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FILE COPY

MAR - 8 2020

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February 26, 2020

Director
Office of Environmental Quality Control
Department of Health, State of Hawaii
235 S. Beretania St., Rm. 702
Honolulu, HI 96813

Dear Director,

Subject: Final Environmental Assessment (FEA) and Finding of No Significant Impact (FONSI) for the Proposed Puakea Guest Ranch
Location: Akoni Pule Highway, North Kohala District, Island of Hawaii
Tax Map Key: (3) 5-6-001:082

With this letter, the County of Hawaii Planning Department hereby transmits the Final Environmental Assessment and Finding of no Significant Impact (FEA-FONSI) for the proposed Puakea Guest Ranch project for publication the next available edition of the Environmental Notice.

The Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI) was published in the OEQCs August 23, 2019 issue of the Environmental Notice. The FEA includes copies of comments received and the corresponding responses from the applicant that were received during the 30-day public comment period on the DEA-AFONSI.

We have determined that this project will not have a "significant effect" or "significant impact" on the quality of the environment and have therefore issued a FONSI. **This FONSI does not constitute approval of the project or of any project components or proposed uses; final authority to grant or deny the Special Use Permit lies with the County of Hawaii Leeward Planning Commission.**

Director
Office of Environmental Quality Control
Department of Health, State of Hawaii
February 26, 2020
Page 2

Enclosed is a completed OEQC Publication Form, a copy of the FEA-FONSI, and Adobe Acrobat file of the same, and an electronic copy of the publication form in MS Word format. Simultaneous with this letter we have submitted the summary of the action in a text file by electronic email to your office.

If there are any questions regarding this letter or the project being reviewed, please contact Alex Roy of our Planning Department staff at 808-961-8140.

Sincerely,



MICHAEL YEE
Planning Director

AJR:mads

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Encl.: OEQC Publication Form (Hard and Digital)
FEA-FONSI (Hard and Digital)

From: webmaster@hawaii.gov
To: [HI Office of Environmental Quality Control](#)
Subject: New online submission for The Environmental Notice
Date: Wednesday, February 26, 2020 3:21:57 PM

Action Name

PUAKEA GUEST RANCH

Type of Document/Determination

Final environmental assessment and finding of no significant impact (FEA-FONSI)

HRS §343-5(a) Trigger(s)

- (4) Propose any use within any historic site as designated in the National Register or Hawai'i Register

Judicial district

North Kohala, Hawai'i

Tax Map Key(s) (TMK(s))

(3)-5-6-001:082

Action type

Applicant

Other required permits and approvals

COUNTY OF HAWAII, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION: GRADING PERMIT, COUNTY OF HAWAII, PLANNING DEPARTMENT, PLAN APPROVAL (IF REQUIRED BY THE SPECIAL PERMIT), COUNTY OF HAWAII, DEPARTMENT OF PUBLIC WORKS, BUILDING DIVISION: BUILDING PERMIT

Discretionary consent required

SPECIAL PERMIT FROM PLANNING COMMISSION AND OTHER PERMITS AND/OR DATA REQUIRED TO COMPLY WITH ANY CONDITIONS OF APPROVAL OF THE SPECIAL PERMIT.

Approving agency

COUNTY OF HAWAII PLANNING DEPARTMENT

Agency contact name

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[Map It](#)

Applicant

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HAWI, HI 96719
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[Map It](#)

Was this submittal prepared by a consultant?

No

Action summary

Puakea Ranch is requesting a Special Permit for a Guest Ranch. The Proposed Action continues the vacation rentals and constructs facilities that allow for various functions including weddings and community events. It would involve adaptation of existing Puakea Ranch structures, four of which are currently used as vacation rentals, construction of new structures including accessible restrooms and mitigation measures to address noise concerns. Ranching and gardening uses of the property would continue and expand. The maximum occupancy of the vacation rentals would increase from 18 to 38, and guest and non-guest events with attendees up to 100 would be allowed (with two events a year at 350 people). A variety of restrictions would limit the hours, days of the week, and uses of various parts of the property. Normal operational traffic is not expected to have any significant impact.

Reasons supporting determination

No valuable natural or cultural resources would be committed or lost. Historic sites are being protected during adaptive re-use, and no natural resources will be adversely affected; The Proposed Action provides guest facilities and employment while avoiding significant impacts to the environment. It is thus consistent with all elements of the State's long-term environmental policies; The Proposed Action is taking place in a general area already impacted by ranching, vacation rentals and rural residential activities, and is being regulated by permits to avoid environmental degradation and thus would not contribute to environmental degradation; The Guest Ranch would assist in maintaining agricultural uses on the property by subsidizing them and providing a built-in market for garden and farm produce, while also promoting historic preservation.

Attached documents (signed agency letter & EA/EIS)

- [2_26_20-LTR-OEQC_001.pdf](#)
- [FEA-Puakea-Guest-Ranch-20200217.pdf](#)

Shapefile

- The location map for this Final EA is the same as the location map for the associated Draft EA.

Action location map

- [PUAKEA-RANCH.zip](#)

Authorized individual

Alex J. Roy

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

FINAL ENVIRONMENTAL ASSESSMENT

Puakea Guest Ranch

TMK: (3rd) 5-6-001:082

Puakea, North Kohala District, Hawai'i Island, State of Hawai'i

The Historic Puakea Ranch



February 14, 2020

**Prepared for:
County of Hawai'i
Planning Department
Aupuni Center, Suite 3
101 Pauahi Street
Hilo, HI 96720**

Puakea Guest Ranch Environmental Assessment

FINAL ENVIRONMENTAL ASSESSMENT

Puakea Guest Ranch

TMK: (3rd) 5-6-001:082

Puakea, North Kohala District, Hawai'i Island, State of Hawai'i

APPLICANT:

Christie Cash, Proprietor
The Historic Puakea Ranch
PO Box 190768
Hawi, HI 96719

APPROVING AGENCY:

County of Hawai'i
Planning Department
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CLASS OF ACTION:

Use of Land Within Site on Historic Register

This document is prepared pursuant to:

The Hawai'i Environmental Policy Act,
Chapter 343, Hawai'i Revised Statutes (HRS), and
Title 11, Chapter 200.1, Hawai'i Department of Health Administrative Rules (HAR).

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TABLE OF CONTENTS

SUMMARY		iii
PART 1:	PROJECT DESCRIPTION, LOCATION, AND E.A. PROCESS	1
1.1	Property Ownership and Project Location and Description	1
1.2	Environmental Assessment Process	6
1.3	Public Involvement and Agency Coordination	16
PART 2:	ALTERNATIVES	17
2.1	Proposed Action	17
2.2	No Action	17
2.3	Alternatives Evaluated and Dismissed from Further Consideration	17
PART 3:	ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION	18
3.1	Physical Environment	18
3.1.1	Geology, Soils and Geologic	18
3.1.2	Climate, Drainage and Flood Hazards	19
3.1.3	Water Quality	21
3.1.4	Flora, Fauna, and Ecosystems	25
3.1.5	Air Quality, Noise and Scenic Resources	29
3.1.6	Hazardous Materials, Toxic Substances and Hazardous Conditions	31
3.2	Socioeconomic and Cultural	32
3.2.1	Socioeconomic Characteristics	32
3.2.2	Cultural Resources	33
3.2.3	Archaeological and Architectural Resources	39
3.3	Infrastructure	40
3.3.1	Utilities, Energy, Public Facilities and Public Services	40
3.3.2	Roadways and Traffic	42
3.4	Secondary and Cumulative Impacts	44
3.5	Required Permits and Approvals	44
3.6	Consistency with Government Plans and Policies	45
3.6.1	Hawai'i State Plan	45
3.6.2	Hawai'i State Land Use Law	45
3.6.3	Hawai'i County Zoning and General Plan	45
3.6.4	Special Permit Criteria Consistency	50
3.6.5	North Kohala Community Development Plan	51
PART 4:	DETERMINATION	53
PART 5:	FINDINGS AND SUPPORTING REASONS	53
REFERENCES		56

Puakea Guest Ranch Environmental Assessment

LIST OF TABLES

TABLE 1	Proposed Action Features	15
TABLE 2	Plant Species on Property	26
TABLE 3	Selected Socioeconomic Characteristics	32

LIST OF FIGURES

FIGURE 1	Location Map	2
FIGURE 2	Current Layout of Puakea Ranch Property	3
FIGURE 3	Property Photos	7
FIGURE 4	Site Plan	14
FIGURE 5	Current Entrance of Puakea Ranch Property	42

LIST OF APPENDICES

APPENDIX 1a	Comments in Response to Early Consultation
APPENDIX 1b	Comments to Draft EA and Responses
APPENDIX 2	Cultural Impact Assessment
APPENDIX 3	Archaeological Inventory Survey
APPENDIX 4	SHPD Correspondence
APPENDIX 5	Traffic Assessment Report

**SUMMARY OF THE PROPOSED ACTION,
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

The owners of Puakea Ranch are requesting a Special Permit for use of a portion of the property, which is a collection of cottages, gardens and other structures listed on the State Register of Historic Places, as a Guest Ranch. The Proposed Action would continue the vacation rentals and construct facilities that would allow for various functions including weddings and community events. It would involve adaptation of existing Puakea Ranch structures, four of which are currently used as vacation rentals, construction of new structures including accessible restrooms and mitigation measures to address noise concerns. Ranching and gardening uses of the property would continue and expand. The maximum occupancy of the vacation rentals would increase from 18 to 38, and guest and non-guest (primarily community) events with attendees up to 100 would be allowed (with two events a year at 350 people). A variety of restrictions would limit the hours, days of the week, and uses of various parts of the property. Any amplification devices will be restricted to State standards for residential uses at all property lines. Hawaii Administrative Rules (HAR), Title 11, Chapter 46, "Community Noise Control" establishes maximum permissible sound levels in dBA according to zoning districts. Residentially zoned land is considered Class A as provided in section 11-46-3. Class A requires the lowest maximum permissible sound levels. For comparison, Agriculturally zoned land is considered Class C and allows for the highest maximum permissible sound levels. A biological survey found no threatened or endangered plant species on the property, which hosts a variety of introduced species found in landscaping. The only endangered animal is the Hawaiian hoary bat, which forages and roosts at low densities throughout the entire Island of Hawai'i. The precautionary measure of restricting vegetation removal to dates outside June 1 to September 15 will avoid impacts to these bats. The action has been designed for adaptive re-use of historic structures that will foster interpretation of Kohala's historic heritage and provide the funds needed for maintenance. No impacts to significant archaeological features would occur. Normal operational traffic is not expected to have any significant impact on cumulative traffic operations.

PART 1: PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL ASSESSMENT PROCESS

1.1 Property Ownership and Project Location and Description

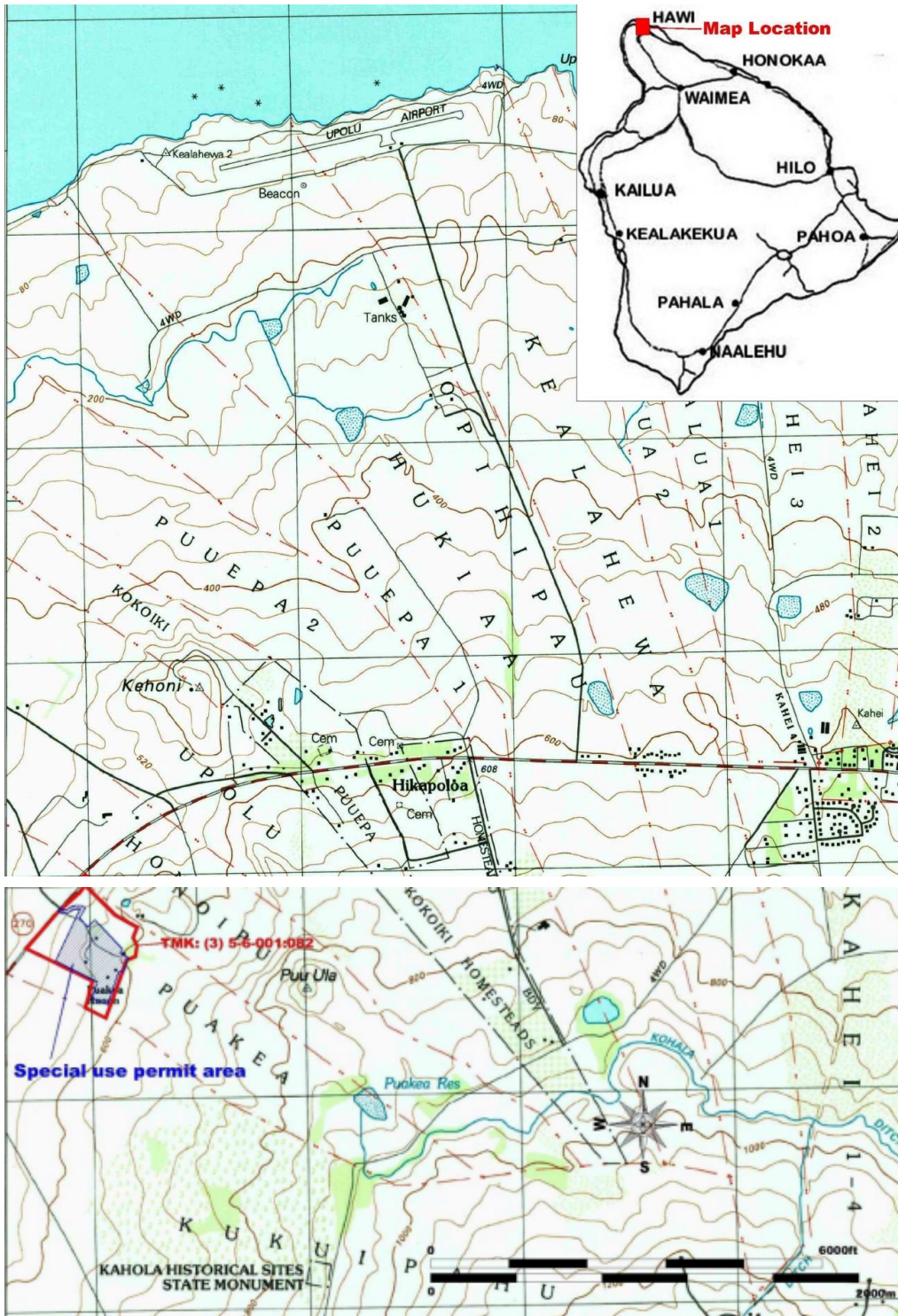
The 32.411-acre subject property is designated by TMK (3) 5-6-001:082 and is located *mauka* of Akoni Pule Highway (State Highway 270) several miles south of Hawi town, in the district of North Kohala (Figures 1-2). The property is owned by Christine L. Cash and James H. Nelson, IV and Livmar Enterprises, Inc., who are requesting a Special Permit for use of the property, which is a collection of cottages, gardens and other structures listed on the State Register of Historic Places, as a Guest Ranch. The Proposed Action would continue the vacation rentals and construct facilities that would allow for various functions including weddings and community events. It would involve adaptation of existing Puakea Ranch structures, four of which are currently used as vacation rentals, construction of new structures and implementation of mitigation measures. Ranching and gardening uses of the property would continue and expand.

