

SEA MOUNTAIN at PUNALU'U

Ka'u District, Island of Hawai'i
Tax Map Keys: 9-5-19:11, 15, 24, 26, 30, 31, 33, 35;
9-6-01:01, 02, 03, 06, 11, 12, 13; 9-6-02:08, 37, 38, 41, 53

Environmental Impact Statement Preparation Notice

This environmental document is prepared pursuant to Chapter 200 of Title 11,
Administrative Rules, Department of Health, "Environmental Impact Statement Rules."

Applicant:
Sea Mountain Five, LLC
c/o Cabear Corp. its Managing Partner
433 North Camden Avenue, Suite 1070
Beverly Hills, CA 90210

Accepting Authority:
Department of Planning
County of Hawai'i

Prepared by:
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December 2005

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1.0 INTRODUCTION

An Environmental Impact Statement Preparation Notice (EISPN) for this project is being circulated for review and comments.

This section provides an introduction for the proposed project, including a brief project purpose, location and existing land use. The purpose and contents of this Environmental Impact Statement Preparation Notice (EISPN) are discussed in this section along with a description of the public consultation process.

1.1 PROJECT INFORMATION SUMMARY

Project Name:	Sea Mountain at Punalu'u
Applicant:	Sea Mountain Five, LLC (by Cabear Corp. its Managing Partner) 433 North Camden Avenue, Suite 1070 Beverly Hills, CA 90210 Contact: Pat Blew Telephone: (410) 991-6326
EIS Accepting Authority:	Hawai'i County Planning Department
Planning/Environmental Consultant:	Group 70 International, Inc. 925 Bethel Street, 5 th floor Honolulu, Hawai'i 96813 Contact: George Atta, AICP Telephone: (808) 523-5866
Area:	433 ± acres
Location:	Punalu'u, Ka'u District, Island of Hawai'i (<i>Figure 1</i>)
Tax Map Key:	9-5-19:11, 15, 24, 26, 30, 31, 33, 35; 9-6-01:01, 02, 03, 06 11, 12, 13; 9-6-02:08, 37, 38, 41, 53 (<i>Figure 2</i>)
Ownership:	SM Investment Partners 680 Iwilei Road, Suite 700 Honolulu, Hawai'i 96817 Contact: Roy Pfund Phone: (808) 539-9493

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State Land Use District: Urban, Conservation

Proposed Changes to State Land Use Districts: No reclassification is requested as part of the project.

Hawai'i County General Plan and Land Use Pattern Allocation Guide (LUPAG) Map: Medium Density Urban, Low Density Urban, Open Area, Resort (Minor) (*Figure 3*)

Zoning: (*Figure 4*)
Agricultural 20-acre (A-20a)-109 acres
Village Commercial (CV-10) – 29 acres
Open Area (OPEN)-159 acres
Multi Family Residential (RM-2) – 16 acres
Multi Family Residential (RM-2.5) – 48 acres
Multi Family Residential (RM-3) – 25 acres
Single Family Residential (RS-20) – 0 acres
Resort-Hotel District (V-1.5) – 40 acres

Special Management Area (SMA): The project is located within the SMA, and a forthcoming SMA Use Permit application will be filed.

Permits Required: SMA, Shoreline Setback Variance (SSV), Rezoning, Subdivision, Department of Health (DOH) Wastewater Permits, Grading and Building Permits, National Pollutant Discharge Elimination System (NPDES), Construction related permits.

EIS Triggers: The Project involves potential EIS triggers: 1) A proposed upgrade to an existing wastewater facility would increase its capacity to serve over fifty additional units; 2) Proposed roadway improvements may require linkage to the State Highway (i.e. state lands).

Proposed Project: Sea Mountain Five, LLC proposes to develop Sea Mountain, a 433-acre partially developed parcel in Punalu'u with residential units, mixed uses, a world class destination resort/hotel, a championship 18-hole golf course, cultural/marine center, upgraded wastewater treatment facility (WWTF), water reservoir and other supporting infrastructure.

1.2 PROJECT SITE

The Sea Mountain at Punalu'u project site consists of 433 acres of partially developed land on the Island of Hawai'i (Figure 1). Existing development at Sea Mountain includes an operational 18-hole golf course, pro-shop, WWTF, County beach park and Colony I condominium complex. Other existing development consists of a restaurant, gift shop, cultural center, Aspen Institute conference facility, and golf club house. However, these facilities have been abandoned due to deterioration. The site is located between Na'alehu and Pahala along the Hawai'i Belt Highway. The property is privately owned by SM Investment Partners, and site development is proposed by Sea Mountain Five, LLC.

1.3 PROPOSED ACTION

Sea Mountain Five, LLC, proposes to develop the Sea Mountain project on a 433-acre partially developed site in Punalu'u. Additional site improvements would involve construction of residential units, a world class destination resort/hotel, a championship 18-hole golf course, cultural/marine center, light commercial, upgraded wastewater treatment facility, water reservoir and other supporting infrastructure.

