

- 1992-01-08-HI-FAA-Isaac Residence after Isaac Property Imp. 1992
the fact Property Improvement **FILE COPY** February 1983

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

DEPARTMENT MASTER APPLICATION FORM

FOR DLNR USE ONLY
Reviewed by _____
Date _____
Accepted by _____
Date _____
Docket/File No. _____
180-Day Exp. _____
EIS Required _____
PH Required _____
Board Approved _____
Disapproved _____
Well No. _____

(Print or Type)

HA-2537

I. LANDOWNER/WATER SOURCE OWNER
(If State land, to be filled
in by Government Agency in
control of property)

Name The 41 lot owners
of Puakea Bay Ranch
Address See attached for
subdivision names and
addresses with resolution
authorizing CDU application

Telephone No. _____
SIGNATURE *Rinaldo Bratoco*
RINALDO BRATOCCO
Date 11/12/91

II. APPLICANT (Water Use, omit if applicant
is landowner)

Name Puakea Bay Ranch Owners
Association
Address c/o Chaney Brooks & Company
75-5706 Hanama Pl, Ste 202
Kailua-Kona, HI 96740
Telephone No. (808) 329-3121

Interest in Property Manager of park
area
(Indicate interest in property; submit
written evidence of this interest)

*SIGNATURE *Rinaldo Bratoco*
RINALDO BRATOCCO, President
Date 11/12/91

*If for a Corporation, Partnership,
Agency or Organization, must be signed
by an authorized officer.

III. TYPE OF PERMIT(S) APPLYING FOR

- () A. State Lands
(x) B. Conservation District Use
() C. Withdraw Water From A Ground
Water Control Area
() D. Supply Water From A Ground
Water Control Area
() E. Well Drilling/Modification

IV. WELL OR LAND PARCEL LOCATION REQUESTED

District North Kohala
Island Hawaii
County Hawaii

Tax Map Key 5-6-02:42
Area of Parcel 13.422 Acres (Approx 2.2
acres-portion to be used)
(Indicate in acres or
sq. ft.)

Term (if lease) _____

CERTIFICATE OF SECRETARY

I HEREBY CERTIFY that I am the duly appointed Secretary of the PUAKEA BAY RANCH OWNERS ASSOCIATION (the "Association") and that the following is a true and correct copy of the resolution duly adopted by the Board of Directors of the Association at a meeting held on November 11, 1991:

1. WHEREAS, under § 5.04(c)(2) of the Puakea Bay Ranch Declaration of Covenants, Conditions and Restrictions (Declaration), the Association is required to maintain Lot 243 as an unimproved or minimally improved recreation preserve in conformance with the provisions of a Conservation District Use Application (CDUA) permit applicable to said lot.

WHEREAS, no CDUA permit was ever obtained for Lot 243;

RESOLVED, that it would be in the best interests of the Association to now apply for and obtain a CDUA permit for said Lot 243;

RESOLVED, FURTHER, that Rinaldo S. Brutoco, President of the Association, is authorized to execute any and all documents on behalf of the Association in this regard and also to retain the services of attorneys, planners, engineers and other personnel necessary to accomplish this purpose.

2. WHEREAS, each lot owner at Puakea Bay Ranch also has a 1/42nd ownership interest in Lot 243 and therefore could be liable for accidents and other incidents which occur at said lot; and

WHEREAS, the liability of individual lot owners could be eliminated if they conveyed their interests in Lot 243 to a corporation which was formed by the Association for the sole purpose of holding title to Lot 243;

RESOLVED, that it is in the best interests of the Association to amend the Declaration to provide that the Association may form a Hawaii non-profit corporation for the purpose of holding title to Lot 243 and that owners of lots at Puakea Bay Ranch may convey their interests in Lot 243 to said corporation;

RESOLVED FURTHER, that the officers and directors of the Association are authorized and directed to do all acts, including sending notices of meetings and executing and filing documents, necessary or desirable to submit the proposed amendments to the Declaration to the members of the Association and to implement their decision.

Effective as of November 11, 1991.

Andrew R. Main

ANDREW R. MAIN
Secretary

3913K

Puakea Bay Ranch Subdivision
Landowners
Page 1

Natalie M. Eckel
15840 Ventura Blvd, Suite 353
Encino, CA 91436
TMK: 5-6-02:1

Mr. & Mrs. Larry W. Sonsini
370 Mountain Home Court
Woodside, CA 94062
TMK: 5-6-02:2

Craig Johnson
81 Almendral Avenue
Atherton, CA 94027
TMK: 5-6-02:2

Mr. & Mrs. James E. Cunningham, Trustee
528 Serra Drive
Corona Del Mar, CA 92625
TMK: 5-6-02:3

Laurie S. Dowsett
P.O. Box 2600
Honolulu, HI 96803
TMK: 5-6-02:4

Mr. & Mrs. Stanley Wong
C-12 Grenville House
1 Magazine Gap Road
Hong Kong
TMK: 5-6-02:5

Richard F. Davis Investment
Dearborn Development
P.O. Box 1230
Davis, CA 95617
TMK: 5-6-02:6

Mr. & Mrs. Dick Davis
P.O. Box 1230
Davis, CA 95617
TMK: 5-6-02:7

Puakea Bay Ranch Subdivision
Landowners
Page 2

Dearborn Development
P.O. Box 1230
Davis, CA 95617
TMK: 5-6-02:8

Richard F. Davis Investment
Dearborn Development
P.O. Box 1230
Davis, CA 95617
TMK: 5-6-02:9

Mr. & Mrs. Carlos Tsai
c/o Dharama Realm Buddhist Assoc
800 Sacramento Street
San Francisco, CA 94108
TMK: 5-6-02:10

Mr. & Mrs. Bill Edwards
13901 Cabana North Avenue
Corpus Christi, TX 78418
TMK: 5-6-02:11

Rinaldo & Shanna Brutoco
Red Rose Collection
42 Adrian Court
Burlingame, CA 94010
TMK: 5-6-02:12

Arnold & Jane Kirkeby
P.O. Box 778
Rancho Santa Fe, CA 92067
TMK: 5-6-02:13

Arnold Kirkeby
P.O. Box 778
Rancho Santa Fe, CA 92067
TMK: 5-6-02:14

Puakea Bay Ranch Subdivision
Landowners
Page 3

Charles L. Tiblom
c/o Bonnie S. Ford
1141 Walden Lane
Houston, TX 77024
TMK: 5-6-02:15

Robert Watkins
c/o Jean Sunderland
P. O. Box 849
Kapaau, HI 96755
TMK: 5-6-02:16

George & Shirley Isaacs
P.O. Box 879
Kapaau, HI 96755
TMK: 5-6-02:17

George & Shirley Isaacs
c/o Puakea Bay Ranch
P.O. Box 879
Kapaau, HI 96755
TMK: 5-6-02:18

Rosemary Chang Chen
3F 695 Tun Hwa South Road
Taipei, Taiwan
TMK: 5-6-02:19

Brutoco Development Company
c/o Louise Brotoco
P.O. Box 1648
Covina, CA 91722
TMK: 5-6-02:20

Edward & Audrey Stumberg
143 Honeysuckle Lane
San Antonio, TX 78213
TMK: 5-6-02:21

Puakea Bay Ranch Subdivision
Landowners
Page 4

Greg Cook
14 Puako Beach Dr.
Kamuela, Hawaii 96743
TMK: 5-6-02:22

Greg Cook
14 Puako Beach Dr.
Kamuela, Hawaii 96743
TMK: 5-6-02:22

Deb Rosenberg
P. O. Box 1108
Kapaa, HI 96755
TMK: 5-6-02:24

Harvey King
c/o King & Neel Inc
1164 Bishop Street, Suite 1710
Honolulu, HI 96813
TMK: 5-6-02:25

Island Mortgage Corp
City Financial Tower
Suite 2120
201 Merchant Street
Honolulu, HI 96813
TMK: 5-6-02:26

Andrew R. Main
P. O. Box 397
Kapaa, HI 96755
TMK: 5-6-02:27

Mr. & Mrs. David A. Stieb
1960 Jeanie Lane
Gilroy, CA 95020
TMK: 5-6-02:28

Puakea Bay Ranch Subdivision
Landowners
Page 5

Mr. & Mrs. Roland Osgood
17 Burning Tree Road
Newport Beach, CA 92660
TMK: 5-6-02:29

Edward & Audrey Stumberg
143 Honeysuckle Lane
San Antonio, TX 78213
TMK: 5-6-02:30

Edward & Audrey Stumberg
143 Honeysuckle Lane
San Antonio, TX 78213
TMK: 5-6-02:31

Jon V & Dixie Adams
P. O. Box 307
Kapaau, HI 96755
TMK: 5-6-02:32

Terry & Linda Chandler
2661 Beach Road #H-1
Watsonville, CA 95076
TMK: 5-6-02:33

Vasa Cubaleski
2524 Aberdeen
Los Angeles, CA 90027
TMK: 5-6-02:34

William M. & Susan Couden
3729 Meadow Lane
Lafayette, CA 94549
TMK: 5-6-02:35

Wataru Ohashi
Sumitomo-Seimei Midosuji
Building 4-14-3 Nishitenma
Kita-Ku Osaka, Japan
TMK: 5-6-02:36

Puakea Bay Ranch Subdivision
Landowners
Page 6

Wataru Ohashi
Sumitomo-Seimei Midosuji
Building 4-14-3 Nishitenma
Kita-Ku Osaka, Japan
TMK: 5-6-02:37

Aloha Seven Development
P. O. Box 2674
Kamuela, HI 96743
TMK: 5-6-02:38

Andy & Dottie Oldfield
P. O. Box 1200
Kapaa, HI 96755
TMK: 5-6-02:39

Rober & Emma Lin
Pacific Tower Suite 635
1001 Bishop Street
Honolulu, HI 96813
TMK: 5-6-02:40

George & Shirley Isaacs
P. O. Box 879
Kapaa, HI 96755
TMK: 5-6-02:41

V. ENVIRONMENTAL REQUIREMENTS

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11, Chapter 200, Environmental Impact Statement (EIS) Rules for Applicant Actions, an Environmental Assessment of the proposed use is attached.

A Conservation District Use Application (CDUA) and an environmental assessment was previously prepared and submitted to the State Department of Land and Natural Resources (DLNR) in 1984 for a proposed park on the subject site. The Chairman of the Board of Land and Natural Resources issued a negative declaration for the proposed action pursuant to Section 1:30 of the EIS Regulations in a letter dated May 2, 1984. This Notice of Acceptance and Environmental Determination is attached as Exhibit A. The park portion was withdrawn from the CDUA after the negative declaration was issued, but before the Board of Land and Natural Resources (BLNR) took any action on the request. On August 24, 1984, the BLNR approved the remainder of the CDUA (File No.: HA-3/2-84-1680) which allowed the provision of a shoreline access and driveway easement.

The present Environmental Assessment, attached to this application as Exhibit B, is an update of the previously accepted assessment.

VI. SUMMARY OF PROPOSED USE

The applicant, Puakea Bay Ranch Owners Association, is the manager of the subject property within the Puakea Bay Ranch Subdivision, and the owner is the owners of property within the Puakea Bay Ranch Subdivision. The applicant is requesting that a Conservation District Use (CDU) Permit be issued to authorize an existing passive park which was constructed on approximately 2.2 acres of a 13.4-acre parcel identified as Tax Map Key 5-6-02:42, additional landscape improvements and relocation of a public access to its on-ground location.

The landscape improvements for the existing park include a whale statue, McArthur palms, hedge, shrubs (bougainvillea), two concrete tables with benches, two hitching posts, a flagpole, an interpretive sign, property signs, a concrete walkway, walkway lights, gas torches, wooden fence, paved driveway, barbed-wire fence, rock wall edging and an irrigation water line (See Figures 1 and 2).

In 1984, a CDUA for a passive park and access easements was filed with the State DLNR. After review of the application, the State agency issued a negative

declaration for the proposed project. However, prior to the final BLNR action, the park portion of the application was withdrawn because of concerns by the project owner over potential liabilities in maintaining the park. Subsequently, as the Puakea Bay Ranch Subdivision was being developed and concerns over liabilities were being addressed, those associated with the development overlooked the fact that the park portion of the application was withdrawn and began undertaking the park improvements.

The applicant is also requesting approval for additional improvements to the park, which would include the installation of an electronic gate at the park entrance and a 200-foot cable fence along the cliff top, makai of the Honoipu Landing.

The applicant is also requesting that the BLNR approve the relocation of a public pedestrian access easement to the existing on-ground location of the trail. The existing trail meanders from the easement shown on the submitted map to BLNR in accordance with CDU Permit No. HA-3/21/84-1680. The routing of the existing trail was necessary because of the particular characteristics of the terrain and was approved by the County of Hawaii under SMA Permit No. 202. The existing route is partially outside of the conservation district and is bordered on the makai side by a barbed wire fence. At the intersection of the park site access with the existing pedestrian trail is a cattle guard and gate post (See Figure 3).

INFORMATION REQUIRED FOR ALL USES

I. DESCRIPTION OF PARCEL

A. Existing Structures/Use

Currently existing on the property are landscape improvements for the existing park, an 8-foot wide public access easement, a 20-foot wide driveway and utility easement, a wood fence on the property line adjoining the Coast Guard Loran Station, a barbed wire fence following the makai boundary of the pedestrian access on the property's eastern boundary, Honoipu Landing and a relocated steam engine, boiler and tractor. The landscape improvements include a whale statue, bougainvillea planting areas, McArthur palm trees, hedge, two concrete tables with benches, two hitching posts, a concrete walkway, walkway lights, gas torches, paved driveway, a flagpole which displays the American flag and the Puakea Bay Ranch Emblem, wooden fences, interpretive sign, property signs, rock wall edging and an underground water line for irrigation (See Figure 2).

B. Existing Utilities

The only public utilities used on the property are water for irrigation and electricity for the walkway lamps. The water is provided by the County Department of Water Supply's system. The electricity is provided by the Hawaii Electric Light Company's system.

C. Existing Access

Access to Puakea Bay Ranch Subdivision is from Akoni Pule Highway, which is located on the subdivision's mauka border. The interior of the subdivision is served by a private road which has a 60-foot wide right-of-way and is built to agricultural road standards. Access to the park is at the makai end of this road.

Access to the park parcel is also shared by the 20-foot wide driveway and utility easement which was created to serve the adjacent parcel. This parcel is located along the shoreline within the Puakea Bay Ranch Subdivision and is presently occupied by a residence.

Along the northern and mauka boundary of the subject property is the 8-foot side public access easement. This access route is designed to

provide shoreline access along a safe route around the high cliff section of the park parcel and adjacent residential property.

D. Vegetation

Vegetation on the property include kiawe, koa-haole, piligrass, sandbur, natal redtop, bermuda grass, ilima, Japanese tea and fingergrass. None of these species are considered rare or endangered.