To fully understand the Proposed Action, some preliminary background on the property and its history are necessary. The Puakea Ranch headquarters and surrounding areas were transformed as part of Kohala's 19th century transition from traditional Hawaiian agricultural landscapes, which were integral parts of *mauka-makai* resource management focused around *ahupua'a*, to a succession of commercial agricultural ventures. Puakea Ranch began in the 1870s with Dr. James Wight, who tried sheep and sugarcane and finally focused on cattle, building a successful operation on thousands of acres that he ran until his death at the age of 91 in 1905. The ranch's boundaries grew and shrank through a series of acquisitions and amalgamations. Parker Ranch began leasing the Puakea Ranch lands from the James Wight Estate in 1932, and Richard Smart of Parker Ranch purchased its lands outright in 1946.

Throughout the decades, immigrant laborers who worked in the canefields and paddocks left an indelible stamp on the landscape, which provides much of the character of the property today. For example, Zenjiro Kawamoto and his wife Wasa Watabayashi came to North Kohala from Hiroshima as part of this migration. They settled at Puakea Ranch and moved into what would eventually be called the "Cowboy House". The Kawamotos raised three children at the ranch: Masato (Johnny), Yoshio (Yoshi), and Thelma. The family went on to oversee the operations of the Puakea Ranch for four generations. Yoshi Kawamoto and Parker Ranch carpenter, Mr. Yamanaka, built Yoshi's House in 1949 for Yoshi and his wife, Margaret, to raise their family. This is the original site of the grand two-story plantation house when the Wright Family Estate was still in control of the property, prior to it being leased by Parker Ranch. It is speculated that the original Plantation Manager's home, likely built in the 1870-80s, fell into disrepair and was taken down and salvaged for lumber and windows by Parker Ranch in the 1930s.

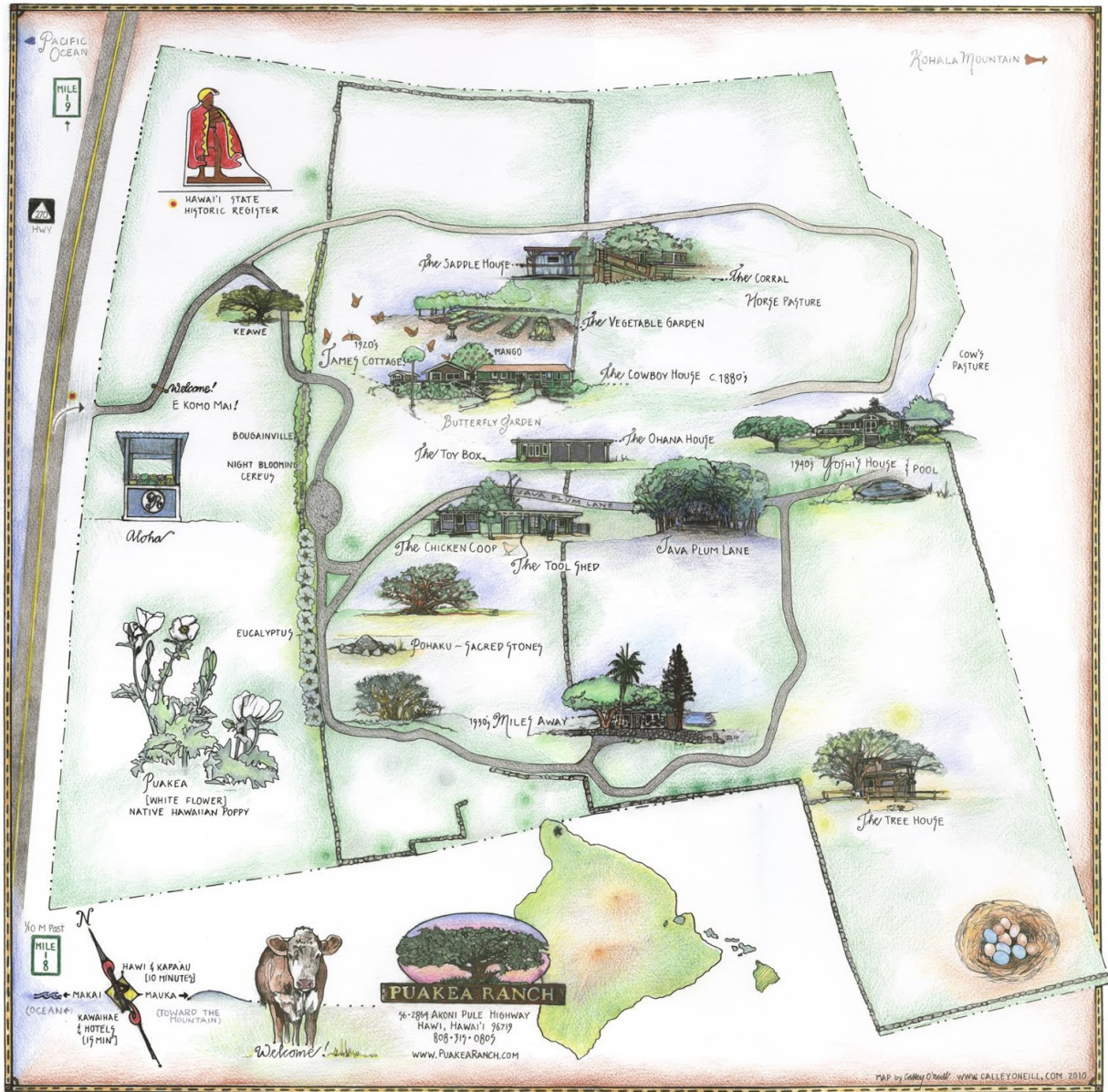
Puakea Guest Ranch Environmental Assessment

Figure 1. Location Map



Puakea Guest Ranch Environmental Assessment

Figure 2. Current Layout of Puakea Ranch Property



Puakea Guest Ranch Environmental Assessment

In the 1980s, Parker Ranch sold 200 acres of the Puakea Ranch lands around the headquarters to a real estate developer, and the Kawamoto family and other ranch employees relocated. Parker Ranch discontinued ranching operations at Puakea and the homes were rented to different local families until the 200-acre property was sold for subdivision in 2002. The Puakea Ranch headquarters, including the present property and its buildings, subsequently fell into disrepair.

The Puakea Ranch headquarters was purchased by Christie Cash and her partner James Nelson in 2006. The plan was to create a low-key, low-density family place that could be an alternative to the resorts. The owners have been working for 13 years with local archaeologists and historic preservation architects to authentically restore the homes, buildings and gardens of Puakea Ranch. Without time-consuming and expensive maintenance, there is a constant threat of dilapidation and eventual demolition. Today the ranch provides overnight vacation rental accommodations, which helps to support the property and provides the income necessary for maintenance.

The area was informally recorded by the landowners in a June 2009 National Register of Historic Places form. The ranch buildings were subsequently assigned the State Inventory of Historic Places (SIHP) number 50-10-02-9071 by the State Historic Preservation Division (SHPD). The current extent of the ranch is depicted in Figure 2. The buildings consist of the following: The Saddle House, James Cottage (built 1920s), The Cowboy House (1880s), The Toy Box, The Tool Shed, The Chicken Coop, The Tree House, Yoshi's House (1940s) and Miles Away (1930s). The site was formally listed on the State Register of Historic Places on August 8, 2009.

The restoration work not only preserves buildings but also is meant to honor the ranch and farming traditions of Puakea Ranch in an ongoing, living way. Local ranchers have used the corrals for branding and roundups. The owners raise horses, cattle, and chickens, and maintain gardens and orchards as they work towards a self-sustaining homestead. The vacation rental guests enjoy experiencing the historic ranch's cowboy activities as well as learning the history of Puakea Ranch through the books, historic photographs and historic relics exhibited on the property and in the homes. In addition to its income-producing activities, the owners have made the ranch available for a variety of community events. For example, the ranch has hosted local schools for overnight excursions and docents for the Mo'okini Heiau Children's Day organized by Kumu Leimomi Lum. Puakea Ranch regularly donates overnight stays to local schools and community fundraising events, including Waimea Country School, Parker School, HPA School, North Kohala Community Resource Center, the North Kohala Hospital, Kona & Waimea Hospices and many off-island private and charter schools.

A list of all existing and future structures and other facilities under the Proposed Action is contained in Table 1 and illustrated in Figure 4 (Site Plan). The area proposed for use is 14.96 acres of the 32.411-acre property; the remaining area would continue to be used as grazing pastures, orchards, animal corrals, and open space. All new structures would be contained in an even more restricted area of 2.14 acres, in a portion of the property that will not visually affect the historic character of some of the other structures and will also minimize noise and visual disruption to neighboring properties. Additionally, extensive landscape mitigation plantings are central to the development of the designated area to block both noise and views to the area from surrounding properties.

Puakea Guest Ranch Environmental Assessment

The Guest Ranch would be able to accommodate as many as 38 visitors in the seven rental units and the event area, an increase from the current occupant capacity of 18. It would host group activities such as weddings and family reunions, which would be accommodated in a new event area established to accommodate parking, temporary tents and portable toilets. Additionally, the Tree House is currently used and would continue to be used as a farm dwelling for the owner and caretaker. Within the special permit application that structure would be proposed to convert to a guest unit and plans to permit that structure or replace it would proceed once granted the special permit.

The maximum number of persons on property at any given time for guest events will be limited to 100 outside guests (with two events a year at 350 people). Events with more than 38 attendees will be limited to Friday, Saturday and Sunday and will involve utilization of port-a-potties. Event hours will be limited to 9am-8pm (Sunday- Thursday) and 9am-10pm (Friday and Saturday). The current no-noise policy after 10pm will continue. Any amplification devices will be restricted to State standards for residential uses at all property lines. Hawaii Administrative Rules (HAR), Title 11, Chapter 46, "Community Noise Control" establishes maximum permissible sound levels in dBA according to zoning districts. Residentially zoned land is considered Class A as provided in section 11-46-3. Class A requires the lowest maximum permissible sound levels. For comparison, Agriculturally zoned land is considered Class C and allows for the highest maximum permissible sound levels. The Guest Ranch would include a certified kitchen to allow catering for guest events and other special events. Guest amenities would include the existing swimming pool and poolside pavilion. Horseback riding and self-guided ranch tours would also be available.

In addition to its everyday function as a guest ranch for visitors, the Puakea Guest Ranch will host private events for non-guests; grow and sell food and utilize the certified kitchen for catering; offer horseback riding, equine therapy, cooking, art, and yoga classes; and host community activities and functions such as community pancakes & kites festival, senior functions, community fundraising events and local school functions. As with guest events, event hours will be limited to 9am-8pm (Sunday-Thursday), 9am-10pm (Friday and Saturday).

The Puakea Guest Ranch would also like to host up to two (2) community events annually that will allow up to 350 guests. For these community events, event hours will be limited to 9am-9pm (Sunday), 9am-10pm (Friday and Saturday).

The property is within the State Land Use Agricultural District and a Special Permit from the County of Hawai'i (County) Leeward Planning Commission (Planning Commission) is required to legally undertake the Proposed Action.

Obtaining the Special Permit would allow advertisement as a "Guest Ranch" offering activities, opportunities and events, such as marriages, birthday parties, anniversary celebrations, farm to fork events to our guests, local schools, and our local community members. Puakea Ranch is an alternative to the resorts, condos, and concrete structures that most of the visitors to Hawaii Island experience. Puakea Ranch sets an example of true sustainable agriculturally driven and historical tourism for our island in an agricultural, rustic, historic setting. Guests and the community can learn about the rich history of the ranch and the surrounding area, plantation life, the Paniolo,

Puakea Guest Ranch Environmental Assessment

Japanese, Filipino, German, British, missionary and native Hawaiian cultures that make North Kohala what it is today.

Puakea Ranch currently employs a crew of eight part time staff (up to 20 hours per week), two full time salary employees and a host of local outside contractors island wide. Four of the jobs are agriculturally related: gardener, grounds keeping, horse wrangler. The goal is to continue to plant lavender, pineapple, dragon fruit and other small, specialty crops and employ additional local community members to support agricultural and tourism business.

The subject parcel is served by an existing County water meter and currently incorporates rainwater catchment for irrigation needs. In order to accommodate additional water demand from the Guest Ranch, the owners propose to expand the catchment capacities. Additionally, the site also is exploring access to water from the Kohala Ditch, which would be used for farming purposes. The owners are also planning construction of a well and holding tank to supplement, as needed, the project's water needs.

The owners propose to construct a septic or enhanced septic system to address the wastewater requirements of the project. The primary wastewater needs will be for the proposed restrooms. The system will be designed and constructed in accordance with the requirements of the State Department of Health, per Hawaii Administrative Rules (HAR), Title 11, Chapter 62, "Wastewater Systems."