The Sea Mountain conceptual land use plan seeks to provide a mix of residential unit types which will include single-family residential lots and multi-family units for sale or lease. The development concept for a hotel/resort complex includes a village center which would serve as a gathering place for the resort with shopping and services for guests and local residents. Affordable housing options will be provided in accordance with County standards. A project description is provided in Section 2.0.

Sea Mountain Five, LLC would construct roadway improvements servicing the site, major electrical improvements (including transmission lines and necessary switching and transformer substations), sewage treatment plant renovation and golf course improvements (including irrigation wells). Sea Mountain Five, LLC would also provide internal connector roads and other infrastructure to service the residential, retail and commercial lots that it will create.

1.4 CONTENTS OF THE EISPN

This Environmental Impact Statement Preparation Notice (EISPN) is being filed with the State of Hawai'i's Office of Environmental Quality Control (OEQC) as a Notice of Preparation of a Draft Environmental Impact Statement (DEIS). The EISPN and the subsequent Draft EIS and Final EIS will evaluate the potential impacts of the proposed Sea Mountain at Punalu'u project on the natural and human environment.

This document is presented in seven sections. Section 1.0 contains an introduction including an overview of the study's purpose. Section 2.0 describes the proposed project. Section 3.0 discusses project setting. Section 4.0 discusses potential impacts. Section 5.0 identifies

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alternative actions to the proposed project. Section 6.0 reviews the determination and findings of this report. Section 7.0 identifies parties consulted during the preparation of this report.

1.5 CONSULTATION PROCESS

The public review and consultation for this Environmental Impact Statement is being processed pursuant to Hawai'i Revised Statutes, Chapter 343 and Chapter 200 of Title 11 Administrative Rules, Department of Health, "Environmental Impact Statement Rules".

1.6 REASON FOR PREPARING ENVIRONMENTAL IMPACT STATEMENT

The project involves no direct EIS triggers, however, two project components could be indirect triggers. First of all, a proposed upgrade to the existing wastewater treatment facility would increase its capacity to serve over fifty additional residential units. Secondly, proposed roadway improvements may require linkage to the State Highway (Hawai'i Belt Highway) which could be considered a use of state lands under trigger number one in the OEQC handbook. For these reasons, an Environmental Impact Statement is being prepared pursuant to Chapter 343, Hawai'i Revised Statutes (HRS), and the Environmental Impact Statement Rules, Title 11, Chapter 200 of the Hawai'i Administrative Rules (HAR).

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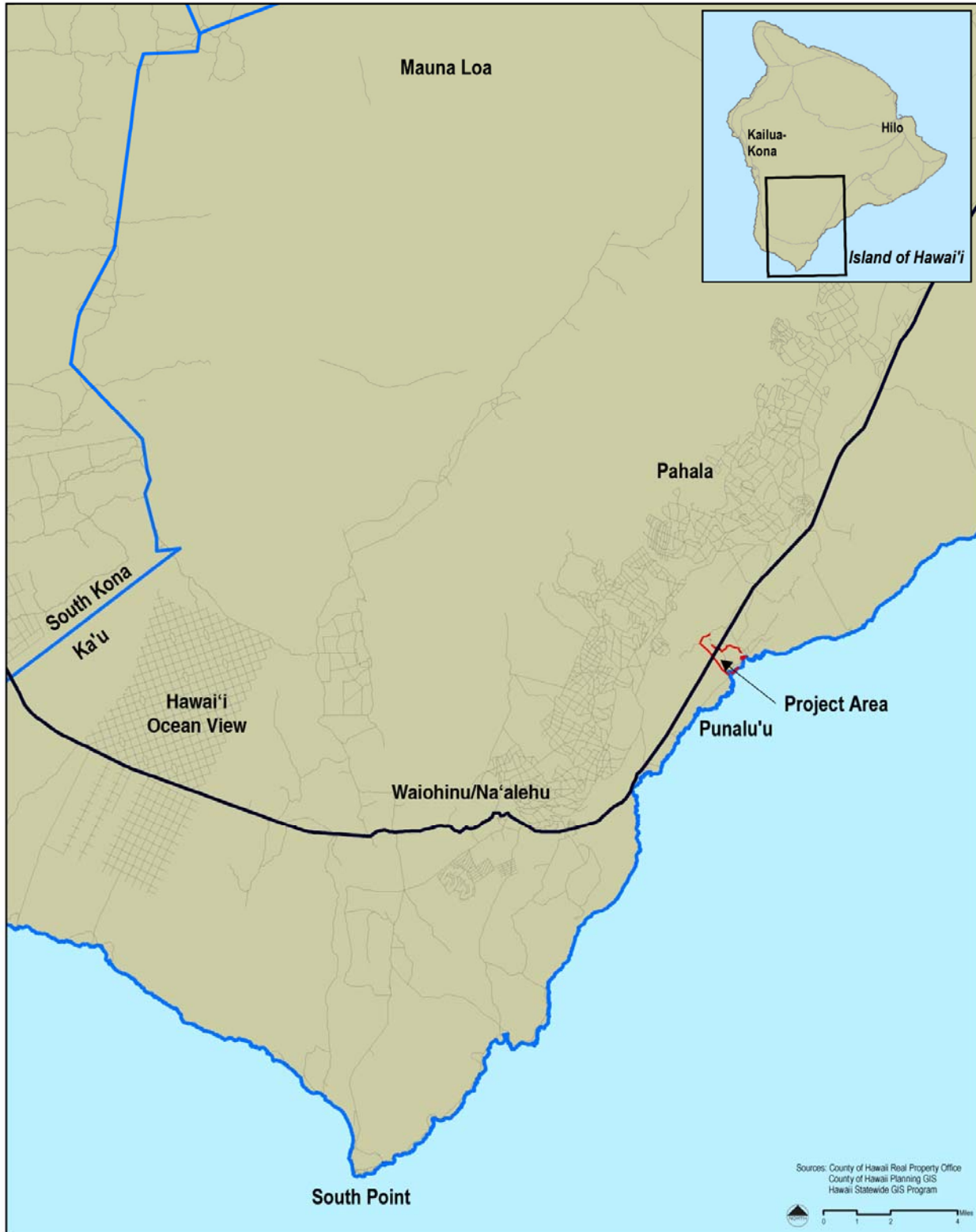