In the 2.2-acre area on the southern portion of the parcel, some of this vegetation have been removed and replaced or supplemented by the landscape improvements.

E. Topography

The project site which is located along the shoreline, has an average slope of approximately 12%. The shoreline is rocky and has cliffs which rise up to 90 feet above the water. Elevations range from sea level to approximately 120 to 140 feet at the property's eastern or mauka boundary.

F. Shoreline Description

The shoreline, which follows the highwater mark, is described on Figure 2. The shoreline varies from high seacliffs (up to approximately 90 feet high) along the southern and central portions of the property to a rocky beach line on the northern portion. The shoreline does not have a current certification from the State Board of Land and Natural Resources.

G. Existing Covenants, Easements, Restrictions

1. Public Access Easement. An eight-foot wide public access easement was created as a condition of the Special Management Area Use Permit No. 202 approval for Puakea Bay Ranch. The general area of the easement was authorized, without specific metes and bounds description, under CDU Permit No. HA-3/21/84-1680.

The approval of the CDU permit also allows the eight-foot wide public access to replace a five-foot wide pedestrian right-of-way along the seaward boundary of the property which was established by Stipulation Between State of Hawaii and Richard Smart, filed May 21, 1981 in Richard Smart v. State of Hawaii, et al., Civil No. 6870, Third Circuit Court. The stipulation regarding the five-foot wide access is provided below in pertinent part:

"Plaintiff hereby grants to the State of Hawaii a five-foot wide pedestrian right-of-way situated along the seaward (westerly) boundary of Grant 744. Access to this right-of-way shall be a five-foot pedestrian right-of-way along the seaward (westerly) boundary of Lot 19-B as shown on Map 34 with Land Court Application 1120 to the intersection of the seaward boundaries of Lots 19-B and 19-A, as shown on said map; provided, however, that the Plaintiff or his successors in interest or assigns may at any time relocate pedestrian access to the seaward boundary of Grant 744 or Lot 19-B, subject only to the consent of the State, which consent will not be unreasonably withheld. It is the purpose of this agreement to provide pedestrian access to the seaward boundary of Grant 744 from the existing Coast Guard Loran Station." [emphasis added.]

The existing eight-foot wide public access trail is not located entirely within the boundaries of the easement designated on the maps filed with BLNR and the County of Hawaii, and is partially outside of the Conservation District boundaries. The existing public access trail was, however, field checked by the County Planning Department on November 27, 1985, and approved by the County Planning Director on March 18, 1986.

2. Covenants Affecting Use of the Property. The Declaration of Covenants, Conditions and Restrictions for Puakea Bay Ranch provide certain restrictions on the use of all common areas within the subdivision, including the subject property. These restrictions state that any improvements to the property can be done only with the approval of the Puakea Bay Ranch Owners Association.

H. Historic Sites Affected

There are two archaeological sites located on the subject property. These are archaeological sites K21 and K12. Site K21 is the Honoipu Landing. It contains the remains of a historic commercial landing used for outgoing sugar and incoming goods moved by cable between the cliff top and ships. It may be the only turn-of-the-century landing site remaining in North Kohala. Site K12 is a structural complex of prehistoric habitation features.

The rusted steam engine of the old Honoipu Landing was relocated several meters seaward from the mauka section of the property from the mauka section of the property as a condition of the previous CDUA approval. Another steam engine or boiler was found hanging over the cliff and a tractor was found on the parcel. These artifacts were placed together above a paved portion of the Landing. In enhancing the educational value of this feature, an interpretive sign was erected to explain the historic background of the area.

The eight-foot wide public shoreline access easement was marked physically in the field by an archaeologist immediately prior to conducting the metes and bounds survey of the easement. The jog in the easement is to avoid Site K12.

A letter report from archaeologist Paul Rosendahl is attached with Exhibit B, Environmental Assessment. It outlines the measures that were taken to avoid the archaeological sites. The archaeologist's recommendations were taken into consideration in the preparation of the overall design.

II. DESCRIPTION

The applicant has made landscape improvements on approximately 2.2 acres of the 13.4-acre parcel which are being requested for CDU approval. These minor landscape improvements include a whale statue, McArthur palms, shrubs (bougainvillea), hedge, two concrete tables with benches, two hitching posts, a flagpole, an interpretive sign, property signs, a concrete walkway, walkway lights, gas torches, wooden fence, paved driveway, and an irrigation water line. These landscape improvements were made to provide the residents of Puakea Bay Subdivision, an aesthetically pleasing passive-recreational amenity.

The applicant is also requesting additional improvements to the park including the installation of an electronic gate at the park entrance and a 200-foot long cable fence along the cliff top makai of the Honoipu Landing. For security reasons, the applicant is in need to control traffic into the park grounds which have been opened to unauthorized and invited guests, and for safety and liability reasons, the applicant is compelled to install fencing along the hazardous cliff top as a precautionary measure.

The conditions of CDU Permit No. HA-3/21/84-1680 required that an 8-foot wide public access easement, 20-foot wide driveway and utility easement, relocation of steam engine, boiler and tractor, and property fencing be provided on the property. Improvements have been made to meet these conditions.

The existing trail within the 8-foot wide access easement meanders from the easement. The meandering route was necessary because of the particular characteristics of the terrain. The applicant is requesting approval of the public access easement to be relocated along the on-ground location of the trail and the barbed wire fence which aligns the makai edge of the trail.

III. COMMENCEMENT AND COMPLETION DATES

A. Commencement Date

The existing improvements were initiated in 1987.

For the additional improvements, construction will commence immediately upon receipt of all required government permits.

B. Completion Date

The existing improvements were completed in 1989.

The additional improvements will be completed within six months after obtaining all required government permits.

IV. TYPE OF USE REQUESTED

A. Conditional Use

The proposed project area is within Subzone R, Resource.

B. Area of Proposed Use

The area of the park use is approximately 2.2 acres.

C. Name and Distance of Nearest Town or Landmark

The nearest town is Hawi, North Kohala and is located approximately two and a half miles from Puakea Bay Ranch Subdivision.

D. Boundary Interpretation

No boundary interpretation was obtained for this project as the landscaped park is clearly located within the Conservation District.

E. Conservation District Subzone

The Conservation District Subzone is R, Resource.

F. County General Plan Designation

The proposed project area is located in the "Open" designation of the Hawaii County General Plan.

V. FILING FEE

A filling fee of \$50.00 is enclosed.

The proposed use is not commercial in nature; therefore, a public hearing should not be required.

INFORMATION REQUIRED FOR CONDITIONAL USE ONLY

I. PLANS

A. Area Plan

See Figure 2.

The owners of property adjoining TMK: 5-6-02:42 are as follows:

George and Shirley Isaacs
P.O. Box 879
Kapaau, Hawaii 96755
TMK: 5-6-02-41

Greg Cook
14 Puako Beach Dr.
Kamuela, Hawaii 96743
TMK: 5-6-02:22

Henry E. and Audrey F. Stumberg
143 Honeysuckle Lane
San Antonio, Texas 78213
TMK: 5-6-02:21

Brutoco Development Co.
P.O. Box 1648
Covina, California 91722
TMK: 5-6-02:20

Rosemary Chang Chen
3F 695 Tun Hwa South Road
Taipei, Taiwan
TMK: 5-6-02:19

Richard Smart Trust
c/o Parker Ranch
Kamuela, Hawaii 96743
TMK: 5-6-01:18

B. Site Plan

Figure 3 is a map of the entire parcel indicating all of the existing and proposed improvements.

C. Construction Plan

All existing and proposed improvements, are shown in Figure 3. This map outlines all improvements (approved, constructed but not approved, and proposed) to the property.

D. Maintenance Plans

No maintenance plans are required.

E. Management Plans

No management plans are required.

F. Historic or Archaeological Site Plan

There are two archaeological sites located on the project property. These are archaeological sites K21 and K12. Site K21 is the Honoipu Landing. It contains the remains of a historic commercial landing used for outgoing sugar and incoming goods moved by cable between the cliff top and ships. It may be the only turn-of-the-century landing site remaining in North Kohala. Site K12 is a structural complex of prehistoric habitation features.

The rusted steam engine of the old Honoipu Landing was relocated several meters seaward from the mauka section of the property from the mauka section of the property as a condition of the previous CDUA approval. Another steam engine or boiler was found hanging over the cliff and a tractor was found on the parcel. These artifacts were placed together above a paved portion of the Landing. In enhancing the educational value of this feature, and interpretive sign was erected to explain the historic background of the area.

The eight-foot wide public shoreline access easement was marked physically in the field by an archaeologist immediately prior to conducting the metes and bounds survey of the easement. The jog in the easement is to avoid Site K12.

A letter report from archaeologist Paul Rosendahl is attached with Exhibit B, Environmental Assessment. It outlines the measures that were taken to avoid the archaeological sites. The archaeologist's recommendations were taken into consideration in the preparation of the overall design.

II. SUBZONE OBJECTIVE

The project site is in Conservation District Subzone R, Resource.

Section 13-2-12 (a) of Resource (R) subzone states:

The objective of this subzone is to develop, with proper management, areas to ensure sustained use of the natural resources of those areas.

The existing park as well as the additional improvements and the revised access easement are consistent with the subzone objective since no buildings or other structures are proposed.

The 8-foot wide public access easement, the 20-foot wide driveway and utility easement, the relocation of the steam engine, boiler and tractor, and the installation of the fence on the property line adjoining the Coast Guard Loran Station have received previous CDUA approval or were conditions of the approval.

This CDUA seeks approval for the existing passive park, additional park improvements and the relocation of the public access easement to the on-ground location of the access path.