1.2 Environmental Assessment Process

The County of Hawai'i Planning Department has determined that because the Proposed Action occurs within a site on the State Historic Register, an EA pursuant to Chapter 343, Hawai'i Revised Statutes (HRS), Hawai'i's EIS law, is necessary. The Planning Department is acting as the approving agency, as the Proposed Action requires a County of Hawai'i Special Permit. This Environmental Assessment (EA) process is being conducted in accordance with HRS Chapter 343, along with its implementing regulations, Title 11, Chapter 200.1, of the Hawai'i Administrative Rules (HAR). According to HRS Chapter 343, an EA is prepared to determine impacts associated with an action, to develop mitigation measures for adverse impacts, and to determine whether any of the impacts are significant according to thirteen specific criteria.

Part 4 of this document states the findings that no significant impacts are expected to occur; Part 5 lists each criterion and presents the preliminary findings for each made by the County of Hawai'i Planning Department, the approving agency. If, after considering the comments to the Draft EA, the approving agency concludes that, as anticipated, no significant impacts would be expected to occur, the agency will issue a Finding of No Significant Impact (FONSI), and the action will be permitted to proceed to the necessary permits and approvals. If the agency concludes that significant impacts are expected to occur as a result of the Proposed Action, an Environmental Impact Statement (EIS) will be prepared.

Puakea Guest Ranch Environmental Assessment

Figure 3. Property Photos



a. Aerial - mauka ▲ ▼ b. Aerial - makai (Miles Away in foreground)



Figure 3. Property Photos, continued



c. Yoshi's House ▲ ▼ d. Ohana House



Figure 3. Property Photos, continued



e. Cowboy House ▲ ▼ f. James' Cottage



Figure 3. Property Photos, continued



g. Event Area - Chicken Coop behind tree ▲ ▼ h. Tool Shed



Puakea Guest Ranch Environmental Assessment

Figure 3. Property Photos, continued



i. Aerial - Event Area in foreground ▲ ▼ j. Monkeypod - General Parking Area



Figure 3. Property Photos, continued



k. Garden ▲ ▼ l. Smokestack (prior to 2006 collapse)



Figure 3. Property Photos, continued



m. Pavilion and Pool ▲ ▼ n. Treehouse



Figure 4. Site Plan

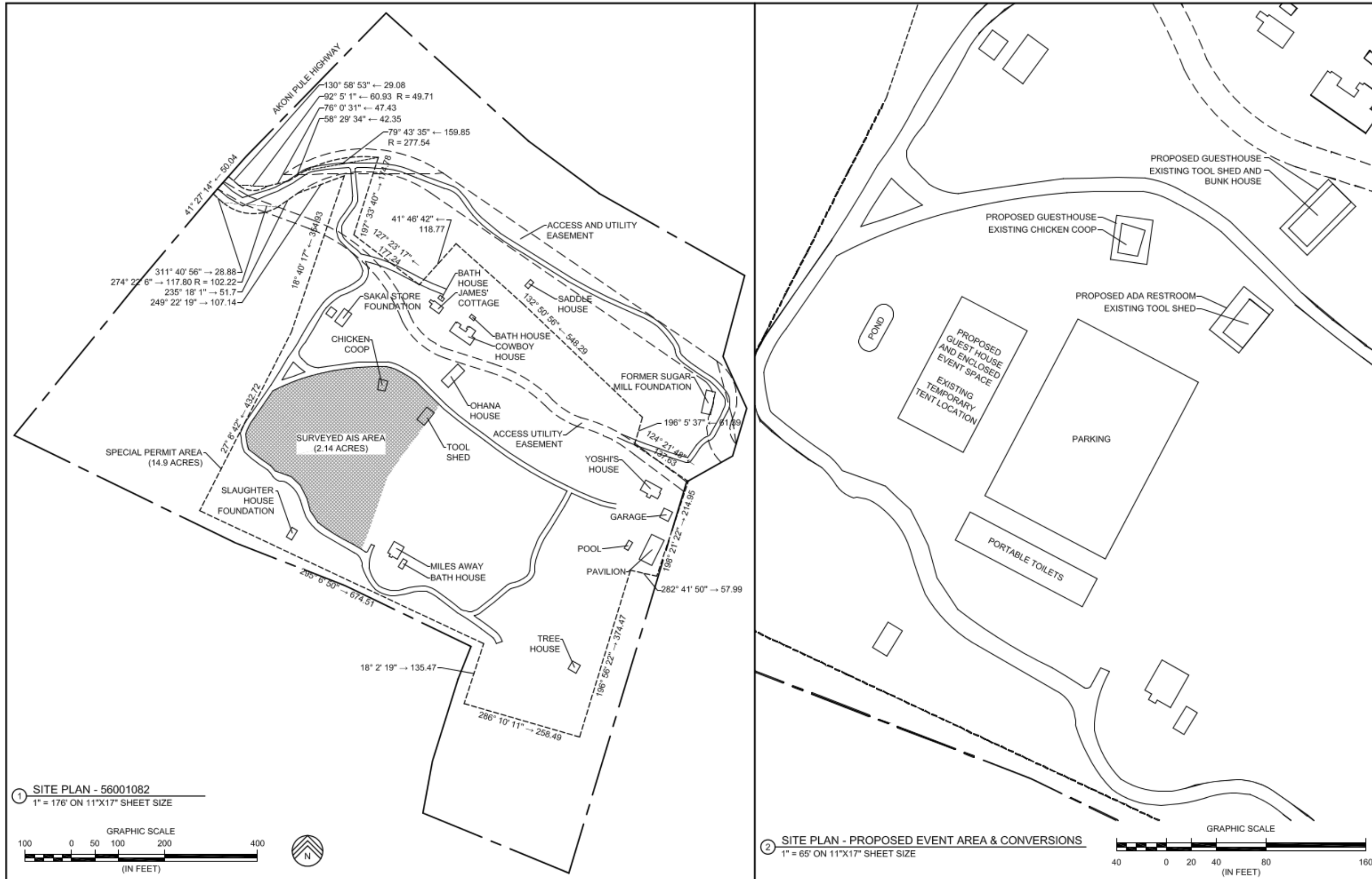


Table 1. Proposed Action Features

Building Identification	Building Function	Proposed Future Function	Historic Building	Year Built	Included in Special Permit	Accommodations	
						Current:	Future:
Yoshi's House	Guest House	Guest House	Yes	1949	Yes	6	6
Pavilion	Open air Pavilion	Yoga, pool, dining Pavilion	No	2016	Yes	n/a	n/a
Miles Away	Guest House	Guest House	Yes	1930	Yes	4	4
The Cowboy House	Guest House	Guest House	Yes	1890's	Yes	6	6
James Cottage	Guest House	Guest House	Yes	1920	Yes	2	2
Ohana House	Office & Storage	Guest House	Yes	1890's	Yes	0	4
Former Cottage Site	Foundation of Furo only	Guest House and Airstream Site	n/a	?	Yes	0	4
Tool Shed	Storage, Laundry, Tools	Permits for ADA Restroom	No	?	Yes	n/a	n/a
Sakai Store	Foundation Only	None	n/a	1910	No	n/a	n/a
Slaughter House	Foundation only	None	n/a	?	No	n/a	n/a
Former Sugar Mill	Foundation Only	None	n/a	1870	No	n/a	n/a
Tree House	Tree House	Guest House	No	2008	Yes	0	4
Event Area	No Building At this time	Permanent Event Structure	No	n/a	Yes	n/a	8
Saddle House	Saddle House	Saddle House	Yes	1940's?	No	n/a	n/a

1.3 Public Involvement and Agency Coordination

The following agencies, organizations and individuals, who were selected based on their potential to jurisdiction, expertise or interest in the Proposed Action, were consulted in various stages of the development of the environmental assessment:

Federal:

National Park Service

State:

Department of Land and Natural Resources

Department of Health

Department of Transportation, Highways Division, Hawai'i District

DLNR - State Historic Preservation Division

Office of Hawaiian Affairs, Honolulu and West Hawai'i

County:

Civil Defense Agency

County Council

Department of Public Works

Department of Environmental Management

Department of Water Supply

Planning Department

Police Department

Fire Department

North Kohala Community Development Plan Action Committee

Private:

North Kohala Community Growth Management Group

Sierra Club

Neighboring Residents:

Mark Torrance

No Boundaries Ltd

Christine Sprowl Trust

Aloha Aina Properties

Oba Ranch / Robert Morrison

Heidi Calhoun

Janeth Parker TTEE

Alexandra Star & Leonard Muzsek

Michael Hall

Wu, Chen Fu C/O Huang, Mali

Copies of communications received during early consultation are contained in Appendix 1a. Notice of the availability of the Draft EA was published in the August 23, 2019 OEQC Environmental Notice. Appendix 1b contains written comments on the Draft EA and the responses to these comments. Various places in the EA have been modified to reflect input received in the comment letters; additional or modified non-procedural text is denoted by underline, as in this paragraph.

PART 2: ALTERNATIVES

2.1 Proposed Action

The *Proposed Action* is to allow through a Special Permit the establishment of a Guest Ranch on the property (see Section 1.1, Figure 4, and Table 1 for action details).

2.2 No Action

Under the No Action Alternative, the Guest Ranch would not be permitted. The legally non-conforming vacation rentals would continue, but special events such as weddings and family reunions for paying guests would not be permitted to occur. Although this would avoid some environmental impacts, it would also preclude community benefits including jobs, income, and tax revenues associated with the Guest Ranch, and more importantly, it would preclude the substantial benefit that the ranch has long provided to the Kohala Community by offering a unique venue for community events, generally at a minimal or no charge. Finally, it is uncertain whether the substantial financial burden of maintaining the historic cottages could be sustained without a source of income, absent purchase by government or a non-profit agency with a large, dedicated funding source. A wealthy individual might be able to maintain the cottages, but there is no guarantee that the ranch would continue to be available for public events or offer any other public benefit. To date, no individual or government or non-profit agency has offered to purchase the property and undertake this task. The No Action Alternative forms the baseline against which environmental impacts associated with the Proposed Action are measured.

2.3 Alternatives Evaluated and Dismissed from Further Consideration

As stated in Section 1.1, the property is currently zoned Agricultural, with a minimum lot size of 20 acres. There are no economically feasible alternative uses for the property. Rezoning, subdividing or converting the property to another productive use is not viable. Therefore, no other alternative projects are being considered at the present time and none are being advanced in this Environmental Assessment.

PART 3: ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

The Puakea Ranch property is referred to throughout this EA as the *property*. The term *project area* is used to describe the general environs in this area of Kohala.

3.1 Physical Environment

3.1.1 Geology, Soils and Geologic Hazards

Environmental Setting

Geologically, the property is located on the flanks of Kohala Volcano. The surface of the property consists of Pololu Volcanics lava flows that occurred more than 250,000 years before the present (Wolfe and Morris 1996). The property soils are classified by the U.S. Natural Resources Conservation Service (formerly the Soil Conservation Service) as Hawi silty clay and Kohala silty clay. These similar soils are well drained soils that formed from weathered basic volcanic ash and residuum from basalt derived from volcanic ash over lava flows. These soils are typically thick, with several feet to bedrock and only limited rock outcroppings. The permeability is moderate, runoff is slow to medium depending on slope, and the erosion hazard is moderate. The capability subclass for both soil series found here is *IIIe*, which indicates severe limitations that affect the choice of plants and/or require special conservation practices, as well as being erodible on steep slopes. These soils are used for grazing, with small areas of the Kohala series used for orchard and truck crops (U.S. Soil Conservation Service 1973).

The agricultural utility of land in Hawai'i was assessed in the 1970s by the U.S. Soil Conservation Service and mapped as part of the Agricultural Lands of Importance to the State of Hawai'i (ALISH) map series. Three categories of valuable agricultural land are identified: Prime, Unique, and Other. Prime Land "has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed... according to modern farming methods." Island-wide, Prime Lands constitute about 4 percent of the surface, Unique Lands less than 1 percent, Other Important Lands about 18 percent, and Unclassified the remaining 78 percent. No Prime or Unique Agricultural Land is present on the property, but soil and rainfall combine here to produce satisfactory grazing lands, which are classified under Other Important Lands.

The Island of Hawai'i experiences high seismic activity and is at risk from major earthquake damage (USGS 2000), especially to structures that are poorly designed or built. On October 15, 2006, two large earthquakes of magnitude 6.7 and 6.0 struck the west side of Hawai'i Island, causing extensive damage in West Hawai'i. An even stronger magnitude 6.9 occurred under Kilauea Volcano on May 3, 2018. The 2006 event was strong enough to bring the historic smokestack from the sugar mill down. The historic structures survived with minimal damage. These events reinforce the importance of properly maintaining these structures for historic preservation. Volcanic hazard as assessed by the U.S. Geological Survey at the property is Zone 9, on a scale of ascending risk from 9 to 1 (Heliker 1990:23). The low hazard risk is based on the fact that Kohala Volcano, the

oldest volcano on the island, has not erupted for 60,000 years and is possibly extinct. The property does not appear to be subject to subsidence, landslides or other forms of mass wasting.

Impacts and Mitigation Measures

In general, soil and geologic conditions impose no constraints on the area, and development of the property for the proposed use is reasonable. Appropriate seismic standards would be followed during any new building construction, per building codes. The existing structures have heretofore experienced no damage from seismic activity and are periodically inspected by the owners to ensure safety and soundness.

3.1.2 Climate, Drainage and Flood Hazards

Existing Environment

The climate in the vicinity of the property, which ranges in elevation from 500 to 600 feet above sea level, is mild, with a mean annual rainfall of about 43 inches and a mean annual temperature of about 74 degrees (Giambelluca et al 2014; U.H. Hilo-Geography 1998:57). Maps of wind energy potential produced by Hawaiian Electric indicate that this area of Kohala has some of the highest average wind speeds on the Island of Hawai'i, at over 20 mph at 165 feet in altitude (https://www.hawaiianelectric.com/documents/clean_energy_hawaii/renewable_energy_sources/hawaii_county_hawaii_island_SPD_50m_19_july_04.pdf Accessed January 2019). As discussed in detail below in this section, the world's climate is changing and requires consideration in any development.