Figure 1. Location Map

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Figure 2. TMK Map

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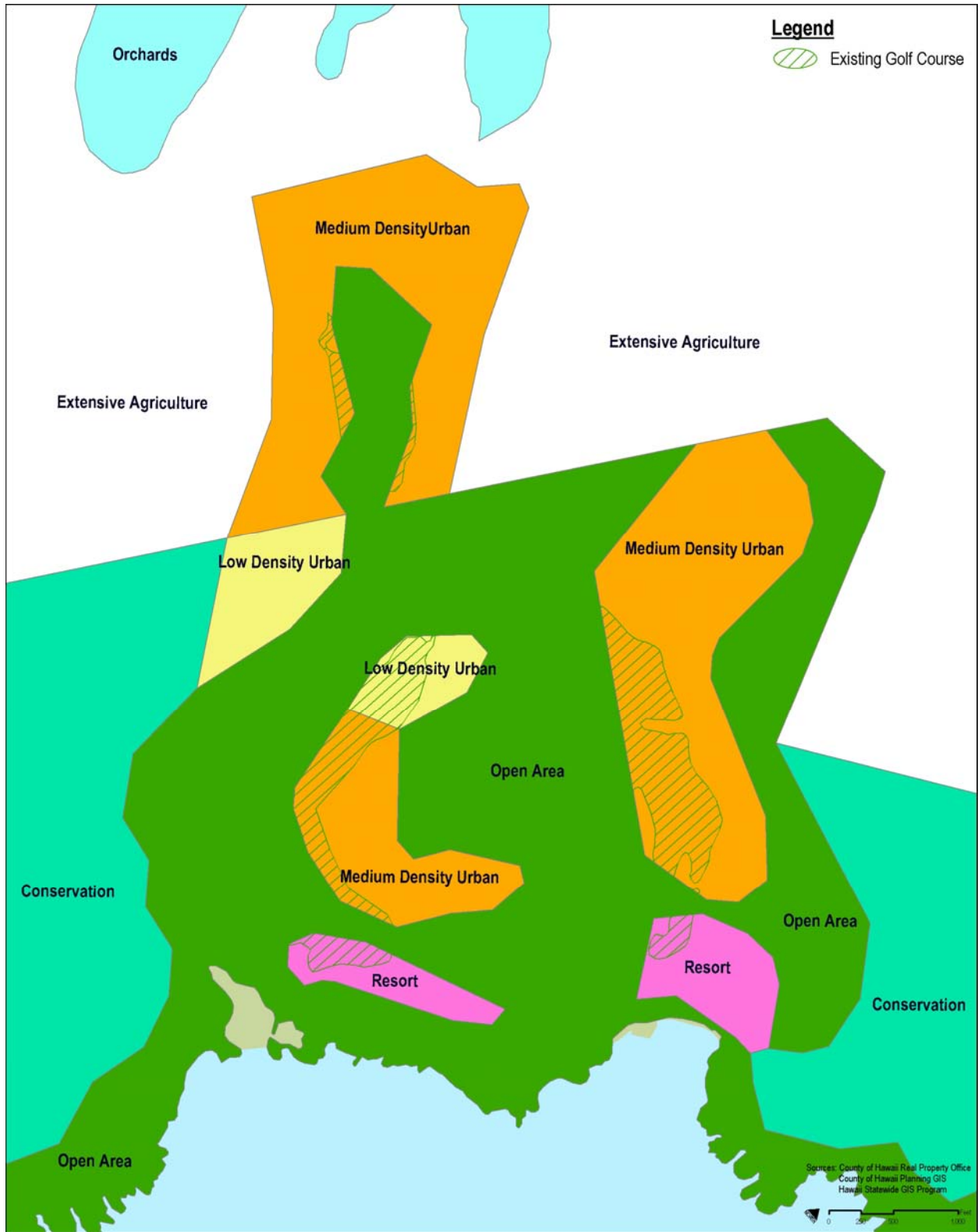