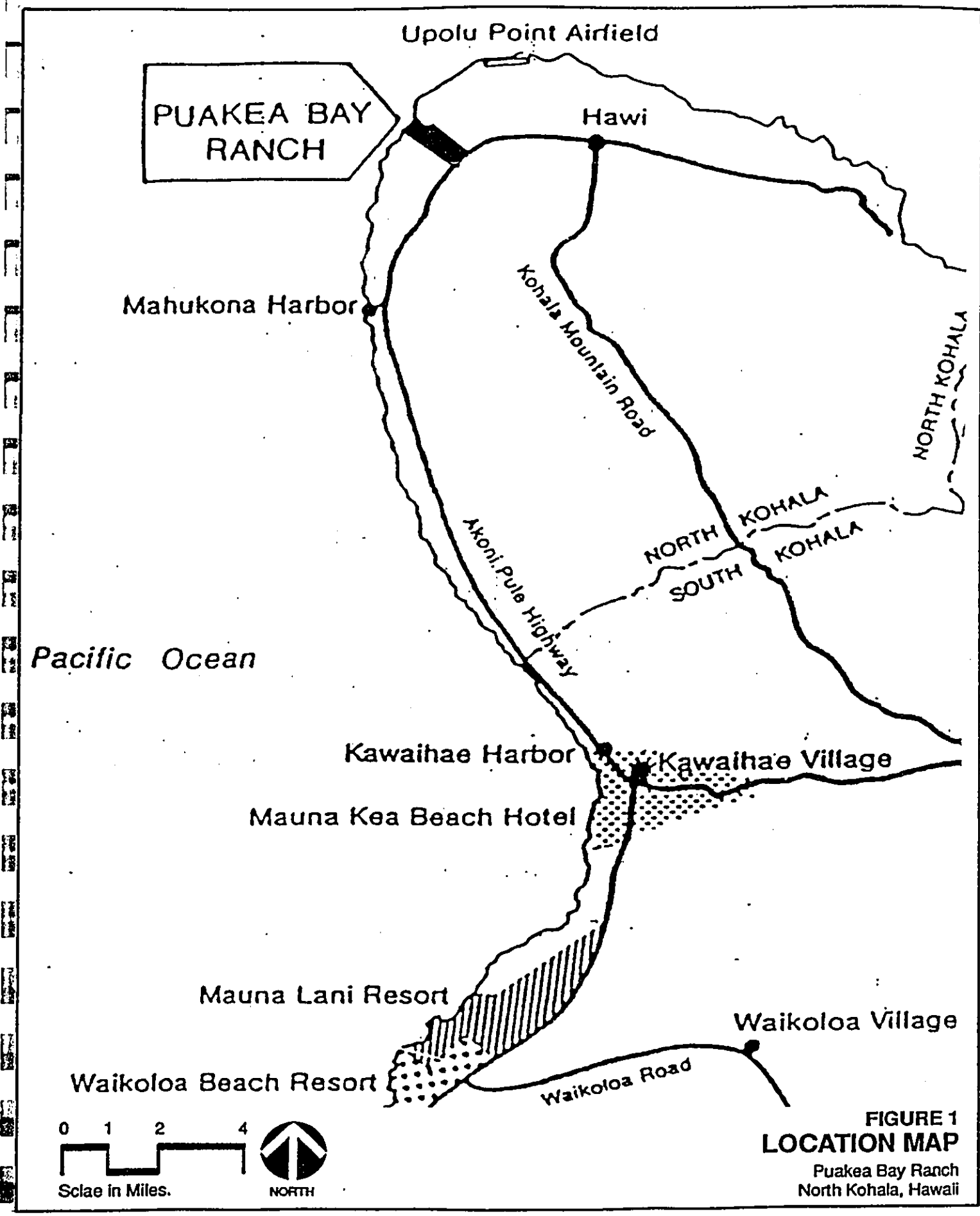
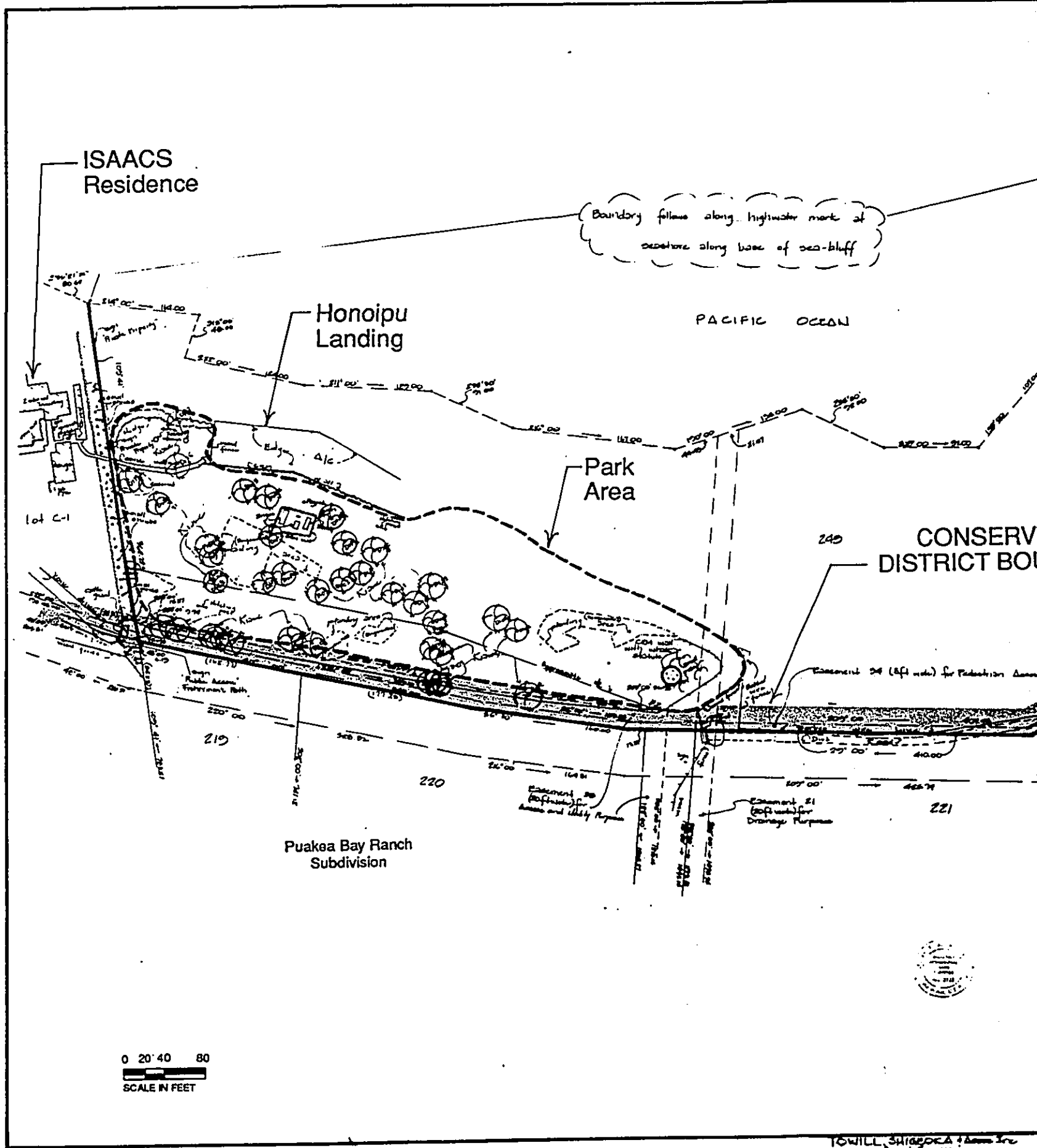
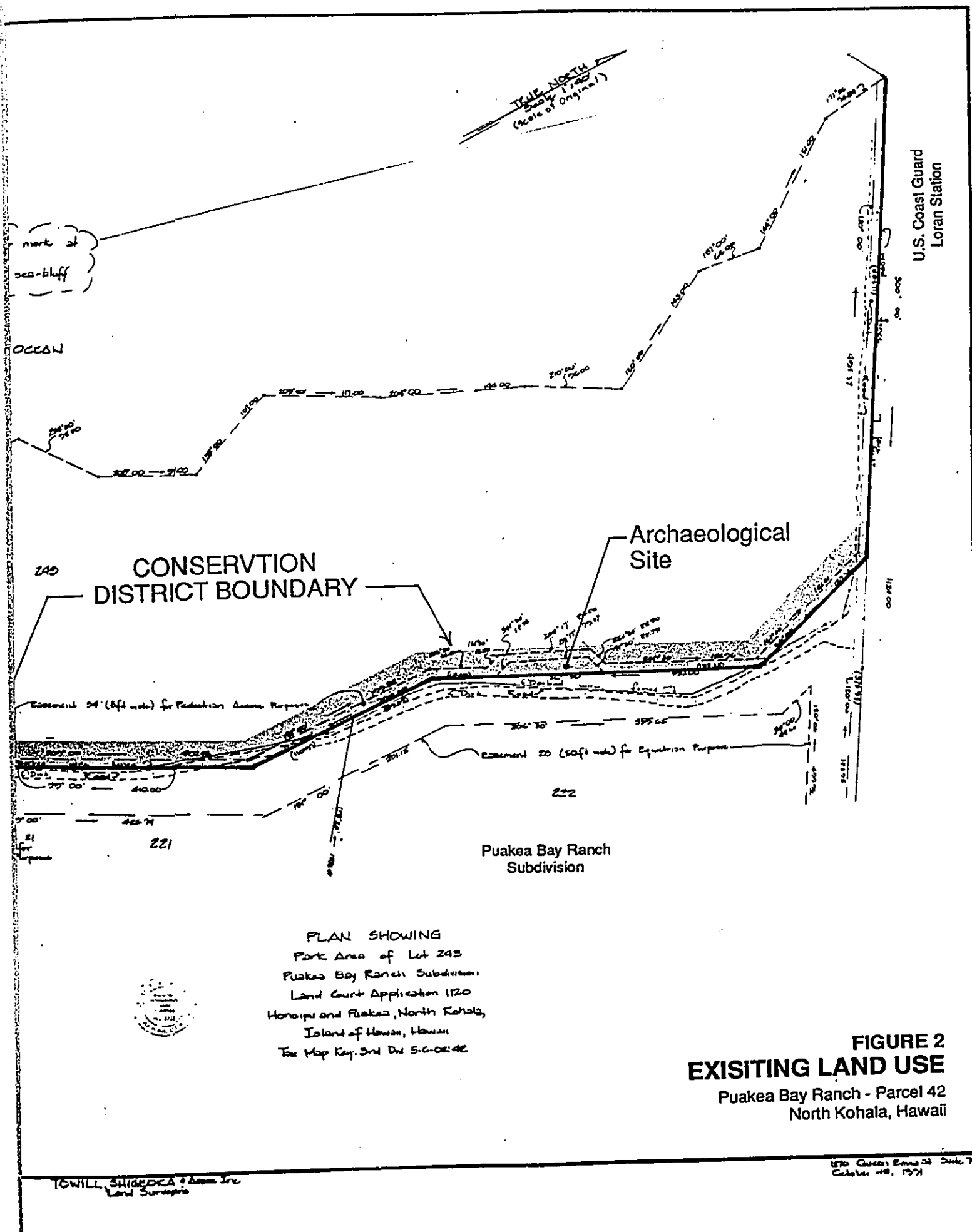


FIGURE 1
LOCATION MAP
 Puakea Bay Ranch
 North Kohala, Hawaii



Honolulu, Hawaii
Job No. 1504 78 820, 847

TOWILL SHIGEMURA & ASSOCIATES
Land Surveyors

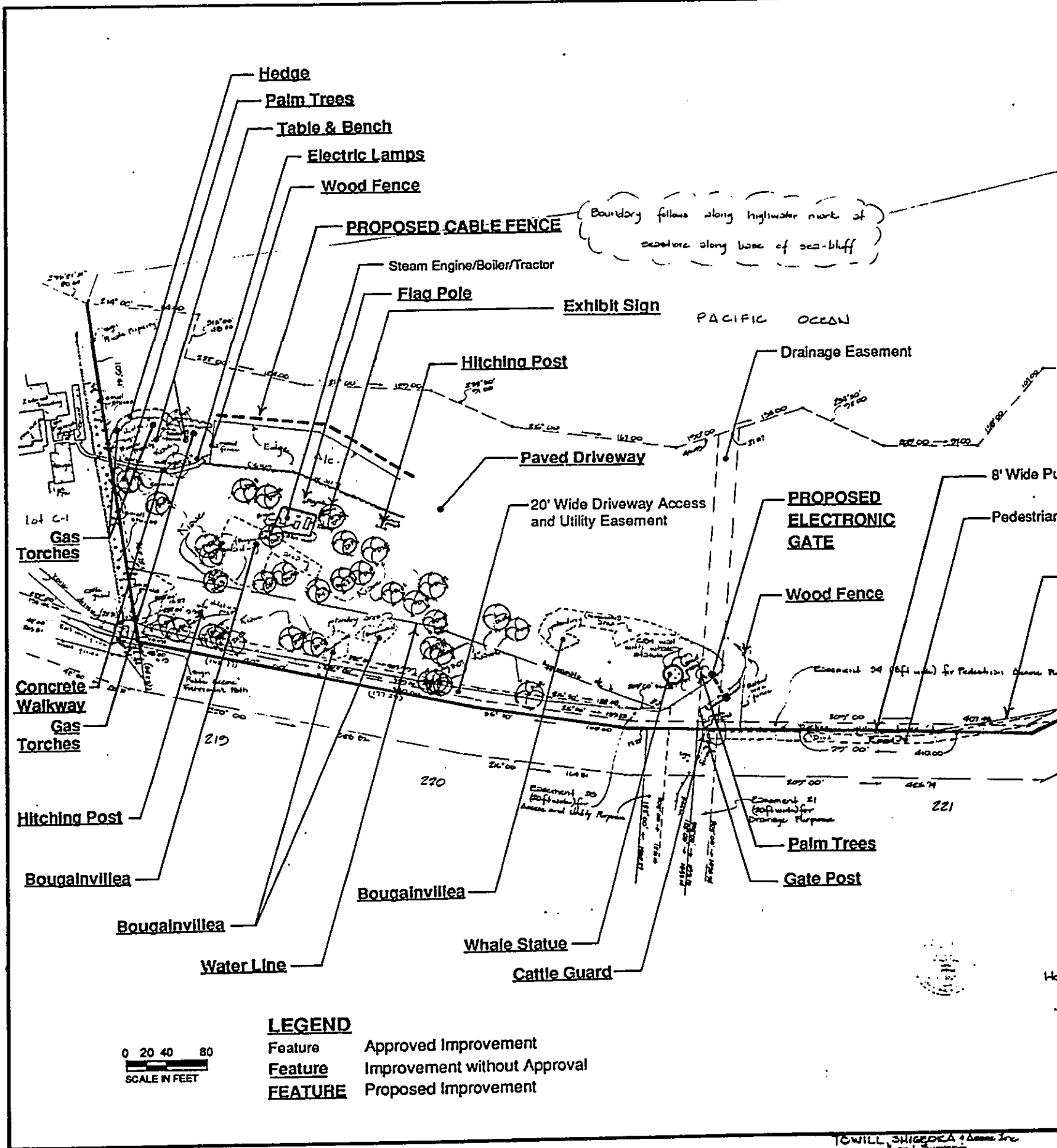


PLAN SHOWING
 Part Area of Lot 243
 Puakea Bay Ranch Subdivision
 Land Court Application 1120
 Honouliuli and Pukea, North Kohala,
 Island of Hawaii, Hawaii
 Tax Map Key, 3rd Div 5-C-02142

FIGURE 2
EXISTING LAND USE
 Puakea Bay Ranch - Parcel 42
 North Kohala, Hawaii

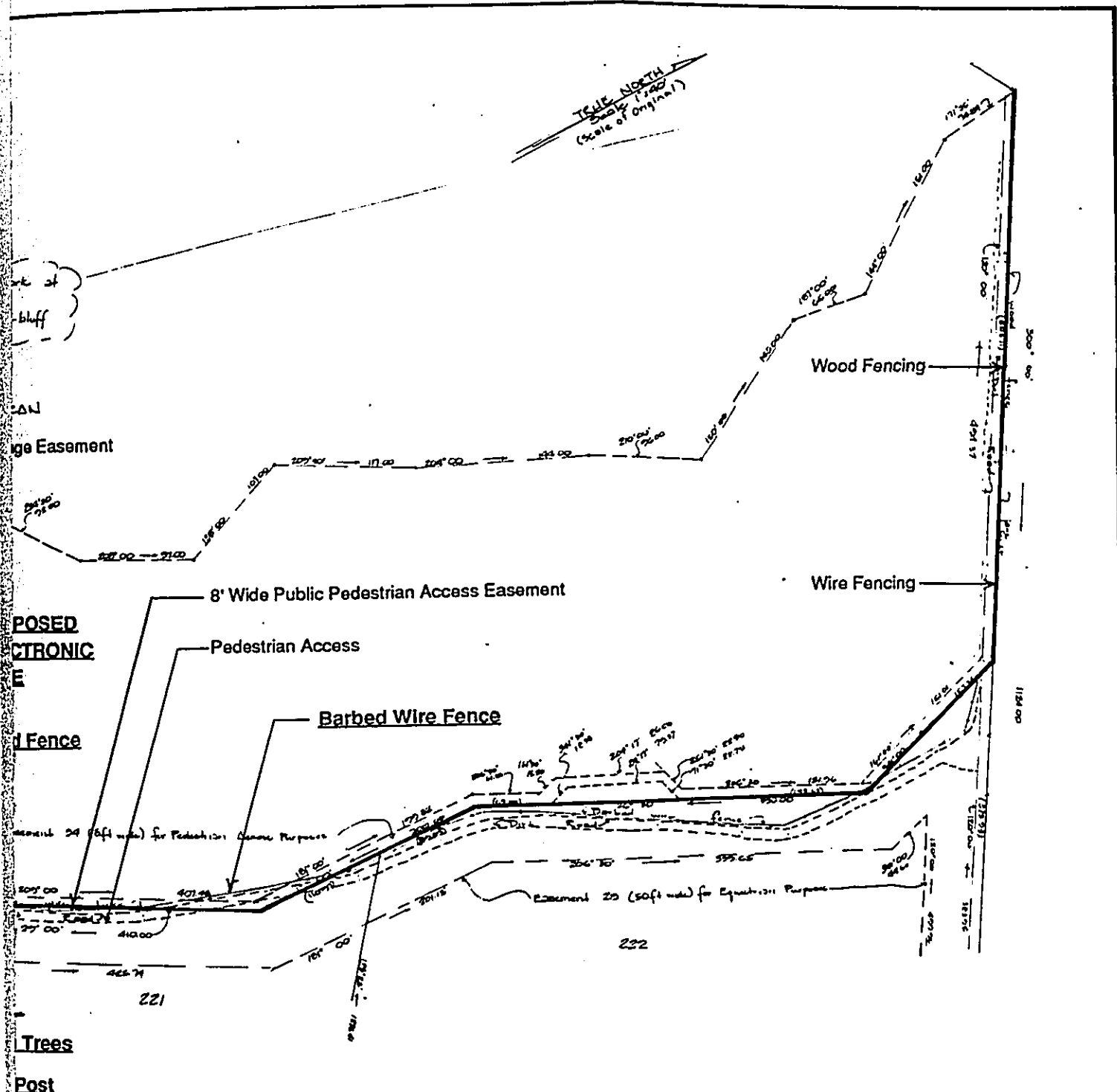
WILL SHRODICK & Assoc. Inc.
 Land Surveyors

1570 Queen Emma St. Suite 700
 October 10, 1970



Honolulu, Hawaii
Job No. 1564 Ts 230, 247

TWILL SHIGEDA & Assoc. Inc.
Land Surveyors



PLAN SHOWING
 Park Area of Lot 243
 Puakea Bay Ranch Subdivision
 Land Court Application 1120
 Honolulu and Paia, North Kohala,
 Island of Hawaii, Hawaii
 Tax Map Key: 3rd Div. S.C.-02-42

FIGURE 3
APPROVED IMPROVEMENTS &
IMPROVEMENTS WITHOUT APPROVAL

Puakea Bay Ranch - Parcel 42
 North Kohala, Hawaii

WILL SHIGEDA & Assoc. Inc.
 Land Surveyors

1570 Queen Emma St. Suite 700
 October 18, 1991

EXHIBIT A

NOTICE OF ACCEPTANCE AND ENVIRONMENTAL DETERMINATION

MAY 2 1984

REF. NO.: CPO-923-84
FILE NO.: HA-3/21/84-1687
180-Day Exp. Date: 9/17/84

Mr. George Issacs
Puakea Bay Ranch Partnership
P. O. Box 10280
Honolulu, Hawaii 96816

Dear Mr. Issacs:

NOTICE OF ACCEPTANCE AND ENVIRONMENTAL DETERMINATION
Conservation District Use Application for a
Garden Park at Puakea Bay Ranch, North Kohala, Hawaii.