Wildfire is an important concern in the dry, windy climate of leeward North Kohala, which has experienced many fires through the decades owing to arson, car exhaust, campfires and firecrackers, among other causes. Fires started on any given property can harm not only the owner's property but nearby property as well. Puakea Ranch has no known wildfires in the recent past.

The Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) 1551660128C (9/16/1988) indicates that the property is in Flood Zone X, outside of the 500-year floodplain (<http://gis.hawaiiinfip.org/FHAT/> accessed January 2019).

The project area has no named perennial or intermittent freshwater bodies, with the nearest feature being Lipoa Gulch approximately two miles east in Hawi. No significant ephemeral drainages are present on or near the property.

Maps printed by the Pacific Tsunami Warning Center and the County of Hawai'i Civil Defense Agency indicate that the property is about a mile *mauka* of the zone that should be evacuated during a tsunami warning, which in the Puakea area are well *makai* of Akoni Pule Highway (<https://tsunami.coast.noaa.gov/#/> Accessed January 2019).

Puakea Guest Ranch Environmental Assessment

Impacts and Mitigation Measures

Puakea Ranch enforces a strict no open flame rule with all guests. Livestock on property are managed to eliminate heavy brush. Areas around structures are manicured as mowed lawns and irrigated from the catchment tank water. No tiki torches are allowed. No floating lanterns are allowed. All candles are contained within glass receptacles. Guests use propane grills located outdoors on the uncovered lanais. Guests are not allowed to start any fires. There is a designated area for campfires that consist of a sunken pit with a surrounding metal ring. All campfires are prearranged and managed by Puakea Ranch staff. A water hose is present to ensure proper extinguishing of fires. Additionally, no fires are allowed during dry and windy conditions.

The property lacks flood zones and any streams or other water bodies, and no impacts to flood zones or water features will occur.

Concerning drainage, the Hawai'i County Code Chapter 27, Flood Control, requires increases in stormwater runoff for events up to and including the 10-year flood to be contained on-site. Flows greater than the 10-year flood, which are generally assumed to be equivalent to pre-development runoff because even with no development the ground becomes saturated quickly during such large events, are allowed to flow off site. Typical measures for larger sites include drywells and detention ponds. For this project, especially considering the proposed roof catchment, the amount of expected runoff calculated will be relatively minor and will not alter the general drainage pattern above or below the development.

Any net increase in runoff will be addressed through the use of onsite detention using basins and/or swales subject to the review and approval of the Department of Public Works. Localized effects need to be mitigated through the use of proper practices and drainage details. All recommended and required details will be shown on grading and drainage plans with a focus on sediment control during grubbing and temporary detention of runoff using volume based storm water quality facilities.

Climate Change and Sea Level Rise

There is a scientific consensus that the earth is warming due to manmade increases in greenhouse gases in the atmosphere, according to the United Nations' Intergovernmental Panel on Climate Change (UH Manoa Sea Grant 2014). Global mean air temperatures are projected to increase by at least 2.7°F by the end of the century. This will be accompanied by the warming of ocean waters, expected to be highest in tropical and subtropical seas of the Northern Hemisphere. Wet and dry season contrasts will increase, and wet tropical areas in particular are likely to experience more frequent and extreme precipitation. For Hawai'i, where warming air temperatures are already quite apparent, not only is the equable climate at risk but also agriculture, ecosystems, the visitor industry and public health.

For actions in inland areas such as the property, which ranges in elevation from 500 to 600 feet above sea level and does not depend on coastal roads for access, the key direct consideration is

not sea level rise but instead the potential for increased runoff from storms, increased fire risk from droughts, and higher wind loads from more frequent hurricanes.

Climate change may also lead to larger storms, with greater rainfall on an hourly, daily, seasonal or annual basis. This can lead to increased runoff and gulch flow. The property is not vulnerable to flooding, excessive runoff or erosion, and the very minor scale of proposed improvements would not lead to any appreciable additional concerns. Larger storms may also lead to higher winds. To account for this, any new structures must completely conform with the Hawai'i Wind Design Provisions For New Constructions contained within the "International Building Code, 2006 Edition" as copyrighted and published in 2006 by the International Code Council, Inc., as adopted and amended by Chapter 180 of Title 3, of the Hawai'i Administrative Rules entitled "State Building Code."

Uncertainties regarding regional circulation make it possible that instead of more annual rainfall, climate change may also involve long droughts and even overall drier conditions, increasing wildfire risk. The precautions to prevent and adapt to wildfire risk discussed in Section 3.1.1 will mitigate additional potential risk.

3.1.3 Water Quality

Water quality in the nearshore waters of leeward North Kohala is determined by inputs from both overland flow into nearshore surface waters and groundwater flowing out to sea. In this part of North Kohala very little overland flow occurs, as the combination of moderate slopes, dense vegetation and moderately permeable creates an environment where most rainfall is rapidly absorbed into the ground and runoff and erosion are limited. So little overland flow occurs that gulch development is minimal. Partly due to the lack of heavy sedimentation, which is harmful to water quality and marine biota, this portion of North Kohala contains crystal clear waters and a healthy marine ecosystem.

In the Hawaiian Islands in general, precipitation that is not cycled into evapotranspiration or conducted through streams into the ocean percolates into the ground to collect in the aquifers under the island before slowly making its way to the sea. Water may be trapped between vertical confining layers such as dikes or perched above horizontal confining layers such as volcanic ash soil, forming high level aquifers. If water continues to diffuse through the layers of rock, sand, soil and gravel, it will reach sea level. Fresh water has a lower density than seawater and floats above the salt water-permeated rock in a body shaped much like a lens, most of which is located below sea level. Due to the difference in density, for every foot the lens extends above sea level it extends 40 feet below sea level, although the lower areas contain a zone of mixing. Basal water tables have inland gradients that can rise as much as four feet per mile in high rainfall areas. This fresh water is the source of most of the State's groundwater.

A basal aquifer underlies the dry coastal areas of North Kohala, which, along with the Kohala and Kehena Ditches, has been the source of domestic and agricultural water in the dry end of Kohala. The Hawai'i Commission on Water Resource Management (CWRM) classifies aquifers at several geographic levels. North Kohala is within the Kohala Aquifer Sector Area, which has a sustainable

Puakea Guest Ranch Environmental Assessment

yield of groundwater of 154 million gallons per day (mgd). Rainfall is extremely variable throughout the sector area. Within the Kohala Aquifer Sector Area are three aquifer system areas. The most leeward and driest is the Mahukona Aquifer System Area, with a sustainable yield of 17 mgd. Sustainable yield is the maximum theoretical rate at which an aquifer can be pumped without exceeding its recharge capacity. Puakea Ranch is near the northern boundary of the Mahukona Aquifer System Area, which is separated from the Hawi Aquifer System Area to the north by the center of northwest rift zone of the Kohala Mountains.

Kohala was systematically researched for water use, facilities and future demand as part of the *Hawaii County Water Use and Development Plan Update* in 2012 (County of Hawai'i Department of Water Supply [DWS] 2012). The Kohala Aquifer Sector Area as a whole has 63 production wells, including 18 municipal, 1 domestic, 3 industrial, 33 irrigation and 8 categorized as "other"; however, only 5 wells reported pumpage. Most of these wells are tunnels or shafts. There are also 30 wells drilled and categorized as "unused." Most of the actual water use within the Mahukona Aquifer System Area is for agriculture and is based on high-elevation stream diversions. Review of water usage indicates that the high 12-month moving average of groundwater pumpage from wells is about 0.69 mgd, or 4.06% of sustainable yield. If all known installed wells were pumped at maximum capacity, a situation that never occurs in reality, they could still only pump 2.21 mgd , or 13% of sustainable yield.

Impacts and Mitigation Measures

The very minor nature of the Proposed Action, surrounding agricultural and residential uses, and the presumed depth to groundwater indicates little potential for pollution of surface waters and groundwater from construction or operation of the facilities. In order to minimize the potential for construction phase sedimentation and erosion, the contractor shall perform all earthwork and grading in conformance with Chapter 10, Erosion and Sediment Control, Hawai'i County Code. No impacts to stream banks or stream waters will occur as none are present. A number of best management practices (BMPs) will be implemented for the Proposed Action by the contractor, which may include, but may not be limited to, the following:

- Minimization of soil loss and erosion by revegetation and stabilization of slopes and disturbed areas of soil, possibly using hydromulch, geotextiles, or binding substances, as soon as possible after working;
- Minimization of sediment loss by emplacement of structural controls possibly including silt fences, gravel bags, sediment ponds, check dams, and other barriers in order to retard and prevent the loss of sediment from the site;
- Minimizing disturbance of soil during periods of heavy rain;
- Phasing of the project in order to disturb a minimum necessary area of soil at a particular time;
- Application of protective covers to soil and material stockpiles;
- Construction and use of a stabilized construction vehicle entrance, with designated vehicle wash area that discharges to a sediment pond;
- Use of drip pans beneath vehicles not in use in order to trap vehicle fluids;
- Routine maintenance of BMPs by adequately trained personnel;

Puakea Guest Ranch Environmental Assessment

- Coordination of stormwater BMPs and wind erosion BMPs whenever possible; and
- Proper cleanup and disposal at an approved site of any significant leaks or spills.

If grading for the Proposed Action will disturb more than one acre – a figure that currently appears unlikely – a National Pollutant Discharge Elimination System (NPDES) permit would be needed before the construction commences. This permit requires the completion of a Storm Water Pollution Prevention Plan (SWPPP). In order to properly manage stormwater runoff, the SWPPP will describe the emplacement of a number of best management practices (BMPs) for the Proposed Action. These BMPs may include measure listed above and others that will be developed in coordination with the Department of Health.

As discussed above, the owners may opt to satisfy some of the potable water demand by installing a well, and to supplement irrigation water with catchment. The well would be required to pump an average of approximately 20,000 gallons per day. Based on the presence of other wells in the leeward North Kohala, e.g. The Ranch at Puakea installed a private well less than 2000 feet away to augment its County water supply. The well is authorized up to 200,000 gallons of water per day. It can be expected that groundwater sufficient for the lower level of demand for the Puakea Guest Ranch would be present. The U.S. Geological Survey conducted a ground-water study with test-well drilling, aquifer tests, and numerical simulation to investigate basal ground-water availability in the adjacent Hawi Aquifer System Area to assist DWS in assessing well feasibility (Underwood et al 1995). Historical records indicate that as much as 14.2 mgd was pumped in the period from 1940 through 1961 to irrigate sugarcane.

Water quality in the USGS study's drilled wells was excellent:

The quality of water in the basal aquifer was investigated by analyzing water samples from five of the eight test-well sites...for concentrations of common ions. Samples were analyzed at the U.S. Geological Survey Central Laboratory according to standard methods.... Results show that the groundwater in Kohala is typical of water from Hawaiian basalt aquifers.... Dissolved ion concentrations were low, with specific conductance values ranging from 165 to 245 uS/cm and chloride concentrations ranging from 19 to 36 mg/L....At three sites... water samples were also collected for analysis for 18 dissolved metals and as many as 79 organic compounds, including agricultural chemicals, volatile constituents of fuel, and solvents.... No dissolved metals or organic compounds were found at concentrations exceeding maximum contaminant levels....Iron and aluminum were the metals found in highest concentrations, as might be expected given their abundance in basalt. Iron and aluminum may also have been released into the water samples from the iron well casing, metal pump, and aluminum discharge line. The other metals were either not detected or detected at low (except for barium) concentrations that are typical of ground water from basalt aquifers....Samples were free of significant anthropogenic organic compounds. The only organic compounds reported were from well A, where toluene and xylene were found at or near the level of detection (0.2 ug/L). This concentration is far below the USEPA limit of 1,000 ug/L.... Given these low levels, it is possible that the presence of these compounds was the result of sample contamination during collection, false detection in the laboratory,

Puakea Guest Ranch Environmental Assessment

or possible local contamination of the water during well drilling. Further sampling at this location would be necessary to verify the existence of the compounds.

Although it should be cautioned that Puakea Ranch's location within the Northwest Rift Zone of Kohala Volcano, just outside of the Hawi Aquifer System Area, might lead to somewhat different conditions, the groundwater hydrology is likely to be fairly similar, especially in terms of water quality. Based on water table heights northeast of the rift zone at similar altitudes, the elevation of the water table above sea level would be expected to be in the range of 4 to 6 feet, although it is unknown if this analogy can accurately be made here. The only way to determine if water of acceptable quantity and quality would actually be available would be to drill and test a well. If suitable, the level of demand would be trivial in the overall context of groundwater use. As current groundwater withdrawal within the Mahukona Aquifer System Area is less than 1.0 mgd, the sustainable yield of 17 mgd would not be approached with this small addition. In terms of cumulative impacts, the County of Hawai'i WUDP (County of Hawai'i DWS 2012) noted that if all properties zoned for agriculture were fully planted with irrigated crops, the sustainable yield would be at risk, this scenario is highly infeasible because pumping costs to high elevation land would make farming financially unsustainable, and the threat of exceeding or even remotely approaching the sustainable yield is not realistic, at least for the foreseeable future.

It is recognized that water is a public trust resource. This applies to all water resources without exception. It is the duty of agencies to try to maintain waters in their natural state, protect water for use in drinking, maintain water for Native Hawaiian use, and protect reserved water pursuant to the water code. Applicants who wish to utilize water must show that:

1. There is no harm in fact, or
2. That any potential harm does not preclude a finding that the requested use is nevertheless reasonable and beneficial.

Furthermore, the Special Permit applicant:

1. Is obligated to demonstrate affirmatively that the proposed use will not affect a protected use;
2. Must demonstrate the absence of a practicable alternative water source; and
3. If the impact is found to be reasonable and beneficial, then in light of the cumulative impact of existing and proposed diversions on trust purposes, must implement reasonable measures to mitigate this impact.

The use of groundwater to operate the Guest Ranch, which will also help preserve the historic site as well as promote and maintain agriculture on the property, is a reasonable and beneficial use. The minimal scale of ground disturbance coupled with the nature of the proposed use will not produce any effects to surface or groundwater quality. The measures that the applicant proposes to be required as a condition of permits are both the maximum measures feasible and will effectively protect the water resources from harm.

