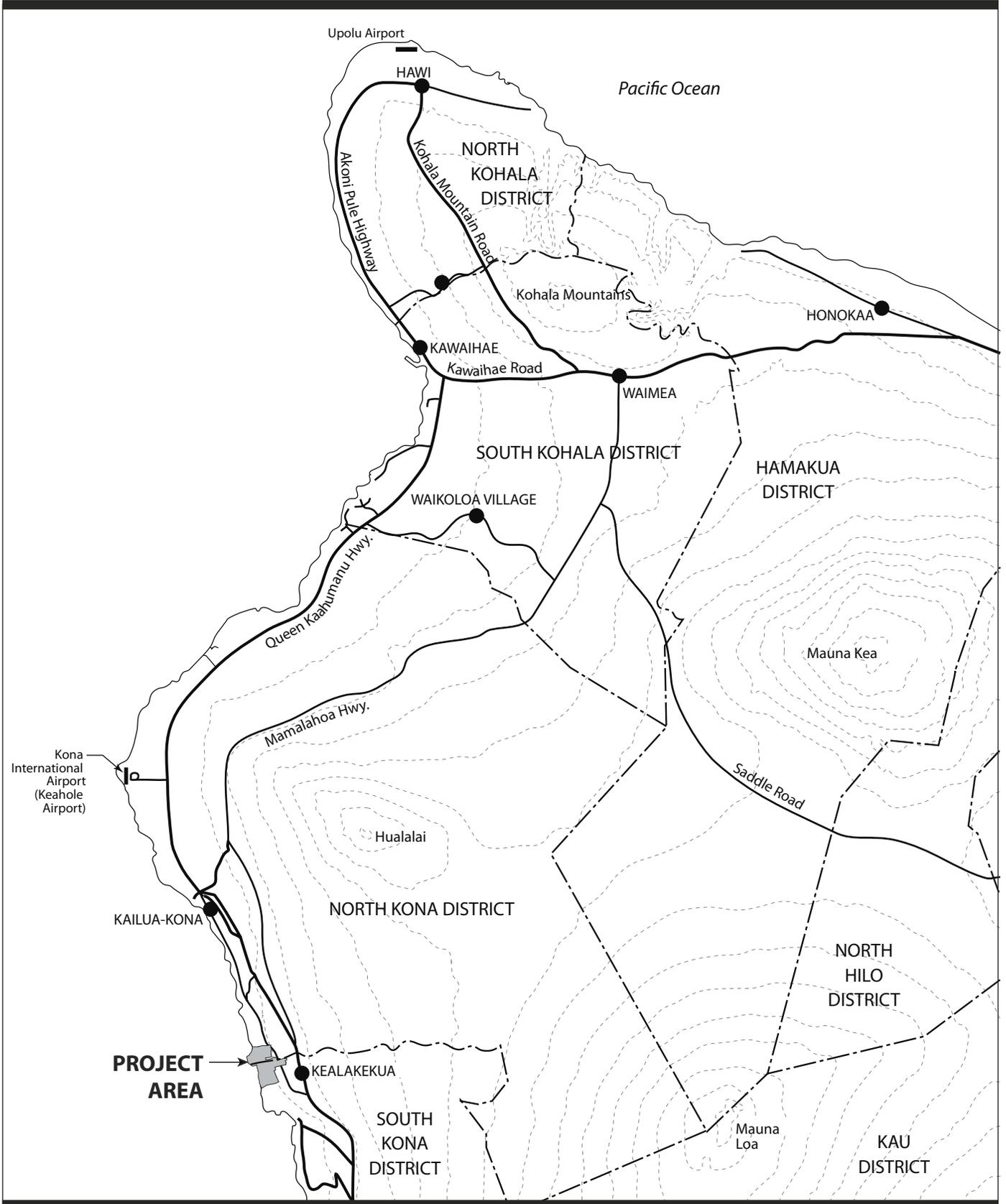
Honolulu Advertiser  
Honolulu Star Bulletin  
Hawai'i Tribune Herald  
West Hawai'i Today