This acknowledges the receipt and acceptance, for processing of your application for the development of a garden park on a remnant parcel of the Puakea Bay Ranch Agricultural Subdivision in North Kohala, Hawaii on property also designated as TMK: 5-6-01: por. 24.

According to your information, the proposal is to develop a 1 1/2-acre landscaped passive garden park for the private use of subdivision lot owners. It is planned to contain a gravel parking area for four to six vehicles, surrounded by a grass lawn and a grove of introduced hau trees, which will shield the parking area from view. Existing kiawe trees at the garden site and in Lot C will remain and kiawe seedling plantings will be installed along the mauka border of the lot, extending from the garden park down toward the ocean, near the boundary of the Loran Station site. Plantings are also proposed for the bluff top area which skirts a substantial portion of Lot C. The resulting thicket of kiawe trees will act as a protective barrier to the steep cliff below.

Sprinklers around the parking area and hau grove will be part of the irrigation system, as will be a temporary ground surface drip irrigation plastic pipe network to allow the kiawe seedling plantings to become established.

As part of the overall plan for Lot C, a future foot trail will follow the existing upper old roadbed from the garden parking area down toward the shoreline. This trail will be for the use of subdivision lot owners only. As part of the proposed project and that for Lot C, an 8-foot wide public pedestrian shoreline access path will provide continuous access from the northern boundary of Lot C to the southern boundary of Lot C-1.

EXHIBIT B
ENVIRONMENTAL ASSESSMENT

ENVIRONMENTAL ASSESSMENT
LANDSCAPED PARK
PUAKEA BAY RANCH, NORTH KOHALA, HAWAII

I. APPLICANT

The applicant is Puakea Bay Ranch Owners Association, a non-profit corporation, organized to manage and control the affairs of the Puakea Bay Ranch Subdivision. Pursuant to the Declaration of Covenants, Conditions and Restrictions for Puakea Bay Ranch Subdivision, the Association is charged with the management of all common areas within the Subdivision, including the park area and the public access trail.

The applicant is authorized to file the subject application in accordance with the resolution of the Board of Directors of the Association dated November 11, 1991.

II. APPROVING AGENCY

The Board of Land and Natural Resources, State of Hawaii is the approving agency for the Conservation District Use Application.

III. AGENCIES CONSULTED IN PREPARING ASSESSMENT

The following agencies have reviewed and commented on the project or have been consulted in the preparation of this environmental assessment:

State Agencies

- o Board of Land and Natural Resources
- o Historic Preservation Program, Department of Land and Natural Resources
- o Office of Conservation and Environmental Affairs, Department of Land and Natural Resources

County Agencies

- o Planning Department
- o Department of Public Works
- o Department of Water Supply

IV. DESCRIPTION OF ACTION'S TECHNICAL, ECONOMIC, SOCIAL, AND ENVIRONMENTAL CHARACTERISTICS

Project Description

The applicant and manager, Puakea Bay Ranch Owners Association, has made landscaped improvements for a passive park on approximately 2.2 acres within Parcel 42 of TMK 5-6-02 (Lot C). The total parcel size is 13.4 acres. The general location of Puakea Bay Ranch Subdivision is indicated on Figure 1, Location Map. The passive park is located in the northern most corner of the subdivision.

These landscape improvements include a whale statue, McArthur palms, shrubs (bougainvillea), hedge, two concrete tables with benches, two hitching posts, a flagpole, an interpretive sign, property signs, a concrete walkway, walkway lights, gas torches, wooden fence, paved driveway, rock wall edging, barbed wire fence and an irrigation water line.

In 1984, a CDUA for a passive park and access easements was filed with the State DLNR. After review of the application, the State agency issued a negative declaration for the proposed project. However, prior to the final BLNR action, the park portion of the application was withdrawn because of concerns by the project owner over potential liabilities in maintaining the park. Subsequently, as the Puakea Bay Ranch Subdivision was being developed and concerns over liabilities were being addressed, those associated with the development overlooked the fact that the park portion of the application was withdrawn and began undertaking the park improvements.

The conditions of the previous CDU Permit required that an 8-foot wide public access easement, 20-foot wide driveway and utility easement, relocation of steam engine, boiler and tractor, and property fencing be provided on the property. Improvements have been made to meet these conditions.

The pedestrian trail which should be within the 8-foot wide public access easement has meandered in some areas outside the easement. In fact, a portion of the trail is situated outside of the conservation district and is in the agricultural district. The rerouting was necessary to accommodate the particular characteristic of the terrain. The result is a safer and easier pathway for the pedestrian access. The applicant is requesting that the on-ground trail and fencing remain in its present location and the pedestrian access easement be revised on paper to reflect the actual condition.

Figure 2, Existing Land Use, is a map showing the existing conditions on the project property.

Additional Improvements

As part of this application, the owner is requesting approval for the installation of an electronic gate at the entrance to the landscaped park and a 200-foot cable fence along the cliff top makai of the Honoipu Landing. For security reasons, the applicant is in need to control traffic into the park grounds which have been opened to unauthorized and uninvited guests, and for safety and liability reasons, the applicant is compelled to install fencing along the hazardous cliff top as a precautionary measure.

Figure 3, Approved Improvements & Improvements without Approval, is a map indicating the existing improvements that either have or do not have approval and the proposed improvements.

Public Land Use Policies

State Policies:

Conservation District

According to the State Land Use District Boundary Map No. H-3, the project site is located within the Conservation District. Land use control within the Conservation District is under the jurisdiction of the Board of Land and Natural Resources, State of Hawaii. The mauka boundary of the Conservation District at the project site has not been certified by the Board of Land and Natural Resources.

The existing passive park area and the proposed additional improvements are clearly within the Conservation District, as described in Section IV, and will require a Conservation District Use (CDU) Permit.

The approximate location of the public pedestrian access easement was approved under a previous CDU permit for the property, although the specific location of the access trail differs from the map submitted as a condition of the CDU permit. In addition, the trail, in certain areas, is located outside of the Conservation District.

The 20-foot wide private driveway and utility easement, the fencing along the northern property boundary and the relocation of the steam engine, boiler and tractor were approved under the previous CDUA for the property.

County Policies:

General Plan

The Land Use Pattern Allocation Guide Map (LUPAG) designates the subject parcel as "Open Area". The boundaries of this designation generally follow the State's Conservation District.

County Zoning

The project site is zoned A-20a which allows agricultural use on minimum twenty-acre lots. The passive park and additional new improvements are permitted uses under this zoning designation. The 13.4-acre project site, Lot C, is a remnant parcel of the Puakea Bay Ranch subdivision.

Special Management Area

The subject property is within the County's Special Management Area (SMA) and is therefore subject to the SMA Rules and Regulations of the County of Hawaii. SMA approval of the park, including the existing and proposed improvements, is required. SMA Use Permit No. 202 was issued on December 29, 1983 for the public access easement, and the actual public access trail was approved by the County Planning Director on March 18, 1986. Revised maps of the public access easement will be submitted to the County to reflect the approved public access trail.

Summary of Required Land Use Permits and Approvals:

The landscaped park, additional improvements and access easement relocation as described above will require the following permits and approvals:

- Conservation District Use Permit
- Special Management Area Use Permit

V. DESCRIPTION OF AFFECTED ENVIRONMENT

Existing Land Use

The 13.4-acre property presently consists of a predominantly vacant area of 11.2 acres and a remaining 2.2-acre area of landscaped grounds and park furnishings. Also on the property are access and utility easements and the historic Honoipu Landing. Mauka of the site is a 40-lot subdivision known as Puakea Bay Ranch. Access to the project site is from Akoni Pule Highway via a 60-foot wide private road through the Puakea Bay Ranch

Subdivision. North of the project site is pasture land and a U.S. Coast Guard Loran Station, and to the south, is a private residence on a 6.1-acre lot. This residence which is part of the Puakea Bay Ranch Subdivision obtains its access through an 8-foot wide driveway and utility easement which traverses the project site. At the northwestern corner of the property along the shoreline is an old abandoned wharf. Refer to Figure 2 for a map indicating the existing land use.

Topography

The project site which is located along the shoreline, has an average slope of approximately 12%. The shoreline is rocky and has cliffs which rise up to 90 feet above the water. Elevations range from sea level to approximately 120 to 140 feet at the property's eastern or mauka boundary.

Climate

The climate is classified as arid and has annual rainfalls of approximately 10 inches. Average monthly temperatures at the shoreline range from approximately 71°F in January to 76°F in August. Pan evaporation is 95 inches a year.

The general location of the property is subject to strong seaward winds from the northeast.

Nearshore and Marine Environment

The project site is located along the shoreline of the North Kohala District. Waters off this shoreline are classified by the State Department of Health as Class A waters. The objective of Class A waters is "*that their use for recreational purposes and aesthetic enjoyment be protected. Any other use shall be permitted as long as it is compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation in and on these waters. These waters shall not act as receiving waters for any discharge which has not received the best degree of treatment or control compatible with the criteria established for this class.*"

The landscaped improvements are not sources of pollution that would contaminate the groundwater or marine waters of the project. There are no chemical applications being used on the property and there are no sewage disposal facilities. All improvements are high above the shoreline, mauka of the shoreline cliff and more than 40 feet from the water's edge.

Soils

The soil in the area, according to the U.S. Soil Conservation Service, is dominated by the Mahukona soil series including the Mahukona very stony silty clay loam (MKC). This soil type consists of dark reddish-brown very stony silty clay loam. Its permeability is moderate, runoff is medium, and erosion hazard is moderate. Its Capability subclass is VI, nonirrigated.

The Agricultural Lands of Importance to the State of Hawaii (ALISH) map classifies a small portion in the northern section of the property as "Other Important Agricultural Land". The remainder of the property is not classified as having any agricultural importance. The Land Study Bureau classifies the land as "E", the lowest possible classification. No prime agricultural lands are identified or classified for the property.

The park improvements and public access trail have not displaced any existing agricultural use, and are not proposed to be located on any prime agricultural designated lands.

Hydrology and Drainage

There are no streams, ponds, springs or other natural water features on the project site. There are also no wells, tunnels, ditches or other man-made water sources.

The project site has a gradual slope of approximately 12 percent toward the shoreline, and drainage on the site is by sheetflow. There are no distinct or major drainageways over the property.

An existing drainage easement crosses the project site in the central portion of the property. Created as part of the original Puakea Bay Ranch subdivision, the natural drainageway does not appear to be in use.

The landscaped improvements have beneficial effects in controlling surface runoff. Its healthier and more dense groundcover provides a better erosion and sedimentation control over the existing groundcover which is sparse, dry and not well-maintained. Runoff over this landscaped area tends to drain more readily into the ground rather than flow over the site and into the shoreline area.

previous CDUA approval for the 8-foot wide public access easement and 20-foot wide driveway/utility easements. A boiler was found hanging over the cliff and a tractor was found on the parcel. These artifacts were placed with the steam engine and landscaping was provided immediately around the base with a lining of low rocks. A display sign with an interpretation of the historic background of the feature was erected near the site.

The 8-foot wide public access easement was marked physically in the field by an archaeologist immediately prior to conducting a metes and bounds survey of the easement. A jog in the easement along the property's eastern boundary was created to avoid the structural complex site.

A letter report from archaeologist Paul Rosendahl outlining the measures that were taken to avoid archaeological sites is attached as Appendix A, Archaeological Letter Report.

Visual Character

The overall character of the property is open and unobstructed (See Exhibit C). The pedestrian and driveway accesses and landscaped improvements do not detract from the visual quality of the area. The public access trail is located in close proximity to the designated easement and does not have any adverse impact upon the visual quality of the area. The landscaped improvements, in fact, provide a lush appearance than the surrounding area especially during the dry seasons. Additionally, no building structures are located on the property and none are planned.

Air Quality

Air quality in the area is very good. The landscaped improvements have not resulted in a degradation of the air quality nor are future uses of the landscaped area expected to result in significant adverse impacts.

Noise Impact

There are no major or intensive activity occurring on the property. Residents and guests of the Puakea Bay Ranch subdivision and adjacent residence, use the park for passive recreation or leisure activities. Use of the public pedestrian access and fishing along the shoreline occur in other areas of the property and do not generate significant noise. Existing noise levels do not and are not expected to violate existing State noise regulations.

Natural Hazards

The high seacliff along the shoreline presents a potential hazard for unknowing and/or careless individuals wandering too close to the edge. This serious condition is the very reason the pedestrian access was located along a mauka route away from the shoreline with the approval of both BLNR and the County of Hawaii. Access to the shoreline at safe locations have been provided at the northern boundary of the property and at the southern end of the adjacent property which is owned by a part owner of the park property.

The landscape improvements, which are located above the 90-foot elevation, are not subject to tsunami inundation. Potential riverine floods, also, are not identified in this area by the Flood Insurance Rate Maps prepared by the U.S. Army Corps of Engineers.

Public Services and Facilities

Water is provided to the property for irrigation of the park area. This water, which is part of the Puakea Bay Ranch allocation, is supplied by the County Department of Water Supply. Sewer is not generated on the property. Cut foliage and grass clippings are hauled away by groundskeeping crew hired by the applicant. Electricity for the walkway lighting is provided from a connection in the Puakea Bay Ranch subdivision and its source is the Hawaii Electric Light Company. There are no telephones on the site.

Circulation

Access to Puakea Bay Ranch subdivision is from the Akoni Pule Highway, a State right-of-way located on the ranch's mauka border. Serving the interior of the subdivision is a 60-foot wide private road that extends from the highway to the park parcel. Access to the park site is at the makai terminus of this road.