3.1.4 Flora, Fauna and Ecosystems

A biological survey was conducted in 2018 by Ron Terry, Ph.D. As illustrated by photos in Figure 3, the property is covered by landscaped vegetation, pasture and weedy patches. No natural vegetation exists. All plant species observed in the survey are listed in Table 2 below. Only a few common native plants – the common roadside herb ‘uhaloa (*Waltheria indica*), some planted specimens of hapu‘u tree ferns (*Cibotium glaucum*), and the common morning glory (*Ipomoea indica*) – were noted on the property. No threatened or endangered plant species (USFWS 2018) are present or would be expected on the property. Furthermore, no plant critical habitat is present on or within three miles of the property, with the closest plant critical habitat above 2,000 feet in elevation in the Kohala Mountains. (<https://ecos.fws.gov/ecp/report/table/critical-habitat.html>).

Fauna

The mammalian fauna of the project area is composed mainly of introduced species associated with ranches and farms, including domestic cattle, pigs, chickens and dogs. In addition, wild mammals include small Indian mongooses (*Herpestes a. auropunctatus*), feral cats (*Felis catus*), roof rats (*Rattus r. rattus*), Norway rats (*Rattus norvegicus*), European house mice (*Mus domesticus*) and possibly Polynesian rats (*Rattus exulans hawaiiensis*). None of these mammals are of conservation concern and all are deleterious to native flora and fauna.

All birds seen on the site during the biological reconnaissance were wide-ranging aliens such as common myna (*Acridotheres tristis*), house finch (*Carpodacus mexicanus*), cattle egret (*Bubulcus ibis*), spotted dove (*Streptopelia chinensis*), yellow-billed cardinal (*Paroaria capitata*), saffron finch (*Sicalis flaveola*), gray francolin (*Francolinus pondicerianus*) and zebra dove (*Geopelia striata*). No birds indigenous to Hawai‘i were identified during the survey. However, it is likely that the common migratory shorebird, Pacific golden-plover or kolea (*Pluvialis fulva*) is present during the winter on mown areas, as it commonly is throughout the State of Hawai‘i. The occasional presence of the Hawaiian short eared owl (*Asio flammeus sandwichensis*) and Nene (*Branta sandvicensis*) have been reported. They are found in the majority of the island. There is no aspect of the project that would affect them in any adverse way.

No critical habitat (<https://ecos.fws.gov/ecp/report/table/critical-habitat.html>) for terrestrial fauna is present in the area, but some endangered species may overfly this and all other areas of the Island of Hawai‘i. The Hawaiian petrel (*Pterodroma sandwichensis*), the Hawaiian sub-species of Newell’s shearwater (*Puffinus newelli*), and the band-rumped storm-petrel (*Oceanodroma castro*) have been recorded over-flying various areas on the Island of Hawai‘i between late April and the middle of December each year. The Hawaiian petrel and band-rumped storm-petrel are listed as endangered, and Newell’s shearwater as threatened, under both federal and State of Hawai‘i endangered species statutes. These seabirds hunt over the ocean during the day and fly to higher elevations at night to roost and nest. The Hawaiian petrel and the band-rumped storm petrel are known to nest at elevations well above 5,000 feet on the Big Island, not within the project area. But during its breeding season from April through November, the Newell’s shearwater burrows under ferns on forested mountain slopes. These burrows are used year after year and usually by the same pair of birds. Although capable of climbing shrubs and trees before taking flight, it needs

Puakea Guest Ranch Environmental Assessment

an open downhill flight path through which it can become airborne. Once abundant on all the main Hawaiian Islands, most Newell's shearwaters are today found in the steep terrain between 500 to 2,300 feet on Kaua'i (<https://www.fws.gov/pacificislands/fauna/newellsshearwater.html>).

Table 2. Plant Species on Property

Scientific Name	Family	Common Name	Life Form	Status
<i>Abrus precatorius</i>	Fabaceae	Black-eyed Susan	Vine	A
<i>Abutilon grandifolium</i>	Malvaceae	Hairy abutilon	Herb	A
<i>Acacia farnesiana</i>	Fabaceae	Klu	Shrub	A
<i>Ageratum conyzoides</i>	Asteraceae	Ageratum	Herb	A
<i>Artocarpus altilis</i>	Moraceae	Breadfruit	Tree	A
<i>Asclepias physocarpa</i>	Apocynaceae	Balloon Plant	Herb	A
<i>Furcraea foetida</i>	Agavaceae	Agave	Shrub	A
<i>Aleurites moluccana</i>	Euphorbiaceae	Kukui	Tree	A
<i>Amaranthus spinosus</i>	Amaranthaceae	Spiny amaranth	Herb	A
<i>Antigonon leptopus</i>	Polygonaceae	Mexican creeper	Vine	A
<i>Araucaria columnaris</i>	Araucariaceae	Cook pine	Tree	A
<i>Bambusa vulgaris</i>	Poaceae	Yellow clumping bamboo	Tree	A
<i>Bauhinia x blakeana</i>	Fabaceae	Hong Kong orchid	Tree	A
<i>Bougainvillea</i> sp.	Nyctaginaceae	Bougainvillea	Shrub/ Vine	A
<i>Breynia disticha</i>	Euphorbiaceae	Snow bush	Shrub	A
<i>Calotropis gigantea</i>	Apocynaceae	Crown flower	Shrub	A
<i>Carica papaya</i>	Caricaceae	Papaya	Tree	A
<i>Casuarina equisetifolia</i>	Casuarinaceae	Ironwood	Tree	A
<i>Catharanthus roseus</i>	Apocynaceae	Madagascar periwinkle	Shrub	A
<i>Cenchrus ciliaris</i>	Poaceae	Buffelgrass	Grass	A
<i>Cibotium glaucum</i>	Dicksoniaceae	Hapu'u pulu	Fern	I
<i>Cenchrus setaceus</i>	Poaceae	Fountain grass	Grass	A
<i>Cenchrus advena</i>	Poaceae	Purple fountain grass	Grass	A
<i>Citrus sinensis</i>	Rutaceae	Common orange	Tree	A
<i>Clusia rosea</i>	Clusiaceae	Autograph tree	Tree	A
<i>Cocos nucifera</i>	Araceae	Coconut	Tree	A
<i>Codiaeum variegatum</i>	Euphorbiaceae	Croton	Shrub	A
<i>Colocasia esculenta</i>	Araceae	Taro	Shrub	A
<i>Convolvulus arvensis</i>	Convolvulaceae	Field bindweed	Vine	A
<i>Cordyline fruticosa</i>	Agavaceae	Ti	Shrub	A
<i>Crinum</i> sp.	Amaryllidaceae	Spider lily	Herbs	A
<i>Cynodon dactylon</i>	Poaceae	Bermuda grass	Grass	A
<i>Delonix regia</i>	Fabaceae	Royal poinciana	Tree	A
<i>Desmodium tortuosum</i>	Fabaceae	Florida beggarweed	Herb	A
<i>Digitaria insularis</i>	Poaceae	Sourgrass	Herb	A

Puakea Guest Ranch Environmental Assessment

Table 2, continued				
<i>Digitaria setigera</i>	Poaceae	Itchy crabgrass	Herb	I?
<i>Dracaena marginata</i>	Agavaceae	Money tree	Tree	A
<i>Dracaena massangeana</i>	Agavaceae	Corn plan	Tree	A
<i>Eleusine indica</i>	Poaceae	Goose grass	Grass	A
<i>Eragrostis tenella</i>	Poaceae	Lovegrass	Herb	A
<i>Eriobotrya japonica</i>	Rosaceae	Loquat	Tree	A
<i>Eucalyptus</i> sp.	Myrtaceae	Eucalyptus	Tree	A
<i>Ficus macrophylla</i>	Moraceae	Moreton Bay fig	Tree	A
<i>Ficus microcarpa</i>	Moraceae	Chinese banyan	Tree	A
<i>Ficus religiosa</i>	Moraceae	Bo tree	Tree	A
<i>Neonotonia wightii</i>	Fabaceae	Glycine	Herb	A
<i>Gardenia taitensis</i>	Rubiaceae	Tiare	Shrub	A
<i>Grevillea robusta</i>	Proteaceae	Silver oak	Tree	A
<i>Hibiscus</i> spp.	Malvaceae	Ornamental hibiscus (var.)	Shrub	A
<i>Hylocereus undatus</i>	Cactaceae	Night blooming cereus	Shrub	A
<i>Ipomea indica</i>	Convolvulaceae	Morning glory	Vine	I
<i>Jacaranda mimosifolia</i>	Bignoniaceae	Jacaranda	Tree	A
<i>Jatropha integerrima</i>	Euphorbiaceae	Peregrina	Tree	A
<i>Kalanchoe tubiflora</i>	Crassulaceae	Chandelier plant	Herb	A
<i>Lantana camara</i>	Verbenaceae	Lantana	Shrub	A
<i>Leonotis nepetifolia</i>	Lamiaceae	Lion's ear	Herb	A
<i>Leucaena leucocephala</i>	Fabaceae	Haole koa	Tree	A
<i>Litchi chinensis</i>	Sapindaceae	Lychee	Tree	A
<i>Livistona chinensis</i>	Arecaceae	Chinese fan palm	Tree	A
<i>Macadamia integrifolia</i>	Proteaceae	Macadamia	Tree	A
<i>Malva parviflora</i>	Malvaceae	Cheeseweed	Herb	A
<i>Malvastrum coromandelianum</i>	Malvaceae	False mallow	Herb	A
<i>Mangifera indica</i>	Anacardiaceae	Mango	Tree	A
<i>Melia azedarach</i>	Meliaceae	Chinaberry	Tree	A
<i>Monstera deliciosa</i>	Araceae	Monstera	Vine	A
<i>Morus alba</i>	Moraceae	White mulberry	Tree	A
<i>Murraya paniculata</i>	Rutaceae	Mock orange	Shrub	A
<i>Musa</i> sp.	Musaceae	Ornamental banana	Shrub	A
<i>Musa x paradisiaca</i>	Musaceae	Banana	Shrub	A
<i>Nephrolepis multiflora</i>	Lomariopsidacea	Sword fern	Fern	A
<i>Nerium oleander</i>	Apocynaceae	Oleander	Tree	A

Puakea Guest Ranch Environmental Assessment

Table 2, continued				
<i>Opuntia ficus-indica</i>	Cactaceae	Prickly pear	Shrub	A
<i>Pachira aquatica</i>	Bombaceae	Malabar chestnut	Shrub	A
<i>Panicum maximum</i>	Poaceae	Guinea grass	Grass	A
<i>Passiflora edulis</i>	Passifloraceae	Lilikoi	Vine	A
<i>Persea americana</i>	Lauraceae	Avocado	Tree	A
<i>Philodendron</i> sp.	Araceae	Philodendron	Vine	A
<i>Phymatosorus grossus</i>	Polypodiaceae	Maile Scented Fern, Lau'ae	Fern	A
<i>Plumbago auriculata</i>	Plumbaginaceae	Leadwort	Shrub	A
<i>Plumeria</i> sp.	Apocynaceae	Plumeria	Shrub	A
<i>Portulaca oleracea</i>	Portulacaceae	Pig weed	Herb	A
<i>Prosopis pallida</i>	Fabaceae	Keawe	Tree	A
<i>Saccharum officinarum</i>	Poaceae	Sugar cane	Herb	A
<i>Samanea saman</i>	Fabaceae	Monkeypod	Tree	A
<i>Sansevieria trifasciata</i>	Agavaceae	Mother-in-law's tongue	Shrub	A
<i>Schefflera actinophylla</i>	Araliaceae	Octopus tree	Tree	A
<i>Schinus terebinthifolius</i>	Anacardiaceae	Christmas-berry	Shrub	A
<i>Sida rhombifolia</i>	Malvaceae	Broom weed	Herb	A
<i>Synedrella nodiflora</i>	Asteraceae	Node weed	Herb	A
<i>Syzygium cumini</i>	Myrtaceae	Java plum	Tree	A
<i>Thevetia peruviana</i>	Apocynaceae	Be-still tree	Tree	A
<i>Tradescantia spathacea</i>	Commelinaceae	Oyster plant	Herb	A
<i>Waltheria indica</i>	Malvaceae	'Uhaloa	Herb	I

* A = alien; I = indigenous; E= endemic

The primary cause of mortality for all three species in Hawai'i is thought to be predation by alien mammalian species at the nesting colonies. Collision with man-made structures is another significant cause. Nocturnally flying seabirds, especially fledglings on their way to the sea in the summer and fall, can become disoriented by exterior lighting. Disoriented seabirds may collide with manmade structures and, if not killed outright, become easy targets of predatory mammals. These listed seabirds would not directly utilize the property but could occasionally overfly it.

The only native Hawaiian land mammal, the Hawaiian hoary bat (*Lasiurus cinereus semotus*), also occurs in the project area, and indeed has been observed in almost all parts of the island of Hawai'i. With the abundant tree and shrub cover arranged in small copses and hedgerows, it is highly likely that bats utilize the area for feeding and perhaps roosting habitat.

Impacts and Mitigation Measures to Terrestrial Biology

Considering the existing environment with no natural vegetation and the minor nature of planned improvements to the flora, the Guest Ranch will produce almost no impacts to any species of flora and fauna other than the alien species already present.

Puakea Guest Ranch Environmental Assessment

To minimize impacts to the endangered Hawaiian hoary bat during vegetation removal associated with the Proposed Action, the owners will refrain from cutting trees or shrubs taller than 15 feet from June 1 to September 15 each year. This period is the most vulnerable time in the bat birthing and pup rearing season, and refraining from vegetation removal or trimming is recognized as appropriate by the U.S. Fish and Wildlife Service in recent Endangered Species Act consultations.