Figure 3. Land Use Pattern Allocation Guide (LUPAG) Map

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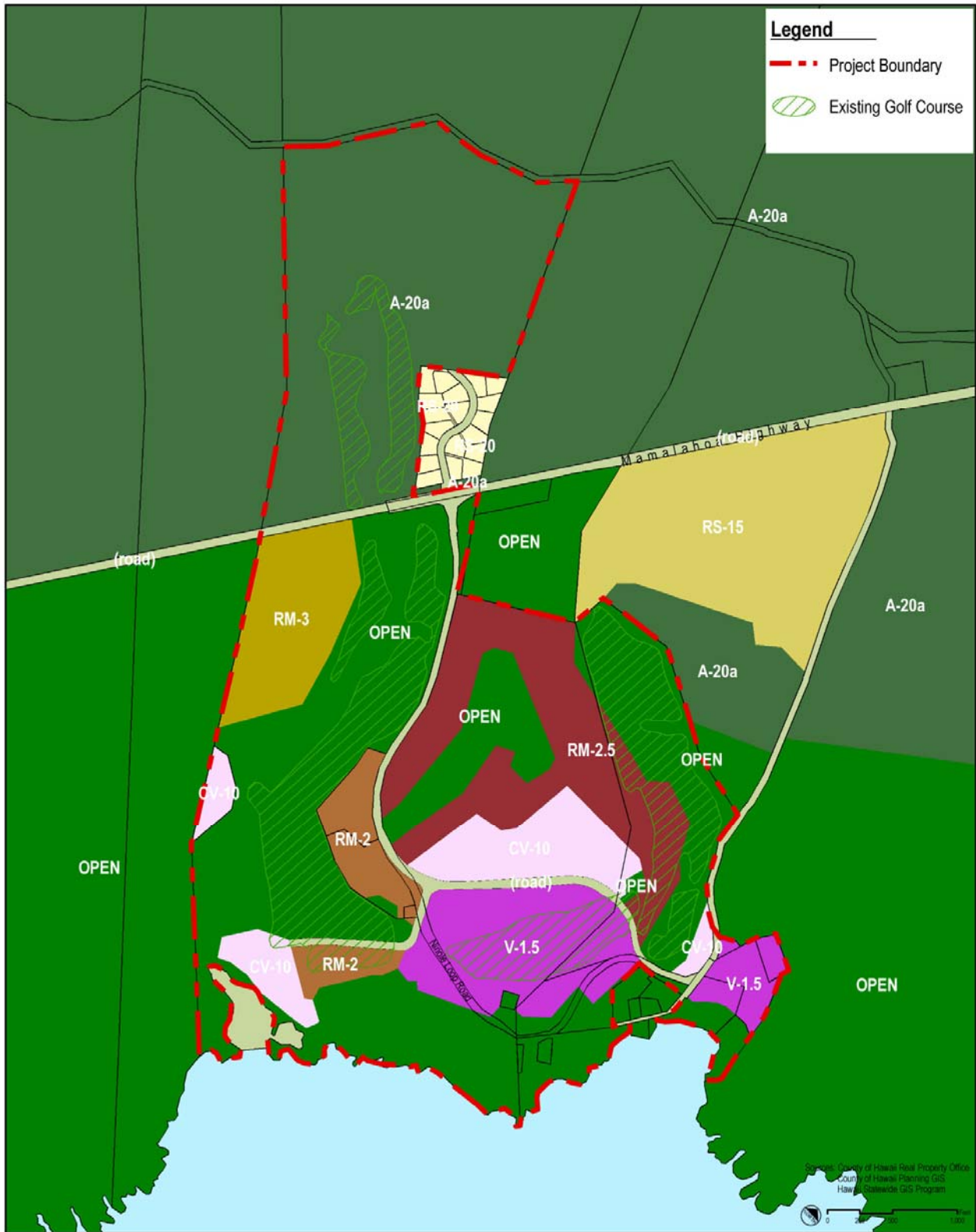


Figure 4. Existing Zoning Map

2.0 PROJECT DESCRIPTION

2.1 SEA MOUNTAIN MASTER PLAN

The proposed development is envisioned as a high quality destination resort/residential community with recreational amenities of a championship golf course, cultural/marine center, and a village center.

The Sea Mountain master plan may include areas designated for resort, residential, mixed use, golf, and infrastructure.