Elected Officials

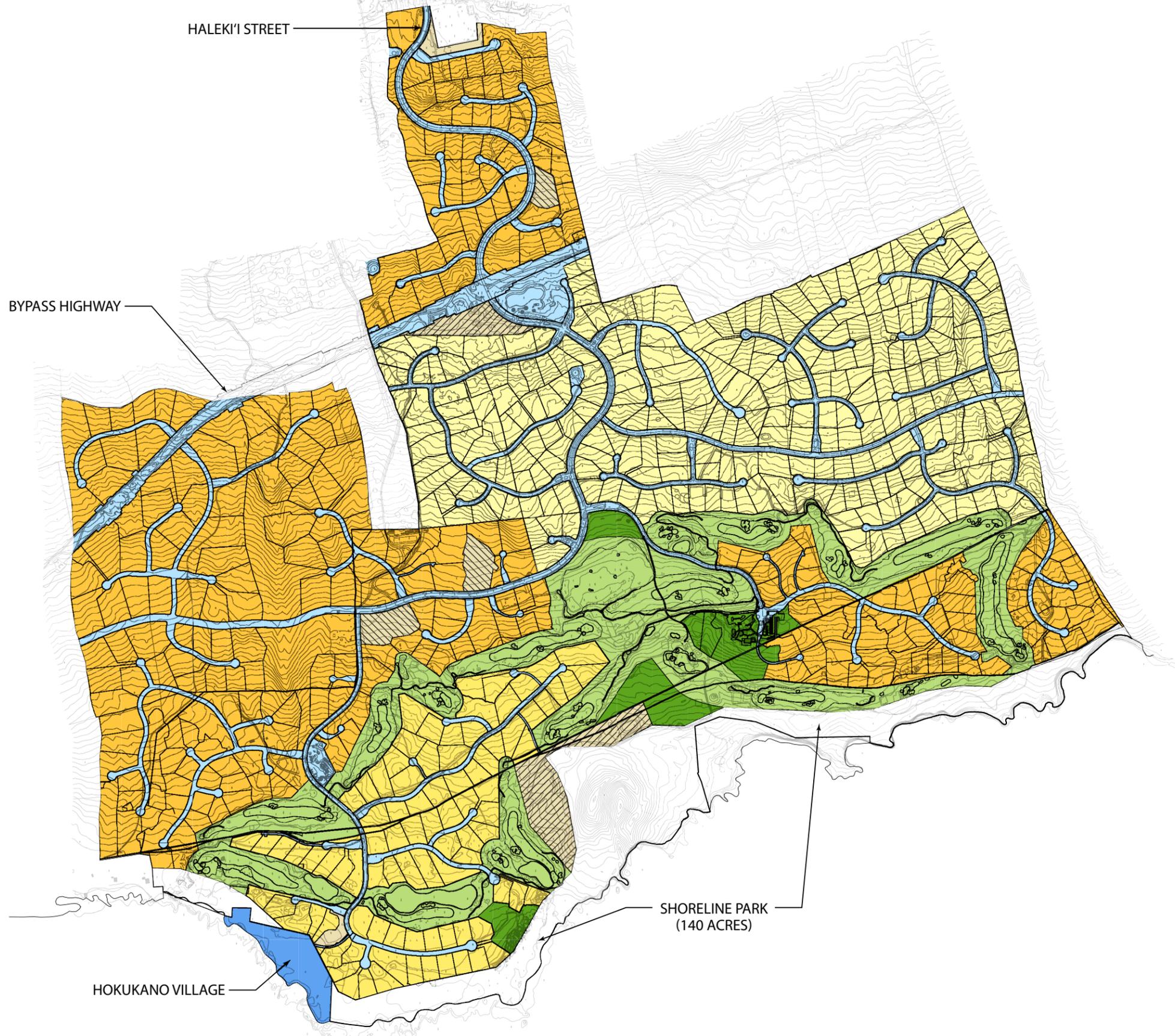
US Senator Daniel Inouye  
US Senator Daniel Akaka  
US Representative Mazie Hirono  
Councilmember: County District 6  
Councilmember: County District 7  
Councilmember: County District 8  
Councilmember: County District 9

Local Utilities

Hawaiian Electric Light Company  
Oceanic Time-Warner  
Hawaiian Telecom



**Figure 1**  
**LOCATION MAP**  
**HÖKŪLI‘A**  
1250 Oceanside Partners  
December 2007



- LEGEND**
- Golf Course
  - Golf Club Support
  - Open Space
  - Open Space (Agricultural Preserves)
  - Open Space (Cultural Preserves)
  - Subdivision (Phase 1)
  - Subdivision (Phase 2)
  - Subdivision (Phase 3)
  - Infrastructure
  - Hokukano Village

Belt Collins logo, a north arrow pointing left, and a scale bar in feet with markings at 0, 400, 800, and 1200.

**Figure 2**  
**EXISTING PROJECT**  
**HŌKŪLIʻA**  
1250 Oceanside Partners  
December 2007

Ref #	TMK:
1	7-9-12-04
2	7-9-12-06
3	7-9-12-11
4	7-9-12-29
5	7-9-12-34 (portion)
6	8-1-04-03 (portion)
7	8-1-04-56
8	8-1-04-59
9	8-1-04-60
10	8-1-04-61
11	8-1-04-62
12	8-1-04-64
13	8-1-04-65
14	8-1-04-68
15	8-1-04-70 (portion)
16	8-1-04-71
17	8-1-26-01
18	8-1-26-02
19	8-1-26-03
20	8-1-26-04
21	8-1-26-05
22	8-1-26-06
23	8-1-26-07
24	8-1-26-08
25	8-1-26-09
26	8-1-26-10
27	8-1-26-11
28	8-1-26-12
29	8-1-26-13
30	8-1-26-14
31	8-1-26-15
32	8-1-26-16
33	8-1-26-17
34	8-1-26-18
35	8-1-26-19
36	8-1-26-20
37	8-1-26-21
38	8-1-26-22
39	8-1-26-23
40	8-1-26-24
41	8-1-26-25
42	8-1-26-26
43	8-1-26-27
44	8-1-26-28
45	8-1-26-29
46	8-1-26-30
47	8-1-26-31
48	8-1-26-32
49	8-1-26-33
50	8-1-26-34
51	8-1-26-35
52	8-1-26-36
53	8-1-26-37
54	8-1-26-38
55	8-1-26-39
56	8-1-26-40
57	8-1-26-41
58	8-1-26-42
59	8-1-26-43
60	8-1-26-44