Outdoor lighting can attract threatened or endangered seabirds, which may become disoriented by the lighting, resulting in downed birds. To avoid the potential downing of these seabirds their interaction with outdoor lighting, no construction or unshielded equipment maintenance lighting will be permitted after dark between the months of April and October. All permanent lighting would be shielded in conformance with County of Hawai'i Outdoor Lighting Ordinance (Hawai'i County Code Chapter 9, Article 14), which requires shielding of exterior lights to lower the ambient glare caused by unshielded lighting. Current lighting is dark sky friendly. The cottages have shielded porch lights. Cafe lighting is strung up underneath tents when erected. Walkways incorporate solar ground lights.

3.1.5 Air Quality, Noise, and Scenic Resources

Environmental Setting

Over the last thirty years, there has been periodic air pollution in Northwest Hawai'i from volcanic emissions of sulfur dioxide from Kilauea, which convert into particulate sulfate and produce a volcanic haze (vog). Vog has persistently blanketed North and South Kona, at least until the cessation (perhaps temporary) of volcanic activity on Kilauea in August 2018. However, air quality in North Kohala has been generally good, with the most noticeable degradation occurring as occasional southerly winds carry vog into the area.

Noise on the property is usually low and is derived principally from vehicles on the adjacent Akoni Pule Highway, as well as activities on the ranch and adjacent properties.

According to the County of Hawai'i General Plan:

The natural beauty of the leeward area of North Kohala is characterized by undulating hills and gullies. The arid landform slopes gently from the eroded higher elevations of the North Kohala Mountains to the sheltered coastal waters. The shallow soil cover and grasslands are cut by numerous gullies which empty storm waters into embayments along the coast. Akoni Pule highway bisects the area along the lower elevation and provides distant views to both the coast and uplands (County of Hawai'i Planning Department 2005: 7-9 to 7-10).

No specifically cited examples of natural beauty or Exceptional Trees are present on or near the property. The lower portions of the property and Akoni Pule highway are inter-visible, but vegetation and topography combine to conceal most of the buildings from view. Scenic views to the Kohala Mountains are not affected by any structures on the property. The scenic setting of the property derives mainly from the landscape of historic cottages and gardens (see Figure 3) rather

Puakea Guest Ranch Environmental Assessment

than vistas of other areas, although there is a mid-distance view of the ocean (but not the shoreline) from many areas of the property.

Impacts and Mitigation Measures

The Guest Ranch would not be expected to have more than a negligible impact on air quality or greenhouse gas emissions during the minor scale of construction or during operation. Dust is an occasional nuisance here and in any other windy area of the drier parts of North Kohala, but the Guest Ranch would not produce any greater impacts than those associated with normal ranching activities, and usually considerably less.

In terms of scenic impacts, there will be little change to the appearance of the property from any public vantage point, and no adverse impacts on view planes or scenic sites protected by County plans.

Any construction in the event area will include light grading, trenching and frame construction involving small-scale heavy equipment, compressors, and power tools. These activities have the potential to generate noise exceeding 95 decibels at times, impacting nearby sensitive noise receptors on the margins of the development. Most construction will occur several hundred feet from the property boundaries. No sensitive noise receptors such as homes, parks or schools are present within 750 feet; only two homes outside the property are within 1,000 feet. In the State of Hawai'i, whenever construction noise is expected to exceed the DOH's "maximum permissible" property-line noise levels, contractors are required to consult with DOH per Title 11, Chapter 46, HAR (Community Noise Control) prior to construction. DOH then reviews the proposed activity, location, equipment, project purpose and timetable in order to decide whether a permit is necessary and what conditions and mitigation measures, such as restriction of equipment type, maintenance requirements, restricted hours, and portable noise barriers, will be necessary. It is proposed that the contractor be required as part of Special Permit conditions to consult with the DOH prior to the start of construction to determine whether mitigation would be required.

On a permanent basis, future legal uses of the property as a Guest Ranch will generate some level of noise, particularly during large events. Excessive noise for past events has been cited by some neighbors as a concern. The owners have responded to this concern as part of the design of the Proposed Action by relocating certain features and proposing time restrictions. As discussed in Section 1.1., the maximum number of persons on property at any given time for guest events will be limited to 100 outside guests (with two events a year at 350 people). Events with more than 38 attendees will be limited to Friday, Saturday and Sunday. Event hours will be limited to 9am-8pm (Sunday- Thursday) and 9am-10pm (Friday and Saturday). The current no-noise policy after 10pm will continue. Additionally, extensive landscape mitigation plantings are central to the development of the designated area to block both noise and views to the area from surrounding properties.

Noise may be defined as unwanted sound. Evaluation of noise requires a consideration of loudness at various pitches. Loudness is measured in units called decibels (dB). Since the human ear does not perceive all pitches or frequencies equally, noise levels are adjusted (or weighted) to correspond to human hearing. This adjustment is known as the A-weighted scale, abbreviated dBA.

Puakea Guest Ranch Environmental Assessment

In general, levels over 70 dBA are considered unpleasant by most individuals; levels under 50 dBA are generally perceived as acceptably quiet. For the average person, levels in life are usually somewhere in between.

Any amplification devices will be restricted to State standards for residential uses at all property lines. Hawaii Administrative Rules (HAR), Title 11, Chapter 46, "Community Noise Control" establishes maximum permissible sound levels in dBA according to zoning districts. Residentially zoned land is considered Class A as provided in section 11-46-3. Class A requires the lowest maximum permissible sound levels, 55 dBA. For comparison, Agriculturally zoned land is considered Class C and allows for the highest maximum permissible sound levels, 70 dBA.

Noise levels decline with distance in a predictable way. For example, the typical range of voice levels runs from 70 - 88 dBA (normal to shouting) measured within one foot. It is important to note that for every doubling of the distance from the noise source the sound pressure level decreases 6 decibels. Accordingly the 88 dBA voice level will decrease to 54 dBA if measured only 48 feet from the noise source. The event area will be 200 feet from the nearest property boundary line. Therefore it is expected that if measured the anticipated noise levels at the nearest boundary would be below the property line limits established.

Considering this, the proposed use should not generate noise in excess of levels that would be expected from normal agricultural and ranching operations that otherwise would occur on the property. It should be noted that if the proposed Guest Ranch is not implemented, normal agricultural activities that could be conducted on the property could generate substantial noise. DOH noise limits stated in HAR 11-46 notwithstanding, the Right to Farm Act statute of the State of Hawai'i (HRS 165-1 to 6) permits bona fide agricultural operations to proceed even when they produce noise. The statute, one of 50 that exists in all 50 states, protects farms using commonly accepted agricultural practices from being considered a nuisance in agriculturally zoned areas. This act is seen by state legislatures as critical for our nation's ability to protect its own food, fuel and fiber production. HRS Chapter 165-4 states that "No court, official, public servant, or public employee shall declare any farming operation a nuisance for any reason if the farming operation has been conducted in a manner consistent with generally accepted agricultural and management practices. There shall be a rebuttable presumption that a farming operation does not constitute a nuisance." Although Puakea Ranch's current agricultural operations produce minimal noise, future uses by this or other owners could very well produce noise considerably in excess of those allowed and regulated in a Guest Ranch. If noise does become a concern, the owners have pledged to work cooperatively with neighbors to find ways to reduce it.

3.1.6 Hazardous Materials, Toxic Substances and Hazardous Conditions

Environmental Setting, Impacts and Mitigation Measures

No Phase I Environmental Site Assessment was performed for the site, as there was no indication that hazardous materials or toxic substances are or were present on the property. No conditions or activities that would lead to such site contamination are known to be present or are expected to be present on the property. The property does not contain quarries, former explosives sites, or other

hazardous conditions. The property does not appear to have undergone any land use in modern times that would appear to have left the potential for any substantial contamination. State databases did not indicate any Underground Storage Tanks (USTs), Leaking Underground Storage Tanks (LUSTs), or records of incidents or releases on the site or in the surrounding properties (<https://eha-cloud.doh.hawaii.gov/iheer/#!/viewer>). Although it is unlikely that any potentially hazardous, toxic or radioactive waste would be found on the property, precautions will be undertaken by contractors in the context of the project construction Best Management Practices for the appropriate response and remediation should any such hazardous, toxic, or radioactive material be encountered during the construction phase of the Proposed Action.

3.2 Socioeconomic and Cultural

3.2.1 Socioeconomic Characteristics

Existing Environment

The Proposed Action would affect generally the District of North Kohala and most directly the neighborhood of large agricultural lots that surrounds the property. Table 3 provides information on the socioeconomic characteristics of this part of North Kohala, along with those of County of Hawai'i as a whole for comparison, from the 2010 U.S. Census of Population.

Impacts and Mitigation

The maintenance of Puakea Ranch has many positive impacts for the North Kohala community in the form of a venue for community events and a source of jobs and civic pride in the historic preservation. At the same time, several neighbors who have built homes in and near the subdivision on lots ranging from 14 to 30 acres have voiced complaints about existing activities and concerns about continued activities and expansion. The concerns appear to be primarily related to noise, as discussed above, but fire hazard, strangers in the neighborhood, traffic and incompatibility with agriculture have also been raised.

Table 3. Selected Socioeconomic Characteristics

CHARACTERISTIC	Hawai'i Island	North Kohala
Total Population	187,044	6,579
Percent White	33.0%	19.5%
Percent Asian	17.1%	17.1%
Percent Hawaiian or Pacific Islander	12.5%	12.5%
Percent Two or More Races	28.9%	48.7%

Puakea Guest Ranch Environmental Assessment

Table 3, continued		
Median Age (Years)	40.7	38.2
Percent Under 18 Years	22.5%	18.0%
Percent 65 Years and Over	15.4%	16.2%
Percent Households with Children	25.5%	29.0%
Average Household Size	2.83	3.34
Percent Housing Vacant	22.0%	20.8%
Percent Over 16 Years in Labor Force	61.2%	62.1%
Median Household Income	\$51,520	\$58,673
Percent Below Poverty Level	18.3%	18.1%
Percent 25 years and older with High School Degree	91.0%	93.3%
Percent with Disability	13.5%	12.6%
Percent Foreign Born	12.7%	8.06%

Source: U.S. Census Bureau American Fact Finder: <http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>

As discussed in Section 1.1., the owners have attempted to address noise concerns through a re-design of Guest Ranch facilities and activities plus restrictions on the scale and timing of various activities. These should combine to reduce noise impacts at the property line to levels permissible in residential districts, which are much stricter than applicable agricultural standards that would apply for land use as a ranch or farm. Generally speaking, agricultural activities are often as noisy or noisier than day-to-day Guest Ranch uses and occasional larger events, and that on many farms and ranches, ranch noise is also often accompanied by dust and odors, not to mention heavy and frequent use of pesticides and other chemicals. As a use, the Guest Ranch may be seen as not heavily impactful on social conditions in North Kohala, and brings along with it many community side-benefits, such as jobs, income, tax revenues, and a unique venue for community events.

3.2.2 Cultural Resources

To accompany this EA, Haun and Associates conducted a cultural impact assessment (CIA) of the operations of the Guest Ranch, focused specifically on the 14.92 acres of the property that would be used for that purpose. The objective of the assessment was to identify any culturally significant resources or traditional cultural practices that occur within the property and its immediate vicinity. The assessment utilized archival research with historical documents, previous archaeology studies, previous cultural impact assessment reports, and oral interviews. The CIA is included in this EA as Appendix 2 and provides a wealth of information on the history of Puakea Ranch and related topics for interested readers. The summary contained in this section touches on the pre-Western agriculture context of the property, the transformation to agricultural and ranching uses, the

Puakea Guest Ranch Environmental Assessment

question of ongoing cultural resources and practices, and the potential to impact such resources by operating a Guest Ranch. Scholarly references have been mostly omitted in this section; they may be found in Appendix 2.

Cultural and Historical Background

The property is in the *ahupua'a* of Puakea in the district of North Kohala. The concept of the *ahupua'a* was established in Hawai'i during the 15th century, adding a new component to what was already a well-stratified society. *Ahupua'a* were usually wedge or pie-shaped, encompassing all of the eco-zones from the mountains to the sea and extending several hundred yards beyond the shoreline, assuring a diverse subsistence resource base. This land unit became the equivalent of a local community, with its own social, economic and political significance. The *ahupua'a* of Puakea originates at the shoreline between Puakea Point and Hianaula Point and extends inland 2.5 miles to approximately 1,240 feet elevation. It is bordered on the north by Honoipu Ahupua'a and on the south by Kukuipahu Ahupua'a. Puakea is literally translated as "white blossom" (Pukui, Elbert and Mookini 1976: 191).

According to the model developed by Kirch (1985) and later revised in terms of initial settlement date (Kirch 2011), the Settlement or Colonization period of Hawai'i was around A.D. 1000, with colonists possibly from the southern Marquesas Islands. Early Hawaiian farmers developed new subsistence strategies during this period, adapting familiar patterns and traditional tools for use in their new environment. Order was kept through adherence to their ancient and ingrained philosophy of life and through the principle of genealogical seniority. According to Fornander (1969), Hawaiians brought from their homeland a variety of Polynesian customs including the major gods of Kane, Ku and Lono; the *kapu* system of law and order; *pu'uhonua* or places of refuge or asylum; the *'aumakua* concept of a family or ancestral spirit and the concept of *mana*, or spiritual power.

The Development Period, which lasted from A.D. 1100-1350, brought changes that included an evolution of traditional tools as well as some distinctly Hawaiian inventions. The evolution of the adze was an example of the former, while the latter included the two-piece fishhook and the octopus-lure breadloaf sinker. Another invention was the *lei niho palaoa*, an item worn by those of high rank which represented a trend toward greater status differentiation.

The Expansion Period from A.D. 1350 to 1650 saw an increase in social stratification and major socioeconomic changes. It also was a time of expansive settling, with the development of the most favorable windward areas as well as more marginal areas on the island's leeward side. This was the time of the greatest population growth as large irrigated field systems were developed and expanded into more arid areas. *Loko* or fishpond aquaculture also flourished during this period. The second major migration to Hawai'i also occurred during the Expansion Period, with the settlers for this expansion coming from Tahiti in the Society Islands. An increase in war marked the Proto-Historic Period (A.D. 1650-1795), both locally and between islands.