The development concept is for a resort/residential complex at Sea Mountain with opportunity and entitlement for for-sale units in architecture that is configured to work like a full service hotel. The complex would have lobby, restaurant, grill, accessory shopping, and recreational facilities.

Within the project boundaries, a series of low-rise residential enclaves will be created, each with its own character. Each enclave will be surrounded by golf course fairways or other open space areas. The enclaves will provide a mixture of single-family and multi-family units. All enclaves will be oriented to maximize golf course frontage and maximize views of fairways and the ocean beyond. All units will have direct access to the ocean pathways and lava formations. All the amenities are within easy walking distance.

A Village Center will serve as a community gathering place with shopping and services for local residents and guests. The architecture will be low rise and accessible.

Residential units in the mauka areas north of the Hawai'i Belt Highway will predominantly be single-family homes located on estate lots with the houses sited to maximize views.

The existing 18-hole golf course would be expanded and refurbished to become a championship course. A Golf Club Center would be located adjacent to the course and would provide food and beverage services, concierge, and other club amenities. Besides the Golf Club Center, the course will have an open space buffer and ample parking areas. Development of the course would primarily be within areas currently zoned for Open Area and Agricultural District.

Infrastructure facilities to support the development include access and internal circulation roadway networks, linkage to the Hawai'i Belt Highway, an upgraded wastewater treatment and disposal system, improvements to the potable water supply and fire protection systems, a non-potable water irrigation system and other utility systems. Details of the development program for Sea Mountain at Punalu'u will be provided in the Draft EIS report.

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SM Investment Partners currently leases the Punalu'u Beach Park land on a month-to-month basis to the County of Hawai'i. Public beach access to Punalu'u Beach Park will be maintained. Public parking spaces will be reserved to provide support for public beach access.

The Sea Mountain land will be subject to various covenants and restrictions, which will require all owners within Sea Mountain to comply with design standards and uses as defined in those covenants.

The preliminary program is based on an early assessment of the economic feasibility of the project.

2.1.1 Residential Component

The residential component may include a mixture of housing types including single family, townhouses, condominiums and apartments. Residential unit totals could range from 1,500 to 2,000 units, plus some additional affordable housing units. Affordable housing requirements will be met with agreements established with the County housing agency consistent with the policies of the County of Hawai'i.

The housing market targets residents, second home purchasers and renters.

2.1.2 Retail-Commercial Component

The commercial components of Sea Mountain at Punalu'u will consist of retail uses, which will provide support for the residential component of Sea Mountain at Punalu'u. Currently, a location adjacent to the resort is being considered for the core of the commercial activities.

The Sea Mountain at Punalu'u development design will encourage residents to reduce the amount of vehicular traffic impacting the regional highways by providing supporting retail, commercial, and recreational uses within Sea Mountain at Punalu'u project site. It will be designed to reduce internal vehicular traffic within Sea Mountain at Punalu'u by providing convenient pedestrian access to all amenities for residents and visitors.

2.1.3 Recreational Amenities

Recreational amenities include an 18-hole golf course, tennis complex, passive and active park spaces, bike paths, and walking paths.

A portion of the property will be devoted to the re-development of the existing 18-hole golf course and club house. The golf course is intended to be of championship quality. Best

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management practices will be used in the maintenance of the course as to minimize impacts upon the natural environment.

The golf course will be re-built in initial phases of development. The golf course is a major open space and recreational amenity of the project.

Bike paths, jogging and walking paths will be created throughout the community to encourage a healthy lifestyle taking advantage of the wonderful Ka'u climate. Bike paths will also be designed on access to and from the development.

The existing Punalu'u Beach Park will continue to be accessible for public use.

2.1.4 Resource Management

The project will incorporate resource management for preservation, mitigation, management and stewardship of on-site resources. Management efforts will include a cultural advisory committee who will provide continuous input regarding the proper management of cultural assets on the property as the project develops.

2.1.5 Infrastructure

Infrastructure Facilities to support the development include access and internal circulation roadway networks, a wastewater treatment and disposal system, a potable water supply and water protection system, a non-potable water irrigation system and other utility systems.

Roadway System:

The Developer proposes to provide a network of roadways to, from and through the project site. The road network will serve the Sea Mountain development and support state and county regional roadway plans.

The developer will construct required intersection and roadway improvements for the Sea Mountain at Punalu'u access road at no cost to the State of Hawai'i or the County.

The primary vehicular access to the project site will be provided off the Hawai'i Belt Highway at its intersection with the existing Ninole Loop Road. Ninole Loop Road will remain as a collector street within the project. Additional neighborhood streets off of Ninole Loop Road will be added to serve planned residential areas.

Storm Drainage:

The storm drainage system will be constructed in conjunction with the development of roads and specific sites within the project. Infiltration areas will be located in the golf course and other open spaces, where practical. Drywells will be located within roadway right-of-way and within individual parcels, as needed.

Water System:

There is an existing potable water system in the project area. Source capacity will be reassessed and included in a forthcoming water master plan.