Traffic to and within the project site is extremely low and does not present traffic congestion problems. The park site is used by residents of the Puakea Bay Ranch subdivision, and on occasions, senior citizens and school groups, with permission from the owner, visit the park site to view the whale sculpture and Honoipu Landing. Public roadways are not significantly affected by traffic generated by the park site.

An 8-foot wide public access easement was created as a condition of Special Management Area Use Permit No. 202 for the Puakea Bay Ranch subdivision. The actual pathway for this easement is not located entirely

within the designated right-of-way. Portions of the pathway are located outside the easement to provide a safer and easier pathway and to avoid an existing archaeological site, a structural complex of prehistoric habitation features. This unpaved pedestrian access has been field checked and approved in its existing location as a public right-of-way on March 18, 1986 by the County Planning Department.

The approval of CDU Permit No. HA-3/21/84-1680 has allowed the 8-foot wide public access to replace a 5-foot wide pedestrian right-of-way along the seaward boundary of the property which was established by Stipulation Between State of Hawaii and Richard Smart, filed May 21, 1981 in Richard Smart v. State of Hawaii, et al., Civil No. 6870, Third Circuit Court.

Finally, a 20-foot wide access and utility easement was created to provide access and a utility corridor for the adjacent private residence on Lot C-1. The easement is located along the mauka boundary of the park site.

Socio-economic Considerations

No residential or existing agricultural use was displaced by the pedestrian and driveway accesses and landscaped improvements.

Maintenance of the landscaped improvements is provided by the subdivision's groundskeeping crew. The minor scale of the project provides only a small beneficial effect on the local economy in terms of employment and personal income. The groundskeeping staff does maintenance work on the park once a week. Income is generated for the County by the increase in land value resulting from the new improvements.

As stated above, senior citizens and school groups have visited the Ranch to view the whale sculpture and Honoipu Landing. Shoreline accesses are also available for public use.

VI. SUMMARY OF MAJOR IMPACTS

The existing park improvements have not resulted in any significant adverse impacts, nor will the proposed park improvements result in any significant impacts. Likewise, the relocated public access easement will not result in any significant adverse impacts.

The existing and proposed improvements have not and will not change the visual character of the area. They have not and will not result in

a significantly more intense use of the property, and they have not and will not result in any damaging environmental impacts to the site.

The improvements have provided beneficial effects, such as access to and passive recreational use of the shoreline area for residents of the Puakea Bay Ranch subdivision, as well as, provide public access to the shoreline and a historic landmark and artifacts. The latter features provide an educational experience for senior citizens and school groups which have visited the site in the past.

VII. ALTERNATIVE

An alternative to providing the park improvements would have been to do nothing. The applicant's only obligation would have been to perform the conditions which were attached to the approval of the CDUA and the SMA permits. This would have left the project site with only the public pedestrian access, private driveway and utility easement, drainage easement, fencing along the northern boundary and relocation of the steam engine, boiler and tractor. The area, thus, would not be physically enhanced nor visually appealing.

VIII. MITIGATION MEASURES

The proposed improvements did not require mitigating measures. As discussed above, no major negative impacts were identified for the project. The primary effects were positive and beneficial for the environment and residents.

IX. DETERMINATION

This environmental assessment describes how the project will have no significant impacts on the environment and an Environmental Impact Statement is not required. Therefore, in accordance with the provisions of Chapter 343, Hawaii Revised Statutes, a Negative Declaration is deemed to be in order.

X. FINDINGS AND REASONS SUPPORTING DETERMINATION

The following findings and reasons support the assessment that there will be no significant effect on the environment as a result of this project:

1. There has not been nor will there be any significant direct adverse social or economic impact resulting from the park and additional improvements.
2. There has not been nor will there be any significant long-term adverse impact on water quality in the offshore waters of the project site.
3. No rare or endangered wildlife or flora species have been affected by the new improvements.
4. Archaeological and historic sites have been identified in the field and are being kept intact or protected by landscape buffer.
5. The park improvements are in character with the visual environment of the area.
6. The park improvements do not require extensive public services and are not a burden on public facilities.
7. The primary benefit of the park improvements is the provision of access to open space and ocean resources and the enhancement of visual, recreation and historic features of the area.

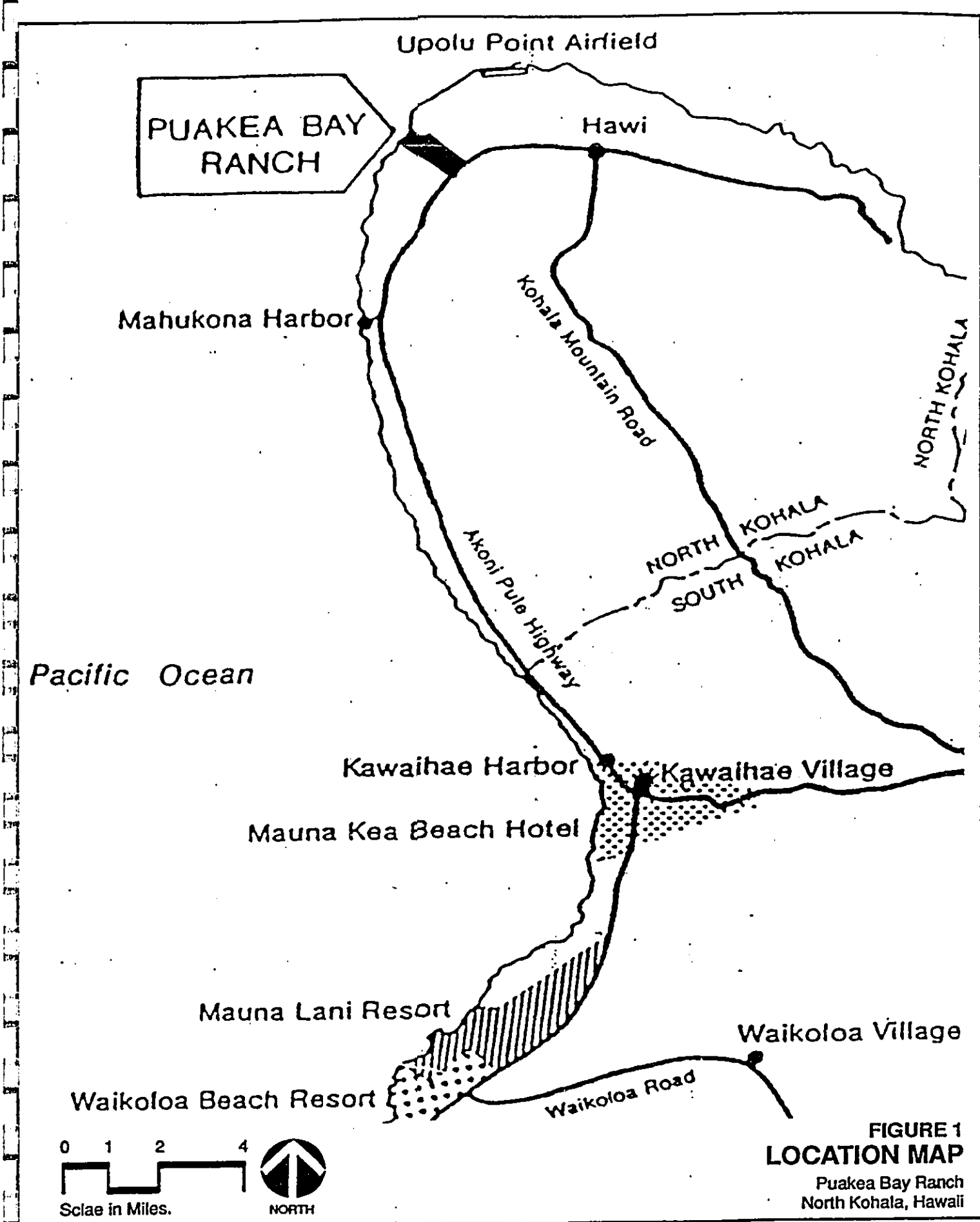
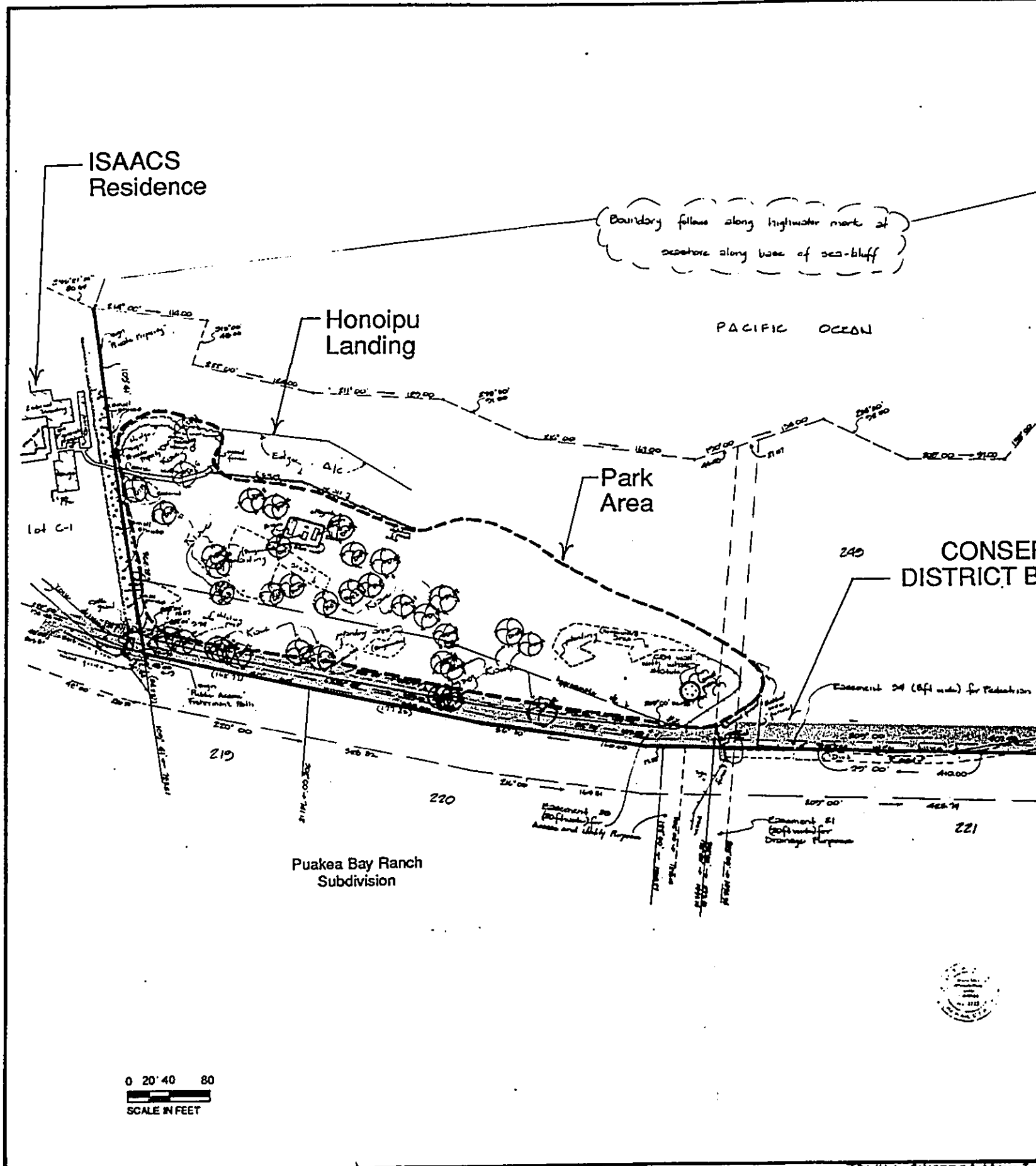
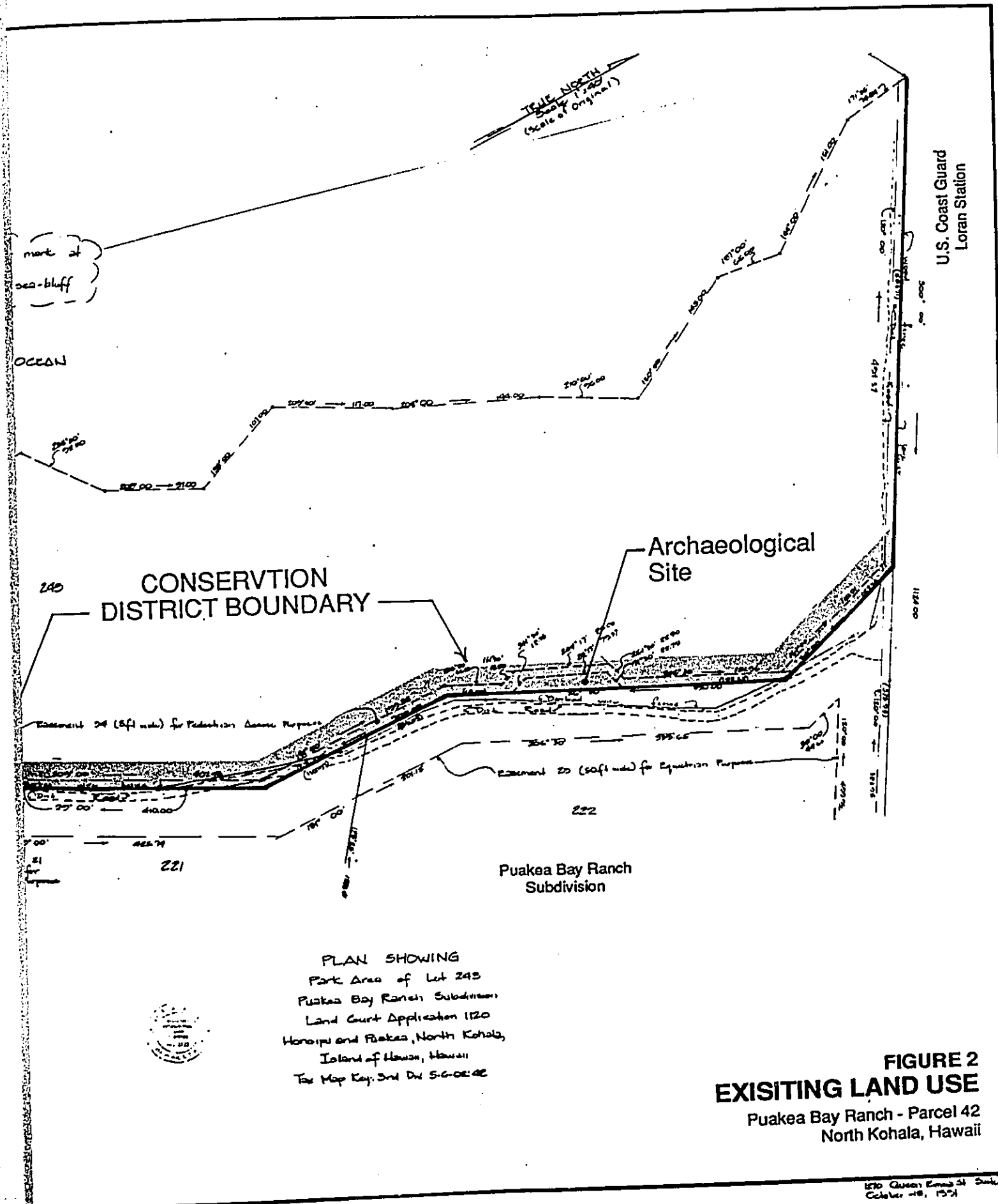