According to the National Park Service website, Mo'okini Heiau, located about two miles to the north, is one of the first *luakini* or sacrificial *heiau* in the Hawaiian Islands. It is described as follows:

Puakea Guest Ranch Environmental Assessment

Tradition says that a temple was first built on the northernmost tip of the Island of Hawai'i sometime in the 5th century by the high priest Mo'okini. Later oral tradition says that the current *heiau* was built on the older temple between the 13th and 14th centuries by Pa'ao, a legendary priest from either Tahiti or Samoa who is said to have introduced the Hawaiians to human sacrifice, the walled *heiau*, and several types of *kapu* – the system of religious, political, and social laws that governed every aspect of daily life. Pa'ao was said to have lived near Mo'okini Heiau and founded a lineage of priests that served the *ali'i 'ai moku* (paramount chief) of the Island of Hawai'i through the early part of the 19th century.

Ancient Hawaiians had many types of *heiau*, each with their own distinct function and use by particular segments of society. *Heiau* ranged in size from single upright stones to massive and complex structures. Larger *heiau* were built by *ali'i* (chiefs), but the largest and most complex, the *luakini heiau* (sacrificial temple), could only be constructed and dedicated by an *ali'i 'ai moku*. *Luakini heiau* were reserved for rituals involving human or animal sacrifice and were generally dedicated to the war god *Ku*. Rituals performed at a *luakini heiau* highlighted the *ali'i 'ai moku's* spiritual, economic, political, and social control over his lands and his authority over the life and death of his people.

Kohala, strategically located across an ocean channel from Maui, figures prominently in Hawaiian history. It is celebrated as the birthplace of Kamehameha I, who was born in the *ahupua'a* of Kokoiki. It has been said that when he was born, an army was assembling on the leeward Kohala coast, preparing for an attack on Maui, and his birth occurred on a night filled with rain, thunder and lightning. Also, at that time Maui chief Kekaulike was involved in a battle with Alapa'i of Kona. During the conflict, Kekaulike's men cut down trees in Kona and, according to Kamakau (1992), all the coconut trees in Kawaihae. According to Kamakau, he also "slaughtered the country people of Kohala" before seizing their possessions and returning to Maui, where he soon became ill and surrendered his power to Kamehamehanui.

This period was one of continual war and strife. Ke'eaumoku set up a fort at Pololu and Honokane where he was attacked by Kalaniopu'u, and then relocated to Maui. Kalaniopu'u also conquered East Maui, defeating Kamehamehanui, who was Kekaulike's successor and also Kalaiopu'u's wife's brother. Kalaniopu'u appointed one of his chiefs, Puna, to be governor of Hana and Kipahulu. When Kamehamehanui died of illness in 1766, he was succeeded as Maui's king by Kahekili. At about that time, Ke'eamoku took Kamehamehanui's widow, Namahana, who was Kamehamehanui's cousin, as his wife. Their daughter, Ka'ahumanu, who would eventually become the favorite wife of Kamehameha I, was born in a cave at the base of Pu'u Kau'iki in 1768.

In 1775, Kalaniopu'u and his forces from Hana overran the neighboring Kaupo district and raided Molokai, Lanai, Kaho'olawe and parts of West Maui. Kamehameha's efforts at the battle of Kalaeoka'ilio near Kaupo earned him recognition as a great warrior and the name of Pai'ea (meaning hard-shelled crab) from Maui chiefs and warriors. Ka'ahumanu and her parents left Maui for Hawai'i Island during the battles between Kalaniopu'u and Kahekili.

In 1790 two Western ships, the *Eleanora* and *Fair American*, were trading in Hawaiian waters. As retribution for the theft of a skiff and the murder of one of the sailors, the crew of the *Eleanora*

massacred more than 100 natives at Olowalu, Maui. The *Eleanora* then sailed to Hawai'i Island, and one of its crew, John Young, went ashore, where he was detained by Kamehameha. The other vessel, the *Fair American*, was captured by the forces of Kamehameha off the Kekaha coast and its crew was killed except for one member, Isaac Davis. Kame'eiamoku, who resided in Ka'ūpulehu at the time, played a lead role in this incident. He and his followers recovered several foreign arms from the *Fair American*, including a cannon that they called "Lopaka", all of which were turned over to Kamehameha (Kamakau 1992).

Kamehameha made Young and Davis his advisors. He also kept the vessel as part of his fleet. With the aid of his new advisors, new ship, and foreign arms Kamehameha conquered Maui. By 1796 he had conquered all the island kingdoms except Kaua'i. It wasn't until 1810, when Kaumuali'i of Kaua'i gave his allegiance to Kamehameha, that the Hawaiian Islands were unified under one ruler.

Kawaihae eventually became one of the royal centers of the island at which Kamehameha resided, and one where he could make use of trade with foreign ships to acquire guns and ammunition. It was also the site of Pu'ukohola Heiau, dedicated to the war god Kuka'ilimoku, which Kamehameha built on the advice of a soothsayer. Subjects came from across Kamehameha's lands by the thousands to help him build the heiau. When it was completed in 1791, Kamehameha sent for Keoua, ruler of Ka'u, who was then killed and placed within the heiau, thus cementing Kamehameha's rule over Hawai'i Island.

Following the death of Kamehameha I in 1819, the customary relaxing of *kapu* during mourning took place. But with the introduction of Christianity shortly thereafter, his successor, Kamehameha II, renounced the traditional religion and ordered that *heiau* structures either be destroyed or left to deteriorate. The family worship of *'aumakua* images was allowed to continue.

The Protestant missionaries who arrived from Boston in 1820 soon were rewarded with land and government positions, as many of the *ali'i* were eager to assimilate western-style dress and culture. But at the same time, the sandalwood trade was becoming a heavier burden on commoners, who bore the price in labor for the first Hawaiian national debt, as promissory notes and levies granted by American traders were enforced by American warships. In the 1820s, the sandalwood trade was at its peak and every tree found was cut for its value. The forests of Kohala, which reached almost to the Kawaihae shore as late as 1815, contained an abundance of the coveted wood. The assimilation of Western ways continued with the short-lived whaling industry and later commercial sugarcane, which was more lucrative but carried a heavy environmental price.

The Mahele 'Aina that took place in 1848 placed all land in Hawai'i into three categories: Crown Lands, Government Lands and Konohiki Lands. Ownership rights were "subject to the rights of the native tenants," or those individuals who lived on the land and worked it for their subsistence and for their chiefs. The Waihona 'Aina (2000) Māhele Database, which is a compilation of data from the Indices of Awards (Indices 1929), the Native Register (NR n.d.), the Native Testimony (NT n.d.), Foreign Register (FR n.d.) and the Foreign Testimony (FT n.d.) provide information on the Land Commission Awards (LCA) during the Māhele. This database indicates that two claims were made in Puakea Ahupua'a. LCA 8746 was claimed by Keawe and LCA 8879B by Kamalamailalo. Only LCA

Puakea Guest Ranch Environmental Assessment

8879B was subsequently awarded. The location of this LCA is not depicted on available tax maps of the area. LCA 8746 to Keawe describes an enclosed house lot with two houses, in the 'ili of Laleakone with two houses on it surrounded by public land. The land passed from Keohokalole to Kekuannui and from Kekuanui to Keawe. LCA 8879B to Kamalamailalo describes a fenced house lot with five houses, three of which he owned and two that were owned by his father, Kaulemamoku. The land was owned by Kamalamailalo since the time of Kamehameha I. This kuleana was not located near the Puakea Ranch property.

After centuries of traditional Hawaiian cultivation, Kohala transformed rapidly upon the arrival of American missionaries in the 1820s, installation of Western style land tenure in the 1850s and a subsequent succession of agricultural ventures. By 1858 at least 2,119 foreigners lived in Hawai'i. Many were merchants who traded and provided provisions, ranchers and missionaries, who lived in various locations throughout the islands. "Foreigners engaged in agricultural pursuits with the idea of reaping a profit from the land, in contrast with the Hawaiians, who carried on... subsistence agriculture" (Coulter 1971:11). In the 1860s, the U. S. Civil War brought about a boost for the sugar industry in Hawai'i as sugar plantations in the South were boycotted or destroyed. The missionary most associated with the northern part of Kohala, Elias Bond, began getting involved in the sugar business. In 1860, he partnered with his long-time acquaintance Samuel N. Castle in founding the Kohala Sugar Company on lands owned by Bond and his neighbor Dr. James Wight. The first crop of the Kohala Sugar Company was harvested in January 1865. Kohala's transition was a reflection of what was happening elsewhere in Hawai'i, as the sugar industry grew. The industry brought in tens of thousands of laborers from Asia, Europe, the Americas, Oceania, and Africa to work on the many plantations and mills that were being established on all major islands.

Puakea and the surrounding *ahupua'a* were divided into land grants in the 1850s. Most of the present property was part of a grant to a Henry Christenson, who soon also obtained adjacent land. He soon established a sheep ranch, which persisted, and tried sugarcane cultivation, which did not. Dr. James Wight, who landed in Kohala in 1840 and operated a drug store and served as a Circuit Judge between 1852 and 1863, purchased the lands around 1875. He succeeded in both sugarcane and ranching and also advanced to the House of Nobles under the Hawaiian Monarchy. Operating the ranch under a succession of managers, he raised as many as 7,000 head of sheep. Subject to disease and predation, sheep were discontinued after 1890 and the property along with thousands of adjacent acres became a cattle ranch. Beef had little value at this time and many cattle were sold as work oxen for the canefields.

By 1901, Puakea Ranch held 3,000 cattle. Following Dr. Wight's death in 1905 at the age of 91, trustees operated the ranch, which had grown to 8,758 acres. To supply water for their operations, sugar planters constructed miles of ditches in the Kohala mountains. Ranchers also dug wells near the shore. Water supply at the end of the ditch at Puakea Ranch eventually became inadequate for successful sugarcane cultivation, and the last cane crop was harvested in 1930. On the ranching side, Puakea Ranch was amalgamated with Puuhue Ranch and grew to 25,000 acres.

The manager's home at Puakea Ranch was considered to be a grand estate at this time and many parties and gatherings were hosted there, as "The Society" was a very important part of the predominantly British culture of North Kohala's sugar and mill owners. Prominent plantation families of the time including Mrs. & Mrs. H. R. Bryant, Mr. & Mrs. James S. Wight, Mr. Robert

Puakea Guest Ranch Environmental Assessment

Leighton Hind and Mr. & Mrs. H.P. Woods were all residents of the estate home from at one time during 1870 to 1940.

Beginning in 1928-1932, management of Puakea Ranch was controlled by John Hind, who was the president of the Puakea Plantation Company. Parker Ranch began leasing the Puakea Ranch lands from the James Wight Estate in 1932, and Richard Smart of Parker Ranch purchased its lands outright in 1944, until the headquarters area was sold in the 1980s.

Like many landowners, Dr. Wight brought in laborers to work the land, contributing to a wave of 185,000 Japanese immigrants who came to Hawai'i in the 19th and 20th Centuries. Zenjiro Kawamoto and his wife Wasa Watabayashi came to North Kohala from Hiroshima as part of this migration. They settled at Puakea Ranch and moved into what would eventually be called the "Cowboy House". The Kawamotos raised three children at the ranch: Masato (Johnny), Yoshio (Yoshi), and Thelma. The family went on to oversee the operations of the Puakea Ranch for four generations.

Cultural Resources and Practices

The Constitution of the State of Hawai'i clearly states the duty of the State and its agencies to preserve, protect, and prevent interference with the traditional and customary rights of native Hawaiians. Article XII, Section 7 requires the State to "protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by *ahupua'a* tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778." In spite of the establishment of the foreign concept of private ownership and Western-style government, Kamehameha III (Kauikeaouli) preserved the people's traditional right to subsistence. As a result in 1850, the Hawaiian Government confirmed the traditional access rights to native Hawaiian *ahupua'a* tenants to gather specific natural resources for customary uses from undeveloped private property and waterways under the Hawai'i Revised Statutes (HRS) 7-1. In 1992, the State of Hawai'i Supreme Court reaffirmed HRS 7-1 and expanded it to include, "native Hawaiian rights... may extend beyond the *ahupua'a* in which a native Hawaiian resides where such rights have been customarily and traditionally exercised in this manner" (Pele Defense Fund v. Paty, 73 Haw.578, 1992). The duty of agencies when granting land use permits to identify valued natural, cultural and historical resources, assess impacts to them and devise feasible actions to reasonably protect native Hawaiian rights was established by the Hawai'i Supreme Court in the case of *Ka Pa'akai O Ka 'Aina vs. the Hawai'i State Land Use Commission* (94 Hawai'i 31, 7 P.3d 106, 2000).

To assist in consideration of cultural resources and their impacts during the EA/EIS process, the Hawai'i State Office of Environmental Quality Control (OEQC) developed the *Guidelines for Assessing Cultural Impacts* (<http://health.hawaii.gov/oegc/>). The types of cultural practices and beliefs subject to assessment may include subsistence, commercial, residential, agricultural, access-related, recreational, and religious and spiritual customs. A finding of a cultural impact assessment is to evaluate the probability of impacts on identified cultural resources, including values, rights, beliefs, objects, records, properties, and stories occurring within the project area and its vicinity.

Puakea Guest Ranch Environmental Assessment

The physical resources of the Puakea Ranch property, such as plants and water features, were assessed as part of the research for the EA. In general, it was observed that no culturally important native plants, springs, groves of native trees, or caves or *pu'u*, which may have cultural significance, are present on the property. In order to determine what cultural associations the property had beyond such physical features, and whether there were any ongoing cultural resources or practices, archival research was conducted at the Hamilton Library Hawai'i and Pacific Collection at the University of Hawai'i-Manoa, the University of Hawai'i-Hilo Hawaiian Collection, the Land Survey Office and the Archives Division of the Hawai'i Department of Accounting and General Services, the Bishop Museum Archives, State Historic Preservation Division Library, State Survey Division, and the Hawai'i State Public Libraries in Honolulu and Hilo. Most importantly, informal "talk story" interviews were conducted with knowledgeable individuals in a manner that allowed them to discuss the issues most important to them about the project area and the Proposed Action. The individuals who chose to participate in this CIA were residents of Kohala.