Wastewater:

The existing wastewater treatment plant (WWTP) does not have sufficient capacity to support the proposed project. Part of the Sea Mountain project includes renovation and expansion of the existing WWTP to improve performance of the facility and increase capacity. Further details will be provided in the Draft EIS.

Solid Waste:

Solid wastes generated on site will be collected and disposed at approved County solid waste disposal facilities. A solid waste management plan will be developed to reduce the volume generated during construction. A recycling program will be encouraged throughout the project. Composting of green waste will be encouraged and landscape maintenance will recycle as much as is practicable. Further details will be provided in the Draft EIS.

2.1.6 Schools and Other Public Services

Sea Mountain will meet its fair share in costs of additional public services and recreational areas. The need for schools, police, fire and other public facilities is a subject of ongoing discussions with relevant State and County agencies. Land for churches and other community and private religious and service organizations may be included in the overall planning.

2.1.7 Sustainable Development

The Sea Mountain at Punalu'u project will consider sustainable design principles to maximize the efficient use of energy and resources throughout the project.

2.2 DEVELOPMENT SCHEDULE AND PROCESS

Project development and implementation is scheduled to begin immediately following approvals of necessary land use amendments, zoning, permits, and available funding.

The Sea Mountain at Punalu'u project will be developed in three phases over a 10 year period.

3.0 PROJECT SETTING

3.1 OVERVIEW

The Sea Mountain Project is located along the coastline in the ahupua'a of Ka'u, on the island of Hawai'i. The site is approximately 60 miles southwest of Hilo and 70 miles southeast of Kailua-Kona. The parcel is identified as Tax Map Keys 9-5-19: 11, 15, 24, 26, 30, 31, 33, 35; 9-6-01: 01, 02, 03, 06, 11, 12, 13; 9-6-02: 08, 37, 38, 41, 53 (*Figure 2*). The project area consists of 433 acres of partially developed land. Undisturbed lands are covered in scrub grass, trees and shrubs. On-site development consists of an 18-hole golf course and clubhouse, two residential subdivisions, six single-family homes, a wastewater treatment facility, and a public beach park.

3.2 TERRESTRIAL CONDITIONS

The Draft Environmental Impact Statement will examine all pertinent features of the physical environment. Potential impacts associated with the proposed project and mitigation measures will be described. The following areas will be covered: climate, geology and soils, groundwater, topography, flora and fauna.

3.3 HUMAN ENVIRONMENT

Subjects such as archaeological and historic resources, cultural resources, traffic, noise, air quality, and visual resources will be addressed. Potential impacts of the proposed project on these resources will be addressed and where needed, appropriate mitigation measures will be proposed.

3.4 INFRASTRUCTURE

Existing infrastructure capabilities will be evaluated along with additional infrastructure needs generated by the project. Infrastructure requirements such as roadways, potable water, wastewater, irrigation water, drainage, power and utilities will also be evaluated in further detail in the DEIS.

3.5 SOCIO-ECONOMIC CONDITIONS

Socio-economic conditions and trends will be examined. Demographic profiles of the local community, employment, income, job generation and income projections will be studied. Effect of the reclassification of agricultural land will be studied. Current and future public service needs such as police, fire, emergency, medical, education, housing, and social service needs will also be addressed in the DEIS.

3.6 CULTURAL IMPACT ASSESSMENT

Cultural impacts as required by Act 50, SLH 2000 will be addressed. This includes an analysis of the project's impact on gathering practices, use of trails for traditional and cultural practices, historic sites, lava tube ecosystems, cultural practices associated with local heiaus, practices associated with the existing on-site cemetery and church, and possible other burials in the area.

3.7 LAND USE PLANS, POLICIES AND CONTROLS

Land use plans, policies and controls will be discussed. A cultural impact assessment is being conducted. These will include State Plans, State Functional Plans, State Land Use District regulations, Department of Health and NPDES requirements, County General Plan and LUPAG Map, Special Management Area regulations, Shoreline Setback requirements, and federal regulations. Permits and approvals needed for plan implementation will be identified.

4.0 PROBABLE IMPACTS AND MITIGATIVE MEASURES

4.1 SHORT-TERM IMPACTS

Construction of the facilities planned for Sea Mountain at Punalu'u will create some local short-term construction-related impacts on the environment. Potential short-term impacts to be evaluated in the Draft Environmental Impact Statement (DEIS) and will include: soil disturbance, dust and erosion due to clearing and grading; traffic in the project's vicinity due to construction equipment and trucks; and increased noise due to construction-related operations. Potential drainage and runoff issues will also be evaluated. Mitigation measures will be proposed and implemented, as feasible, to minimize short-term construction impacts.

Short-term beneficial impacts related to construction will include expenditures and employment, as well as the purchase of services and materials to design and construct the various projects. Local retail businesses may indirectly benefit through direct and multiplier effects associated with construction activities.