FIGURE 1
LOCATION MAP
 Puakea Bay Ranch
 North Kohala, Hawaii



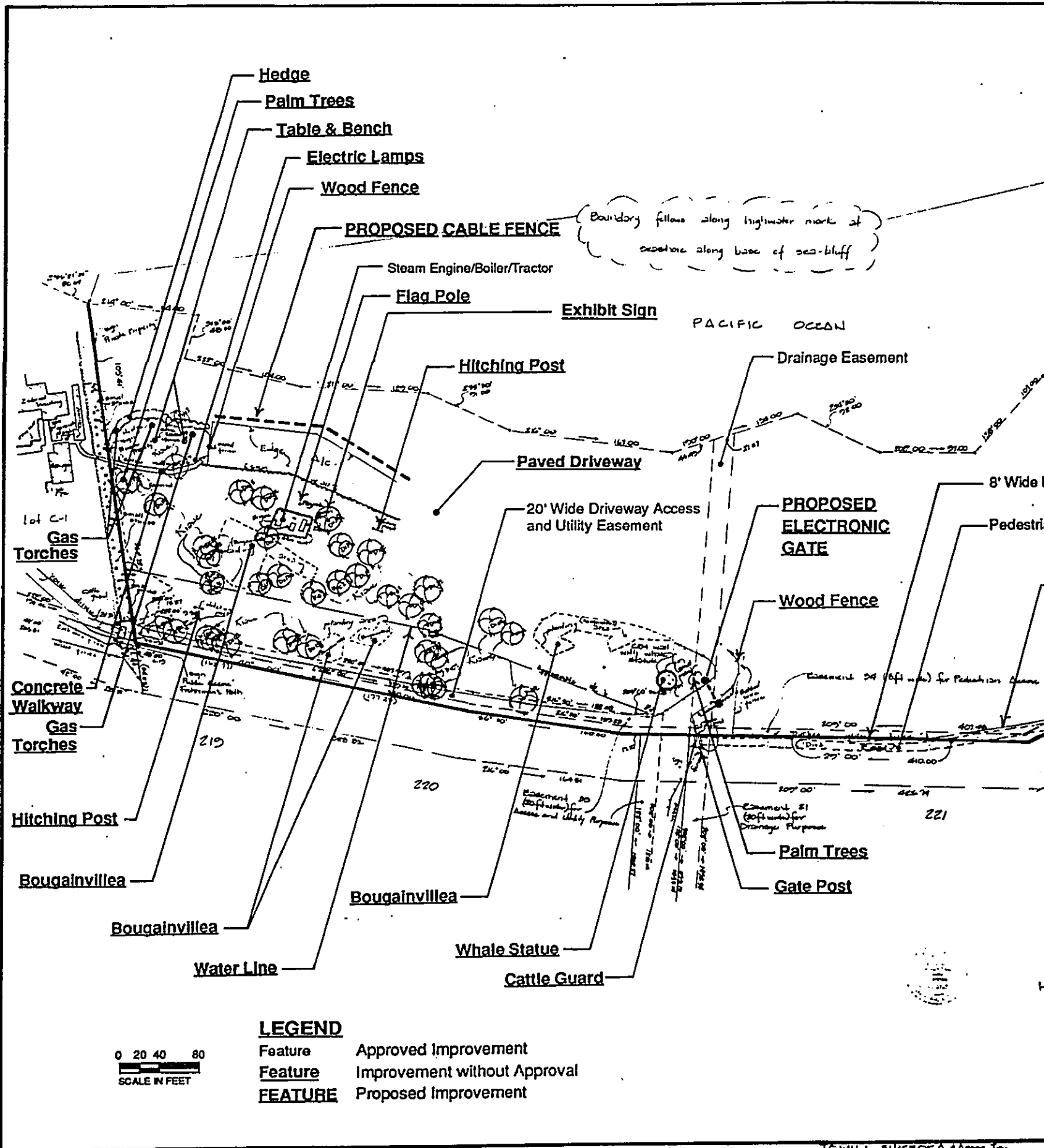
Honolulu, Hawaii
Job No. 1564 1-8-80, e47

WILLIAMS, SHREVE & ASSOCIATES
Land Surveyors



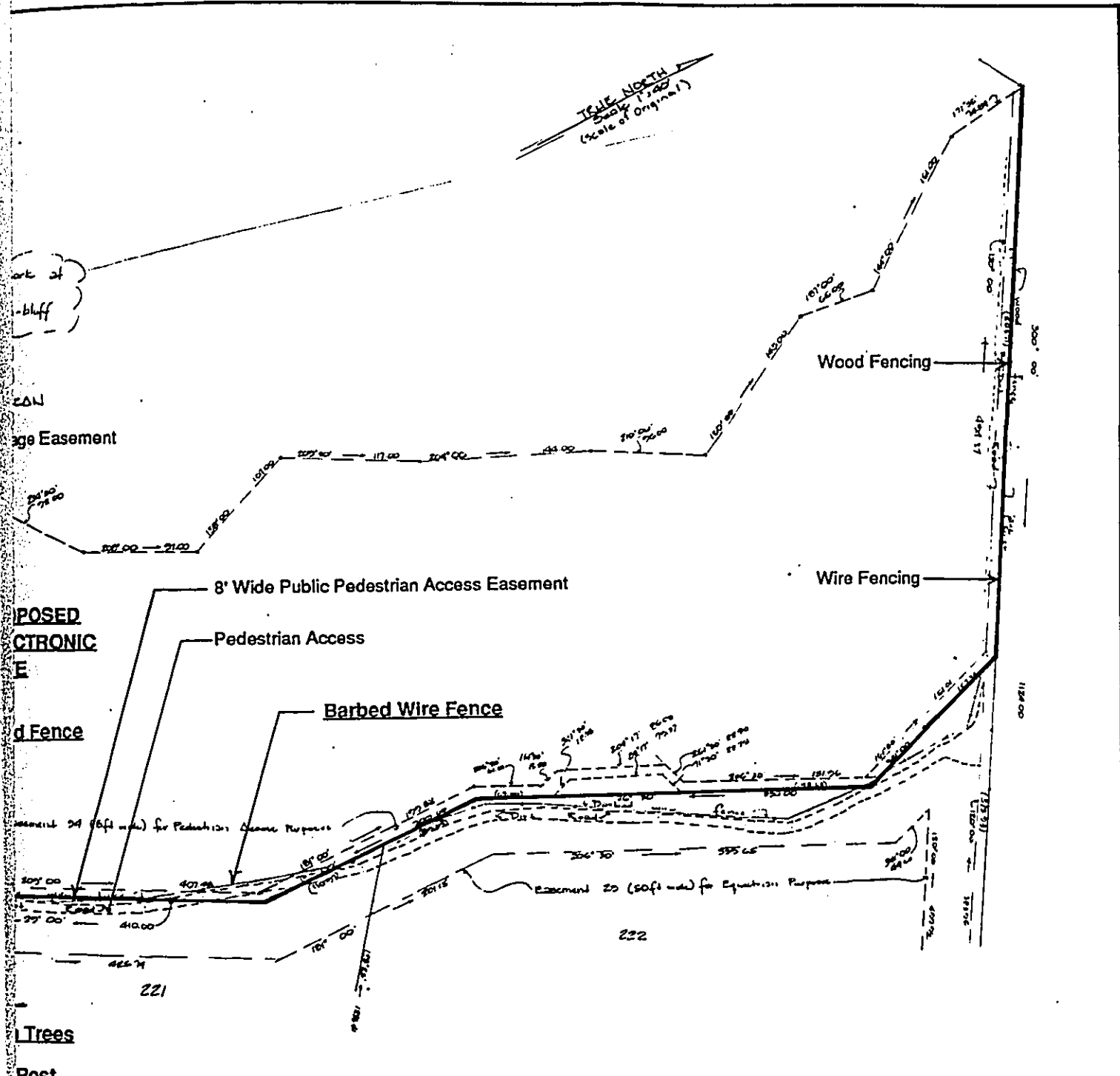
PLAN SHOWING
 Park Area of Lot 245
 Puakea Bay Ranch Subdivision
 Land Court Application 1120
 Honouliuli and Pihaka, North Kohala,
 Island of Hawaii, Hawaii
 Tax Map Key: 3rd DW 5-6-00-02

FIGURE 2
EXISTING LAND USE
 Puakea Bay Ranch - Parcel 42
 North Kohala, Hawaii



Honolulu, Hawaii
 Job No. 1564 1/8 230.9-97

TWILL SHIGEOKA & Assoc. Inc.
 Land Surveyors



PLAN SHOWING
 Part Area of Lot 243
 Puakea Bay Ranch Subdivision
 Land Court Application 1120
 Honouliuli and Puakea, North Kohala,
 Island of Hawaii, Hawaii
 Tax Map Key: 3rd Div 5-G-02142

FIGURE 3
APPROVED IMPROVEMENTS &
IMPROVEMENTS WITHOUT APPROVAL

Puakea Bay Ranch - Parcel 42
 North Kohala, Hawaii

TOWILL SHIGEMURA & ASSOCIATES, Inc.
 Land Surveyors

1270 Queen Emma St Suite 700
 Honolulu, HI, 96813

APPENDIX A
ARCHAEOLOGICAL LETTER REPORT

PAUL H. ROSENDAHL, Ph.D., Inc.
Consulting Archaeologist

Ms.113-031384

March 13, 1984
84-113

Mr. George E. Isaacs
Puakea Bay Ranch Partnership
P.O. Box 10280
Honolulu, Hawaii 96816

Subject: Archaeological Field Inspection
Conservation District Parcel
Puakea Bay Ranch Development
Lands of Puakea and Honoipu
North Kohala, Island of Hawaii

Dear Mr. Isaacs:

The purpose of this letter is to report on several tasks recently carried out at your request in the Conservation District parcel (Lots C and C-1) at Puakea Bay Ranch in North Kohala on the Island of Hawaii. This work was done as part of the preparation of an impending State Conservation District Use Application, and in partial fulfillment of Hawaii County Ordinance No. 83-56. The improvements proposed for Lots C and C-1 are outlined in the attached copy of Exhibit 1 (including Figures 1 and 2), which has been prepared by your planning consultants, Belt, Collins & Associates of Honolulu.

As defined in our meeting of March 5, 1984 in Hilo, the specific tasks to be carried out during our field inspection were the following:

1. Inspect the proposed eight-foot wide public shoreline access/pedestrian path easement that extends along the Conservation District parcel boundary;
2. Inspect the proposed 20-foot wide driveway easement that connects the subdivision access road to the proposed residence site within the northern portion of Lot C-1;
3. Inspect the site of the proposed corral situated in the southern portion of Lot C-1; and
4. Inspect the site of the proposed passive garden park (lawn and parking area) situated in the central portion of Lot C.

I carried out the field inspection in the Conservation District parcel on March 9, 1984, with the assistance of Field Archaeologist Victoria Kai. During our inspection we were able to meet several times on-site with you and your landscape

architect, Mr. Alan Kutsunai of Belt, Collins & Associates. As a result of the prior archaeological work conducted by my firm for you at Puakea Bay Ranch between April 1982 and February 1983, we have become quite familiar with the archaeological remains present within the project area. This familiarity, in conjunction with the current accessibility of the Conservation District parcel resulting from the recent hand-clearing of the previously dense vegetation cover, greatly facilitated the conduct of our field inspection. The results of our field inspection are summarized below in terms of the specific tasks performed.

Task 1--As indicated on the attached Figure 2, the proposed eight-foot wide shoreline path easement along the Conservation District parcel boundary affects only two points of archaeological concern. In the northern portion of Lot 'C', the path easement will have to meander several meters seaward to avoid crossing through the site designated as K12, a structural complex of prehistoric habitation features previously identified by Tomonari-Tuggle (1981:76-77). The Conservation District boundary is situated less than one meter inland of the site. In the central portion of Lot C-1, the path easement will again have to meander slightly as it passes through the inland end of the site designated as K27 (Tomonari-Tuggle 1981:78). Originally identified in 1972-73 during the Statewide Inventory of Historic Places, this site (H.R.H.P. Site No. 50-10-01-4143, "Honoipu Rock Gardens") is a complex of aboriginal cultivation features concentrated in a small gully. In dealing with sites K12 and K27, it is recommended that the actual location of the path easement be marked physically in the field by an archaeologist immediately prior to conducting the metes and bounds survey of the easement. In this way it will be possible to situate the path exactly so as to avoid possible direct damage to the structural remains comprising these two sites. Given the nature of these two sites, I believe that the future pedestrian use of the path will not result in any degradation of the archaeological significance of either site.

Task 2--The only item of archaeological-historical value encountered during the inspection of the proposed 20-foot wide driveway easement was a large portion of a rusted steam engine. Probably related to the winch facilities of the old Honoipu Landing (Site K21; H.R.H.P. Site No. 50-10-01-7012) which is situated some distance seaward--near the edge of the cliff overlooking Puakea Bay, this item is obviously not in its original position. It currently rests upended against and partially atop a mound of bulldozer tailings. I recommend that this item, which is itself of some historical interest, be preserved by carefully moving it several meters seaward so that it will lie outside the proposed driveway easement, and thereby nearer the old winch facilities.

Task 3--Two previously recorded sites, K33 and K34, appeared to be situated in the general area of the proposed corral in the southern portion of Lot C-1 (Tomonari-Tuggle 1981:78). Site K33--a low stone-walled, C-shaped shelter--is most likely related to World War II military activities along the coast. This is suggested by the curvature of the wall, which opens inland, rather than seaward as do most aboriginal shelters. Site K34 was said to be two small areas of cultural deposits visibly eroding in the beach face immediately seaward of the coastal trail. Though a few pieces of shell midden were seen on the surface in the general vicinity, no definite subsurface cultural deposits were identified during our inspection. While there do not appear to be any archaeological resources of substantial significance within the area of the proposed corral, it is recommended that, prior to any improvement of the area, minimal archaeological recording of the two sites be carried out. With regard to K34, it would be appropriate to test for the possible presence of any buried cultural deposits by means of several shovel pits.