Ref #	TMK:
61	8-1-26-45
62	8-1-26-46
63	8-1-26-47
64	8-1-26-48
65	8-1-26-49
66	8-1-26-50
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68	8-1-26-52
69	8-1-26-53
70	8-1-26-54
71	8-1-26-55
72	8-1-26-56
73	8-1-26-57
74	8-1-27-01
75	8-1-27-02
76	8-1-27-03
77	8-1-27-04
78	8-1-27-05
79	8-1-27-06
80	8-1-27-07
81	8-1-27-08
82	8-1-27-09
83	8-1-27-10
84	8-1-27-11
85	8-1-27-12
86	8-1-27-13
87	8-1-27-14
88	8-1-27-15
89	8-1-27-16
90	8-1-27-17
91	8-1-27-18
92	8-1-27-19
93	8-1-27-20
94	8-1-27-21
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97	8-1-27-24
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99	8-1-27-26
100	8-1-27-27
101	8-1-27-28
102	8-1-27-29
103	8-1-27-30
104	8-1-27-31
105	8-1-27-32
106	8-1-27-33
107	8-1-27-34
108	8-1-27-35
109	8-1-27-36
110	8-1-27-37
111	8-1-27-38
112	8-1-27-39
113	8-1-27-40
114	8-1-27-41
115	8-1-27-42
116	8-1-27-43
117	8-1-27-44
118	8-1-28-01
119	8-1-28-02
120	8-1-28-03

Ref #	TMK:
121	8-1-28-04
122	8-1-28-05
123	8-1-28-06
124	8-1-28-07
125	8-1-28-08
126	8-1-28-09
127	8-1-28-10
128	8-1-28-11
129	8-1-28-12
130	8-1-28-13
131	8-1-28-14
132	8-1-28-15
133	8-1-28-16
134	8-1-28-17
135	8-1-28-18
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137	8-1-28-20
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139	8-1-28-22
140	8-1-28-23
141	8-1-28-24
142	8-1-28-25
143	8-1-28-26
144	8-1-28-27
145	8-1-28-28
146	8-1-28-29
147	8-1-28-30
148	8-1-28-31
149	8-1-28-32
150	8-1-28-33
151	8-1-28-34
152	8-1-28-35
153	8-1-28-36
154	8-1-28-37
155	8-1-28-38
156	8-1-28-39
157	8-1-28-40
158	8-1-28-41
159	8-1-28-42
160	8-1-28-43
161	8-1-28-44
162	8-1-28-45
163	8-1-28-46
164	8-1-28-47
165	8-1-29-01
166	8-1-29-02
167	8-1-29-03
168	8-1-29-04
169	8-1-29-05
170	8-1-29-06
171	8-1-29-07
172	8-1-29-08
173	8-1-29-09
174	8-1-29-10
175	8-1-29-11
176	8-1-29-12
177	8-1-29-13
178	8-1-29-14
179	8-1-29-15
180	8-1-29-16

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216	8-1-29-52
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220	8-1-29-56
221	8-1-29-57
222	8-1-29-58
223	8-1-29-59
224	8-1-29-60
225	8-1-29-61
226	8-1-29-62
227	8-1-29-63
228	8-1-30-01
229	8-1-30-02
230	8-1-30-03
231	8-1-30-04
232	8-1-30-05
233	8-1-30-06
234	8-1-30-07
235	8-1-30-08
236	8-1-30-09
237	8-1-30-10
238	8-1-30-11
239	8-1-30-12
240	8-1-30-13

Ref #	TMK:
241	8-1-30-14
242	8-1-30-15
243	8-1-30-16
244	8-1-30-17
245	8-1-30-18
246	8-1-30-19
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261	8-1-30-34
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265	8-1-30-38
266	8-1-30-39
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269	8-1-30-42
270	8-1-30-43
271	8-1-30-44
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273	8-1-30-46
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276	8-1-30-49
277	8-1-30-50
278	8-1-30-51
279	8-1-30-52
280	8-1-30-53
281	8-1-32-01
282	8-1-32-02
283	8-1-32-03
284	8-1-32-04
285	8-1-32-05
286	8-1-32-06
287	8-1-32-07
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289	8-1-32-09
290	8-1-32-10
291	8-1-32-11
292	8-1-32-12
293	8-1-32-13
294	8-1-32-14
295	8-1-32-15
296	8-1-32-16
297	8-1-32-17
298	8-1-32-18
299	8-1-32-19
300	8-1-32-20
301	8-1-32-21

Ref #	TMK:
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304	8-1-32-24
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329	8-1-32-49
330	8-1-32-50
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334	8-1-32-54
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336	8-1-33-02
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361	8-1-34-07
362	8-1-34-08

Ref #	TMK:
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