4.2 LONG-TERM IMPACTS

Implementation of the Sea Mountain at Punalu'u project will generate some long-term impacts to the natural and human environment. Potential long-term impacts that will be examined in the DEIS include: soils, water quality, drainage and runoff effects, natural hazards, vegetation and wildlife, archaeology, cultural and historic resources, roadways and traffic, noise, air quality, visual resources, social and economic considerations, public infrastructure and public services. Material and economic resources will be irretrievably committed to the various facilities and programs implemented.

Long-term impacts on surrounding areas include potential new traffic circulation patterns, increase in human consumption of land use and energy; increase in capital expenditures in the vicinity; new residents; increase in consumption of public infrastructure and utilities; increase in demand for education, public health and safety services. The physical development will be designed to minimize the environmental impacts to the greatest extent possible. Further discussion of anticipated long-term impacts of the project on the natural and human environment will be presented in the DEIS.

5.0 ALTERNATIVES TO THE PROPOSED PROJECT

The potential benefits and impacts of alternative development schemes will be evaluated along with no-action alternative.

Other alternatives being considered include:

- a) Maximum build-out based on existing zoning
- b) Minimum development with no new discretionary approvals
- c) Alternatives with new zoning
- d) Alternatives considering use of off site locations

Detailed descriptions of the options and recommendation will be provided in the Draft EIS.

6.0 FINDINGS AND DETERMINATION

6.1 FINDINGS PER SIGNIFICANCE CRITERIA

The DEIS will assess the overall impact on the environment based on criteria established in Title 11 Administrative Rules, Chapter 200 Environmental Impact Statement Rules, Section 12.

These include the following:

1. *Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;*

The Master Plan recognizes the richness of the cultural history of this area and intends to avoid development on known significant sites of natural or cultural significance. Archaeological studies and cultural assessments will be conducted to verify the existence of such resources. Appropriate mitigation measures will be taken. The Cultural Impact Assessment includes additional recommendations for preservation and protection. Additionally, we will continue to work with the advice of a cultural committee made up of local Kūpuna who will advise the project on other items of significance.

The fauna study will include recommendations for protection of biological significant sites, if applicable. These items will be developed further and protected or enhanced as appropriate.

Several resource management plans will be developed to protect the various resources identified in the EIS.

2. *Curtails the range of beneficial uses of the environment;*

While all developments close off other options; the development at Sea Mountain intends to increase the range of beneficial uses of the environment for the community. This project will provide an increased housing stock, employment and recreational uses.

3. *Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders;*

The Sea Mountain at Punalu'u project is being developed with the State's long-term environmental policies, goals, and guidelines in mind. State Land Use District classifications on the project site include Urban for a majority of the site, and a strip of land adjacent to the shoreline that is designated Conservation. Construction within the Conservation District would not occur without a Conservation District Use Permit. Sea

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Mountain Five, LLC would like to create opportunities for residents of Hawai'i to improve their quality of life.

4. *Substantially affects the economic or social welfare of the community or State;*

The Sea Mountain at Punalu'u development will improve the economic and social welfare of the State through increased dollars that are anticipated with development. More jobs will be created in service and resort management industries.

The construction of the project will provide both short-term construction jobs and long-term jobs in the commercial/retail, and service sectors.

The project would generate many permanent jobs as well as add to the County and State economies. A more detailed analysis will be provided in the DEIS.

5. *Substantially affects public health;*

We feel the impact of the proposed development on public health is positive. Additional homes will provide shelter for families. Recreational opportunities such as walking, bicycling, and golf are necessary for good health. Making recreational resources more accessible gives people greater opportunities for healthy living. The design of the village oriented along the golf course and pedestrian corridors within a walk able scale encourage a healthy lifestyle. This will be reviewed further in the DEIS.

6. *Involves substantial secondary impacts, such as population changes or effects on public facilities;*

The project is expected to increase population to the area. Services are being planned to support population needs including housing, utilities and recreational opportunities.

There are both positive and negative secondary effects. These impacts will be evaluated more fully in the DEIS.

7. *Involves a substantial degradation of environmental quality;*

We do not feel the project involves a substantial degradation of the environment. The buildings will be low-rise designs that minimize view impacts. Threatened species will be protected in a managed way. The project will follow sustainable design practices where practicable to reduce its impact on the environment. The concept is a mixed use, integrated community residents will be able to obtain all their basic necessities in the village and minimize the use of cars. This will also reduce impacts to noise and air quality.

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8. *Is individually limited but cumulatively has a considerable effect upon the environment or involves a commitment for large actions;*

All developments have incremental and cumulative impacts. However, the nature of plans and programs that are being developed will ensure that the impacts to the environment will be minimized and positive in many respects.

The potential negative impacts concerning the growing urbanization of Ka'u include impacts on views, impacts on cultural resources, impacts to native species, increasing traffic, and increasing need for public services.