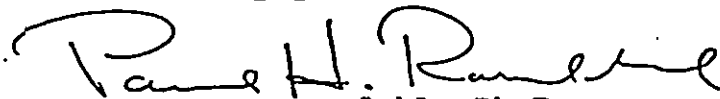
Task 4--The area of the proposed passive garden park in the central portion of Lot C has been recently hand-cleared of the previously dense vegetation cover. While the present cover of low grasses might have obscured any minor small features, our field inspection failed to reveal any substantial structural remains. I believe that the proposed park, including lawn and parking area, could be constructed in the area indicated on the attached Figure 2 without damaging any archaeological remains. It is recommended that prior to any on-site improvements the limits of the actual area to be modified be clearly marked and approved by an archaeologist. All construction activities related to the proposed park improvement would then be confined to the delimited area.

The proposed improvements for Lot C also include a foot trail connecting the proposed passive garden park to the shoreline area at the northern end of Lot C. Based on our knowledge of the prehistoric and historic period archaeological remains scattered over the northern portion of Lot C, we have recommended that this proposed foot trail be established along one (the upper) of the existing old road beds that extends from the old pier facilities at the shoreline to the Honoipu Landing site atop the cliff.

Subsequent to the completion of our field inspection, I met with Alan Kutsunai in Honolulu on March 12, 1984 to discuss our findings and recommendations, and to review his preliminary plans for the improvements proposed for Lots C and C-1 of the Conservation District parcel at Puakea Bay Ranch. The proposed improvements outlined in the attached Exhibit 1 thus have incorporated the findings of our March 9 archaeological field inspection.

I trust that this letter reporting the findings of our field inspection and our recommendations concerning the handling of the relevant archaeological resources in conjunction with the proposed improvements for Lots C and C-1 of the Conservation District parcel at Puakea Bay Ranch will serve your immediate needs. If you have any questions, please call me.

Sincerely yours,


Paul H. Rosendahl, Ph.D.
President and Principal
Archaeologist

Attachment: Exhibit 1--Proposed Improvements for
Lots C and C-1, Puakea Bay Ranch

Reference Cited

Tomonari-Tuggle, M. J.
1981 North Kohala: Perception of a Changing Community.
A Cultural Resource Management Study. Prepared
for Division of State Parks, Department of Land
and Natural Resources, State of Hawaii.
(Uncirculated report)

EXHIBIT I
PROPOSED IMPROVEMENTS FOR LOTS C AND C-1
PUAKEA BAY RANCH

Lots C and C-1 constitute a Conservation District remnant parcel within the Puakea Bay Ranch Agricultural Subdivision in North Kohala. Improvements are proposed for both lots, which are separated by an existing stone wall, Site K24. Single-family residential improvements, consisting of a main residence, guest house and yard landscaping, are proposed for a two-acre site in Lot C-1. On the south side of the site are the Honoipu Rock Gardens (Site K27), which had been avoided in determining the residential site boundaries. A possible future addition to the residential improvements is a corral in the southern portion of Lot C-1.

A 1½-acre passive garden park for the private use of subdivision lot owners is proposed for Lot C. The park has been sited so as to avoid disturbance of any known archaeological sites. It is planned to contain a gravel parking area surrounded by a grass lawn and a grove of hau trees, which will shield the parking area and thus minimize any adverse visual impacts.

Existing kiawe trees in Lot C will remain and kiawe seedling plantings are planned to be installed along the mauka border of the lot, from the park down toward the ocean. Plantings are also proposed for the bluff top area which skirts a substantial portion of Lot C. The resulting thicket of kiawe trees will act as a protective barrier to the steep cliff below.

The overall plan for Lot C includes a future foot trail following the existing upper old road bed from the garden parking area to the shoreline, for the use of subdivision lot owners.

Also proposed for Lots C and C-1 is the establishment of an eight-foot wide public shoreline access path within the Conservation District, which will allow public pedestrian access from the shoreline boundary of Lot C-1 to the north shoreline boundary of Lot C and the U.S. Coast Guard Loran Station. The route of the gravel shoreline access path has been chosen so as to avoid adverse effect on archaeological sites. The path will keep within the Conservation District parcel, meandering to avoid

archaeological Site K12, a stone complex. In Lot C-1, the shoreline path will traverse the mauka end of archaeological Site K27, the Honoipu Rock Gardens. The path will penetrate Site K27 only where there has been prior disturbance and where a footpath is demarcated.

Also a 20-foot wide easement for a driveway leading from the 50-foot wide subdivision road access to the residential site, is planned to be immediately adjacent to the shoreline path.

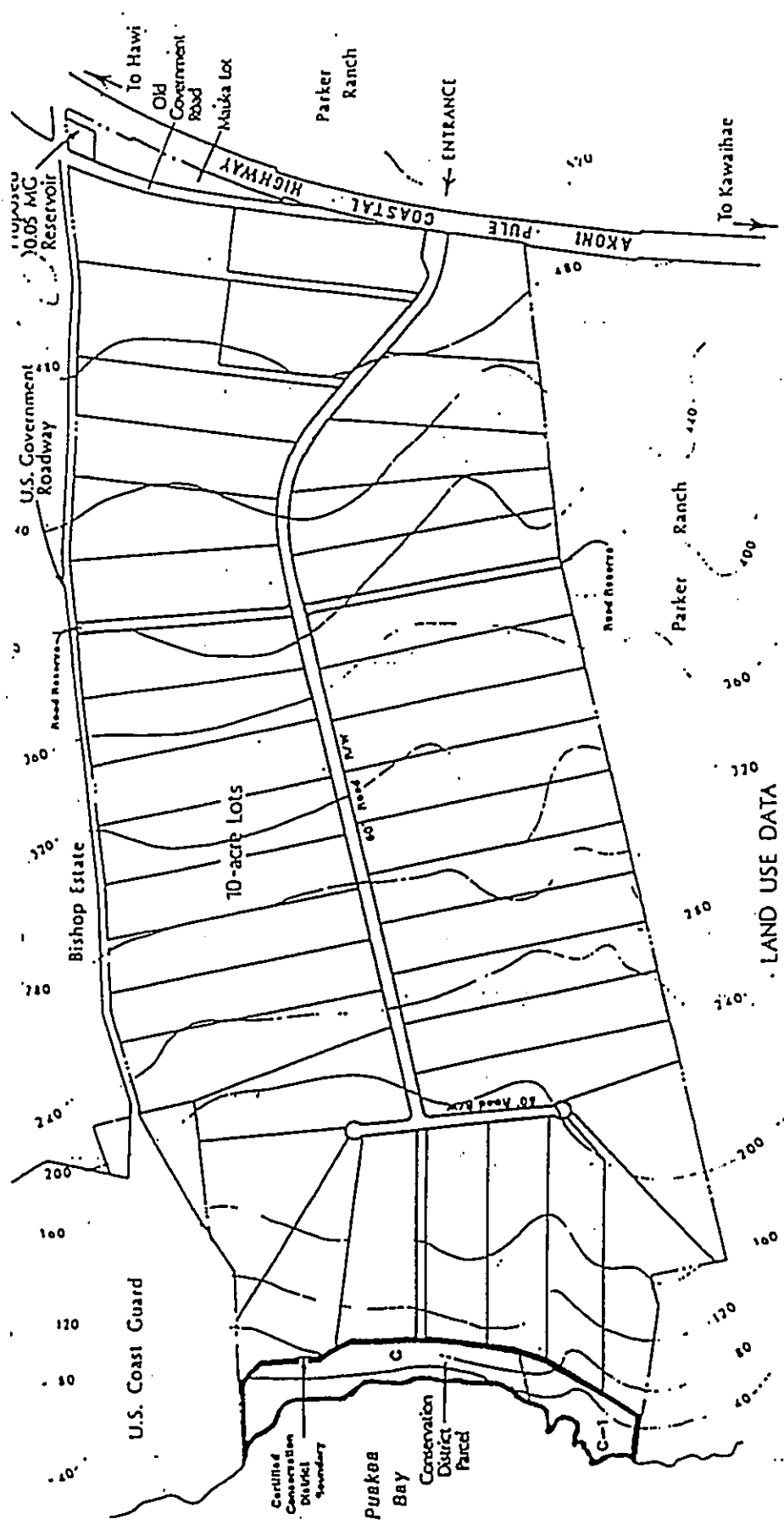


Figure 1
Proposed
10-Acre Subdivision
PUAKEA BAY RANCH

LAND USE DATA

	Acres
40 10-acre Lots	403.4
Road	12.1
Conservation District Parcel (including driveway access of 1.4 acres)	19.5
Maika Lot & Reservoir Site	4.4
Total	439.4



11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

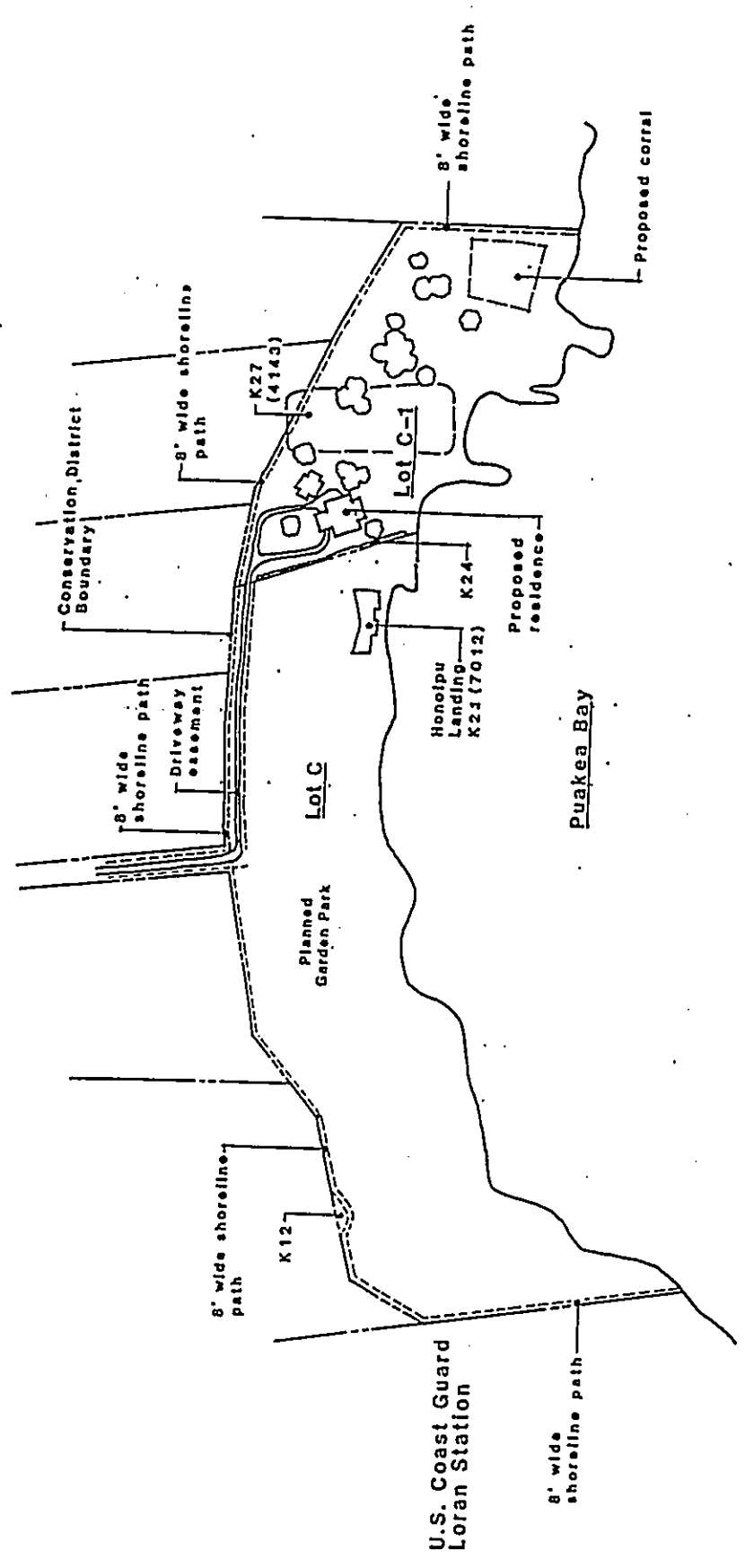
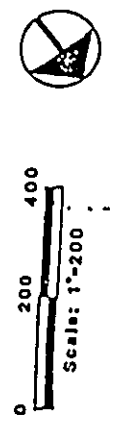
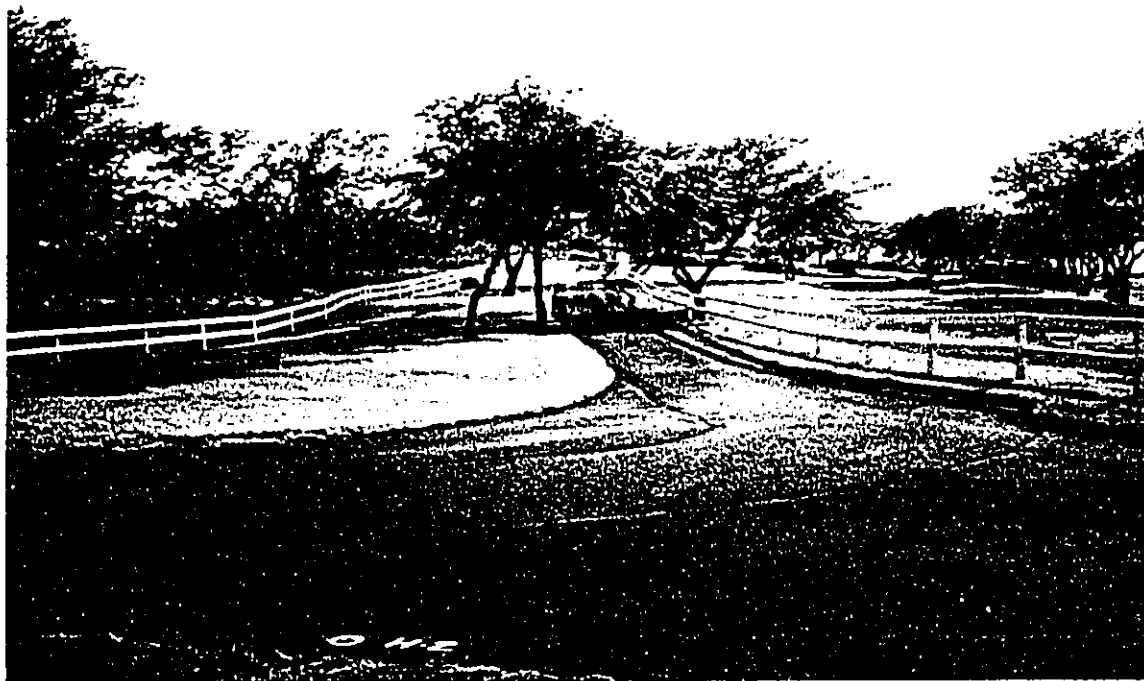


Figure 3
 Proposed Residence
 Puakea Bay Ranch
 North Kohala, Hawaii

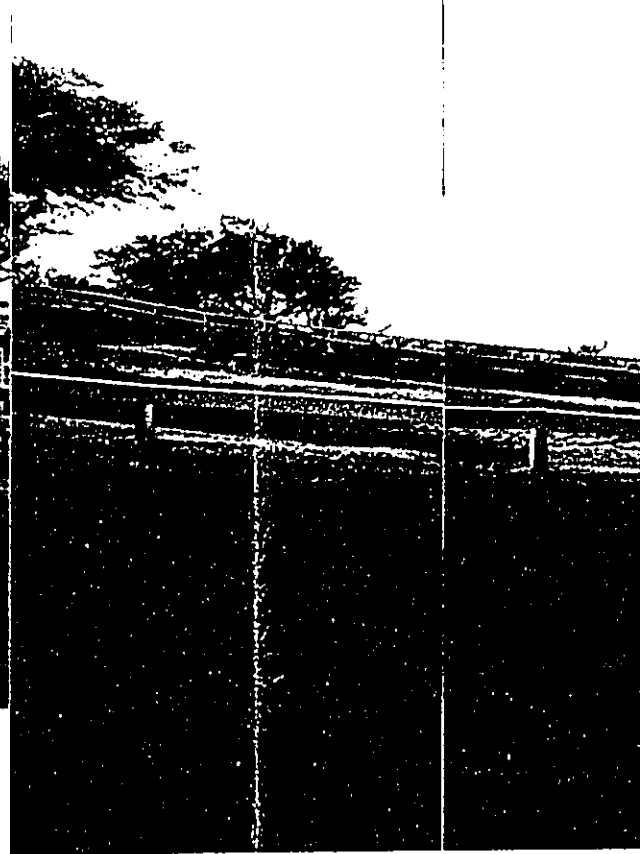


Prepared by: Belt, Collins & Associates
 March 12, 1984

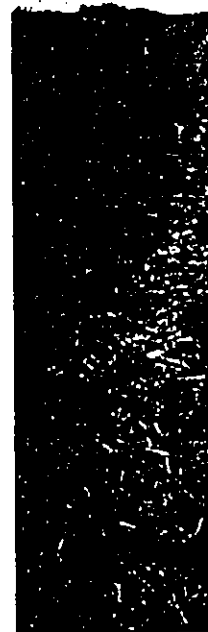
EXHIBIT C
PHOTOS OF PROJECT SITE



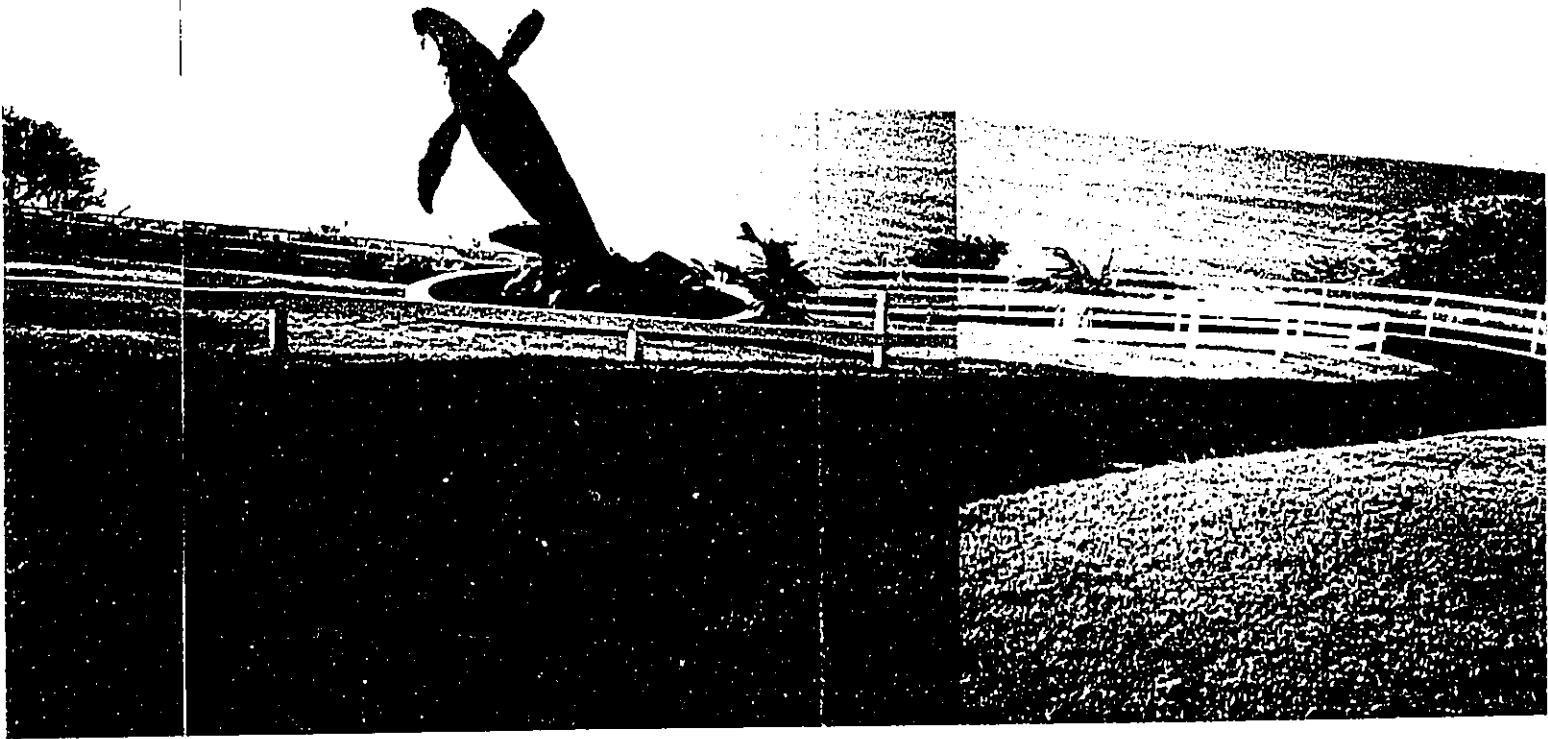
Whale statue, driveway to Isaacs' residence and to Honoipu Landing



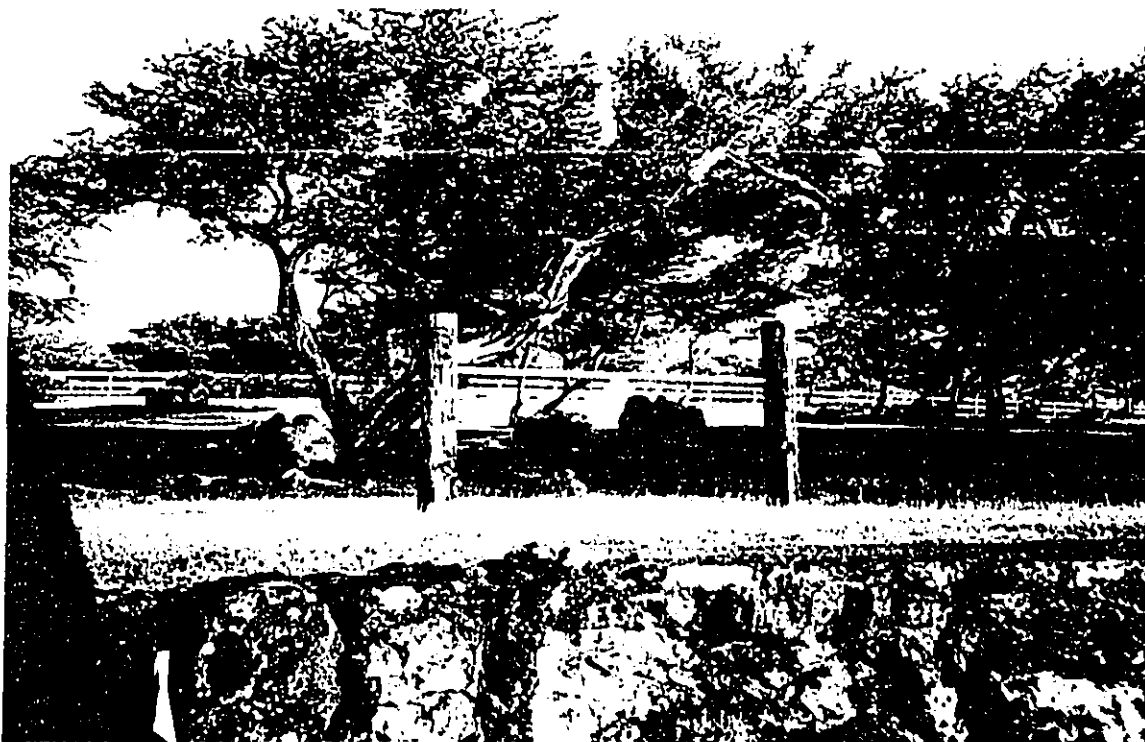
Park area w/ table, benches, signage, walkway, lights and torches



Wood fence ar



Wood fence and pedestrian areas along north boundary



Park area and hitching posts



Boiler, steam engine, and tractor w/ exhibit sign and flag pole



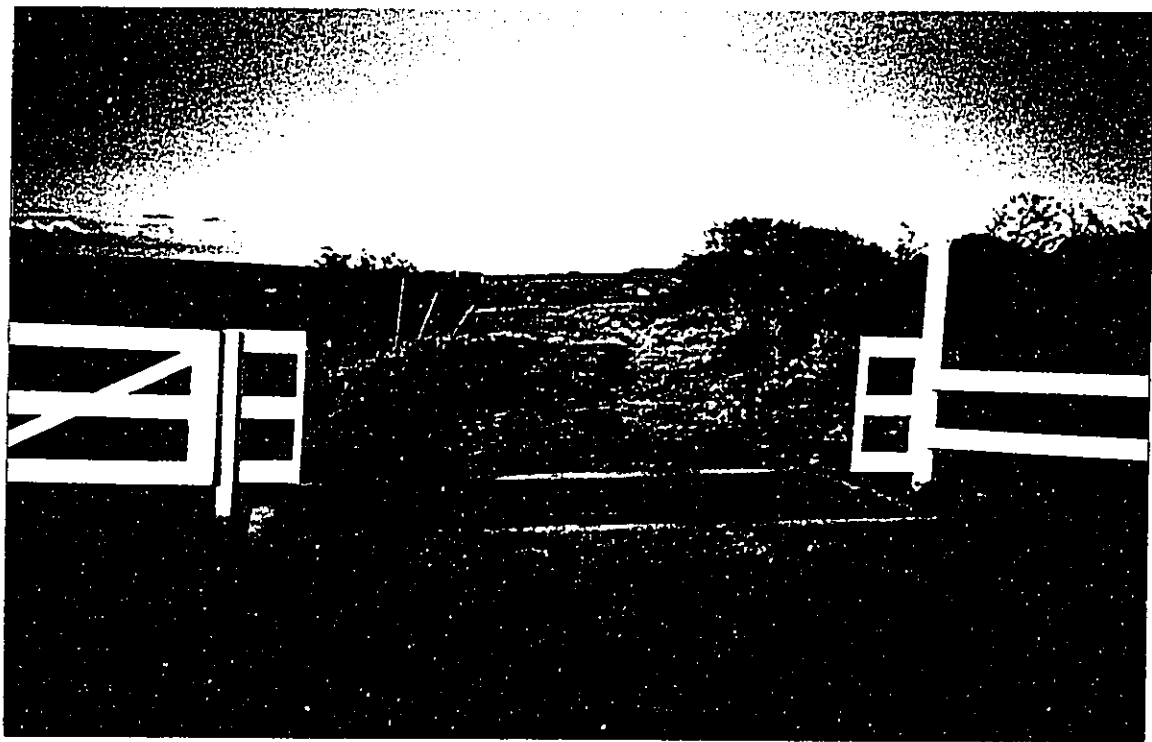
Pedestrian access and wire fence along Mauka boundary



North sections of parcel



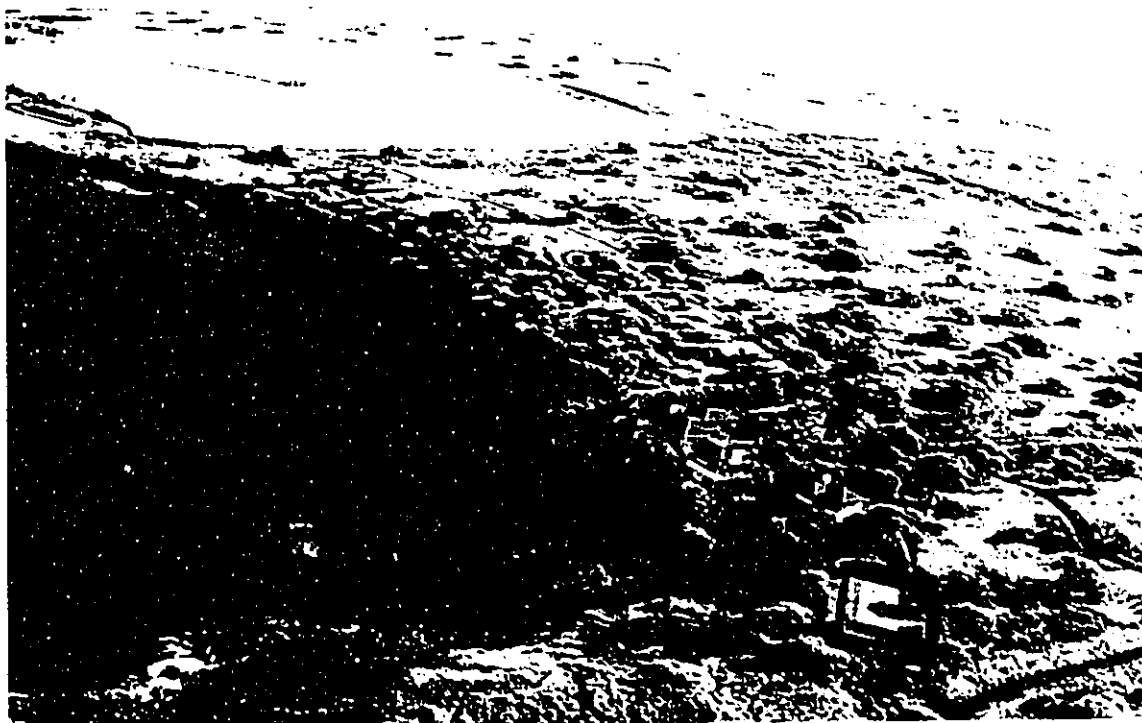
North coastal sections of parcel



Wood fence and cattle guard along Mauka boundary



Shoreline area of project site



Shoreline area of project site



Wire fence and pedestrian access along north boundary