Positive benefits from the proposed project include accommodation of housing needs; more jobs, access and protection of resources that may deteriorate naturally, more mauka makai connections; more recreational resources; and improvements to the local infrastructure i.e.: water and wastewater systems.

Mitigation strategies to minimize the impacts to the environment at the proposed project site will be discussed in EIS. These strategies include mitigation to preserve the archaeological, biological and cultural resources within the Conservation District and the greater project area.

9. *Substantially affects a rare, threatened, or endangered species, or its habitat;*

These impacts will be reviewed more fully in the DEIS.

10. *Detrimentially affects air or water quality or ambient noise levels;*

The most noticeable impacts are expected to occur during construction and are short-term. An acoustic study projecting future traffic noise levels will be conducted and appropriate mitigation measures will be implemented.

Golf course operation is not expected to have a significant negative impact on ground water resources. However, impacts to groundwater sources will be minimized through proper golf course design and best management practices. In general, storm drains and dry wells will be designed to avoid negative impacts to groundwater sources. Landscaping throughout the project area will be designed and used to filter and absorb pollutants in runoff wherever practicable.

11. *Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a floodplain, tsunami zone, beach, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters.*

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The 433-acre site is situated at the foot of the flow areas of the Mauna Loa and Kilauea volcanoes. The site has been categorized in risk zone E, the second highest risk area on the Island of Hawaii. The site is also located in USGS Seismic Zones 3 and of nine seismic zones corresponding to volcanic risk. In 1975, Punalu'u was hit by a tsunami. FEMA's Flood Insurance Rate Maps have categorized areas adjacent the shoreline as areas of coastal flooding. The likelihood exists that the project site would be impacted by one or more of these natural hazards. Appropriate mitigation measures will be implemented to the greatest extent feasible. This includes design and construction in conformance with provisions of the Uniform Building Code (UBC) and the County Building Code and site planning to minimize placement in a high risk or sensitive area.

12. *Substantially affects scenic vistas and view planes identified in county or state plans or studies;*

Design guidelines will insure that buildings integrate well with the land and climate. Site planning will create setbacks and buffers to soften the impact of development on the landscape. It is expected that all buildings will be designed with a low profile that is complimentary and compatible with the setting of the site. Roof colors and building materials will help to tone down their visual impact.

Landscaping will incorporate existing landforms, native plant species and plant species that are compatible with the climate of the region. Therefore, we expect negative impacts to visual resources will be minimized. This will be discussed more thoroughly in the DEIS.

13. *Requires substantial energy consumption.*

The development of Sea Mountain at Punalu'u will require short-term energy consumption for construction. Housing and commercial activities will demand utilities including roadways, electricity and water, as well as sewage systems. Treated effluent will be used to meet the majority of the irrigation needs of the golf course.

Sustainable design criteria will be utilized. Solar and other alternative energy options will be explored. Design guidelines that are being developed will encourage sustainable design practices that reduce waste, conserve energy and increase efficiency.

A significant component of the Sea Mountain development is that its design will encourage residents to reduce the amount of vehicular traffic impacting the regional highways by providing supporting retail, commercial, and recreational uses within the project area.

6.2 DETERMINATION

A Draft Environmental Impact Statement (DEIS) will be prepared and distributed for review in accordance with the consultation process of Chapter 343, Hawai'i Revised Statutes.

7.0 AGENCIES AND PARTIES CONTACTED

This section identifies agencies, organizations and individuals which will be contacted during the preparation of the Draft Environmental Impact Statement (DEIS) for the Sea Mountain at Punalu'u project.

We will go through a community involvement process as well as meet with relevant government agencies in the preparation of the DEIS.

The following agencies will be sent a copy of the Sea Mountain Environmental Impact Statement Preparation Notice:

Federal Agencies

U.S. Army Corps of Engineers
U.S. Department of Interior, Fish and Wildlife Services
U.S. Environmental Protection Agency

State of Hawai'i Agencies

3rd Senatorial District
7th Representative District
Department of Business, Economic Development and Tourism (DBEDT)
Department of Hawaiian Home Lands (DHHL)
Department of Health (DOH)
Department of Land and Natural Resources (DLNR)
Department of Transportation (DOT)
DLNR, State Historic Preservation
DOH, Environmental Management Division, Clean Water Branch
Office of Environmental Quality Control (OEQC)
Office of Hawaiian Affairs (OHA)
Office of Planning
University of Hawai'i at Mānoa, Environmental Center

County of Hawai'i Agencies

Department of Education
Department of Parks and Recreation
Department of Public Works
Department of Water Supply
Hawai'i County Council
Office of Housing and Community Development
Office of the Mayor
Planning Department

Other Parties and Associations

Hawai'i Volcanoes National Park

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Kamehameha Schools
Ka'u Hawaiian Civic Clubs
Na'a lehu Main Street
Na'alehu Public Library
Ocean View Chamber of Commerce
Pacific Islands Resource Management
Pahala Public Library
The Nature Conservancy