A number of people were familiar with the property and its resources. Puakea Ranch and its vicinity were used by Parker Ranch for more than 70 years. Masa Kawamoto was born and raised on the ranch and would often help his mother as she worked around the ranch. He recalled that he would often go bird hunting with his brother to help his mother whenever the ranch owners would throw parties. Farming and bird hunting were traditional activities practiced by the local ranch families. Michael Gomes, a local historian and author, stated that the only activities that took place on Puakea Ranch were associated with cattle ranching. Those activities ceased at Puakea Ranch once Parker Ranch sold its Puakea holdings and the families were asked to leave. No individual identified any cultural resources or practices that would be affected by the Proposed Action.

Based on all these sources, the CIA concluded that no traditional cultural resources, practices or properties were identified within the project area, and that the proposed usage of the property as a Guest Ranch would not have an adverse impact on any potential traditional cultural practices or properties located on or near the property.

3.2.3 Archaeological and Architectural Resources

To accompany this EA, an archaeological inventory survey (AIS) of the 2.14 acres within which ground disturbance would occur was prepared by Haun and Associates conducted in October 2018. The survey is included in Appendix 3 and briefly summarized here.

As discussed previously, as part of historic preservation efforts, the owners recorded the Puakea Ranch headquarters in a June 2009 National Register of Historic Places form (NRHP), and the ranch buildings were subsequently assigned State Inventory of Historic Places (SIHP) number 50-10-02-9071. The portion of Site 9071 in the archaeological survey project area is associated with the historic use of the Puakea Ranch. The AIS identified within this 2.14-acre area three features (Features 7, 10.1 and 13) of this previously identified historic site. Appendix 3 contains photographs, measurements and other descriptions of these features. The features consist of a modern building built over a historic concrete slab (Feature 7), a section of the Feature 10 wall, designated as Feature 10.1, and a newly identified concrete slab that appears to be historic in origin. (Feature 13). The Feature 7 slab originally functioned as the foundation for a garage and has been repurposed for use as a tool shed. The Feature 10.1 wall is interpreted as a livestock control feature likely used to prevent livestock from entering habitation areas. The original function of the

Feature 13 slab is unknown; however, it currently functions as the foundation for a chicken coop and farm stand. The portion of the site in the project area is altered and in fair condition.

The portion of Site 9071 in the project area is unaltered and in fair condition. The previously prepared NRHP form indicates Site 9071 is assessed as significant under criterion “a” because of its association with events that made a contribution to the broad patterns of history (sugar cane cultivation and cattle ranching), under criterion “b” due to its association with Dr. James Wight, under criterion “c” as an excellent site type example, and under criterion “d” for its information content.

Site 9071 was determined eligible for inclusion in the National Register of Historic Places. The proposed development will have an effect on the historic properties within the project area. The landowners propose minimal impacts to the 2.14-acre project area, consisting of constructing an approximately 2500-square foot space that contains an Americans with Disabilities Act (ADA) approved restroom, kitchen facility and a space for set up in an enclosed area. The majority of the area will not be impacted by the proposed development and will function as an open event area for weddings and other functions; however, the Feature 7 and 13 slabs will be destroyed to make way for the ADA improvements. The Feature 10.1 wall will be preserved.

The Feature 7 and 13 slabs are not integral components of the Puakea Ranch and functioned as minor elements of the facility. In order to mitigate their destruction, the proposed restroom will be designed in accordance with the Secretary of the Interior's Standards for rehabilitation which is defined as “...the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architecture, and cultural value.” (NPS.gov.) The restroom will be aesthetically compatible with the other historic structures on the property, constructed with board and batten siding and corrugated metal roofing. The restroom will be constructed in such a manner that if removed in the future, the essential form and integrity of the remaining historic properties and its environment would be unimpaired.

3.3 Infrastructure

3.3.1 Utilities, Energy, Public Facilities and Public Services

Existing Utilities, Impacts and Mitigation Measures

Electrical power is already supplied to Puakea Ranch by Hawai'i Electric Light via its islandwide distribution network. Landline telephone service is also available from Hawaiian Telcom. There is photovoltaic (PV) solar power installed at Yoshi's House.

The site has a shared County water meter and incorporates rainwater catchment for irrigation needs. According to a letter from the Department of Water Supply (DWS) of December 11, 2018 (see Appendix 1a), there is only one master meter for the 9 lots within the Puakea Ranch subdivision (of which Puakea Ranch is just one lot), which has averaged 5,550 gallons per day. DWS stated that it cannot provide additional water at this time for any development requiring additional

Puakea Guest Ranch Environmental Assessment

water within the subdivision. Improvements to the system's source, booster pump, storage, distribution and/or transmission facilities would be required for DWS to agree to supply additional water. Based upon preliminary calculations, a conservative estimate for the average potable water demand for the proposed Guest Ranch is 5700 gallons per day (gpd).

Accordingly, in order to accommodate additional water demand from the Guest Ranch, the owners tentatively propose to construct a water well for domestic uses. This well is expected to incorporate an approximately 5hp submersible pump with a capacity of 35 gallons per minute. The applicant anticipates that the well will be permitted to draw up to 20,000 gpd. Fire supply would be provided in a reserve tank with an approximate storage volume of 10,000 gallons. Then, too, the owners are also planning construction of a holding tank to supplement, as needed, the project's water needs.

Additionally, in order to accommodate additional water demand from the Guest Ranch, the owners propose to expand the catchment capacities. The current system is capable of collecting an annual average of approximately 100 gpd. This is generated mainly from roof catchment on Yoshi's House, stored in a 20,000 gallon tank. There is also a rain barrel used to store water collected from each of the four cottages' bath houses. Additional roofs can be included in the catchment system and designed to match the low-water demand of the natural/xerophytic landscaping and the farm garden needs. With expansion, the catchment capacity could reach 400 gpd. This additional catchment supply would be provided in a reserve tank with an approximate storage volume of 10,000 gallons. The site also is exploring access to water from the Kohala Ditch, however it is in no way being counted on. If available, this source would allow up to 2500 gpd, to be used for farming purposes.

A property of this size is allowed multiple individual wastewater systems and is large enough that these systems be unobtrusive, with no adverse effects on the property or the subsurface groundwater. The owners propose to construct a septic or enhanced septic system to address the majority of the wastewater requirements of the project. The primary wastewater needs will be for the proposed restrooms. The system will be designed and constructed in accordance with the requirements of the State Department of Health. In addition, portable toilets have been used and will continue to be used for infrequent, large events. This is an economical way to handle surge loads and ensure that the septic systems will not be burdened by large event use that may happen only once or twice a year. This is a common practice on island and there are several portable toilet providers to consistently obtain from, when needed. The provider selected will advise on the rental supply based upon the expected number of guests and the duration of the event. Typically only two to four portable toilets are required for the large events.

Existing Public Services and Facilities and Impacts and Mitigation Measures

Fire, police and emergency medical services are available at a full-time fire station and a police station in Kapa'au, located approximately 4 miles to the east. Acute medical care service is available at Kohala Hospital in Kapa'au and at North Hawai'i Community Hospital located in Waimea, approximately 23 miles away. No substantial impacts upon these facilities would be expected from the addition of approximately 20 guests per day and periodic events. Solid waste

Puakea Guest Ranch Environmental Assessment

from the Guest Ranch will be hauled by Puakea Ranch staff or commercial disposal operators to the County's West Hawai'i Sanitary Landfill in Pu'uana'hulu, which has several decades of capacity. Because of the nature of the Proposed Action increasing the value of the property and involving more guests and employees, real property, payroll, GET and TAT tax contributions would more than compensate for extra costs of public services and would also enable agencies to improve and expand their services.

3.3.2 Roadways and Traffic

Existing Facilities and Traffic

Puakea Ranch takes access from a driveway off the east side of Akoni Pule Highway (State Highway 270) (see Figure 5), a facility under the control of the Hawai'i State Department of Transportation (HDOT). The highway is signed for 55 MPH in the area. The west side of the intersection also accesses on the Puakea Bay subdivision, a private gated community with 42 lots. No intersection controls, turn lanes, storage lanes or acceleration lanes are present. With current low traffic levels and minimal peak hour use, there appears to be no traffic issues during normal operation. For an event with more than 100 people attending, professional traffic control is utilized to facilitate free flow of vehicle access through the project entrance. Any legal access rights shared through this entrance will not be hindered. Any additional costs for maintenance of the access will be covered based upon shared usage.

Figure 5. Current Entrance of Puakea Ranch Property (Street View ©2018 Google)



Impacts and Mitigation Measures

The Proposed Action would increase traffic during normal operation by a factor of about two with a concomitant increase in employee and service trips.

In a letter of January 7, 2019 (see Appendix 1a), the HDOT requested preparation of a Traffic Assessment by a licensed professional engineer to include trip generation, an evaluation of the project access, and recommend improvements as needed.

Traffic Assessments are often conducted for projects to determine if the proposed action may produce significant traffic impacts. Section 25-2-46 (Concurrency Requirements), County of Hawai'i Zoning Code, for example, requires a traffic impact analysis report (TIAR) with the application for any zoning amendment which can generate 50 or more peak hour trips. To compare the scale of impacts of the minimum sized subdivision that triggers the need for a TIAR under the County Code, an engineer assessed the traffic generation characteristics of the Proposed Action.

The trip generation methodology used is based upon applications developed by the Institute of Transportation Engineers (ITE) and published in "Trip Generation Manual", 9th Edition, 2012. Trip generations have been developed for a variety of land uses (or facility types) that correlate trips with dwelling units, area, population, vehicle ownership and intensity of use. Each facility type has a catalog Classification number for identification purposes. For any given classification, repeated field studies by the ITE measuring actual trips generated by different land uses has calculated a generator factor for peak hour trips. This factor is multiplied by the number of units in a land use. This is further divided into trips that are entering or exiting the development, a split that differs by time of day. In this case, the published dataset does not have good data for the type of use anticipated. In order to approximate a Classification it was necessary to estimate daily trips based upon the expected staffing levels and the maximum attendance allowed by capacity.

To increase the Guest Ranch to seven rental units, the guest traffic is expected to approximately increase by five round trips per day. The employee traffic would increase to be 10 round trips per day. This combined impact represents less than 1% of the current traffic load on Akoni Pule Highway.

The large community events represent a greater expected impact. These one-day events are to be limited to one or two per year. An event like this is expected to host up to eight vendor vehicles and approximately 88 attendee vehicles. These round trips focused on only one or two days per year only represent 3.5% of the current traffic load on Akoni Pule Highway.

The relatively minor increase due to this project related traffic is not expected to have any significant impacts to Akoni Pule Highway due to the low volume of employees and guests that would access the site. The applicant believes that any potential for project-induced secondary effects on Route 270 traffic safety during hosted events can be handled through the use of professional traffic control personnel on the very few occasions where large numbers of vehicles are expected. If traffic issues attributable to the site operations are identified, the owners will mitigate the impact to the satisfaction of HDOT, Hawaii District Engineer.

3.4 Secondary and Cumulative Impacts

Distinct from the direct effects that construction and use of the Guest Ranch could have are secondary impacts. For example, one secondary impact from large hotels is often a substantial increase in visitors who can overrun visitor attractions and even invade formerly all-local areas. Although this can be said to be occurring on the Big Island, appreciable impacts to North Kohala from a maximum of additional twenty visitors per day on an island with about 40,000 daily visitors on any given day (<http://dbedt.hawaii.gov/visitor/ni-stats/>) can be discounted. Another potential secondary impact is economic; although generally positive, increased economic activity resulting from the expenditures of new residents can draw in workers who add to the existing demand for affordable housing. All current employees are local, and it is expected that the modest increase of five new jobs in the district's job count would not induce in-migration or require long commutes. In the case of the subject project, its modest scale in relation to the existing population of the island indicates that any such adverse secondary impacts would be negligible.

Cumulative impacts result when implementation of several projects that individually have limited impacts combine to produce more severe impacts or conflicts in mitigation measures. As discussed elsewhere in this document, the only non-negligible impacts are reported nuisance impacts to immediate neighbors and minor traffic impacts. Because of the nature and scale of the action, there are no substantial impacts to water resources, biology, historic sites, cultural resources or practices, or other categories of impacts. It is therefore appropriate to frame the cumulative impact discussion the context of ongoing and future developments with the potential to produce impacts that are similar to those of the Proposed Action.

The North Kohala District is primarily residential in nature, with some ongoing farming and ranching. Commercial activities bolstered by tourism occur in its two primary towns, Hawi and Kapa'au. North Kohala supported some of the earliest wind farms in Hawai'i and is being explored for biomass and green farming. Over the decades, several subdivisions have occurred, including Puakea Ranch and Puakea Bay, The Ranch at Puakea and additional subdivisions as well as resorts have been proposed, for example, at Mahukona. According to records of EAs and Special Management Area permits published by the OEQC Environmental Notice, there are no current residential, commercial, or industrial proposals in the area that would affect either traffic or immediate neighbor impacts.

Based on the above, it appears that no adverse impacts from the Proposed Action have the potential to accumulate with those from other past, present or reasonably foreseeable future actions in such a way as to increase the severity or nature of impacts.

3.5 Required Permits and Approvals

A County of Hawai'i, Leeward Planning Commission, Special Permit will be required. If approved, the following permits and approvals would be required:

- County of Hawai'i, Department of Public Works, Engineering Division: Grading Permit,
- County of Hawai'i, Planning Department, Plan Approval (if required by the Special Permit),

- County of Hawai'i, Department of Public Works, Building Division: Building Permit,
- Other permits and/or data required to comply with any conditions of approval of the Special Permit.

3.6 Consistency with Government Plans and Policies

3.6.1 Hawai'i State Plan

Adopted in 1978 and last revised in 1991 (Hawai'i Revised Statutes, Chapter 226, as amended), the Plan establishes a set of themes, goals, objectives and policies that are meant to guide the State's long-run growth and development activities. The three themes that express the basic purpose of the *Hawai'i State Plan* are individual and family self-sufficiency, social and economic mobility and community or social well-being. The Proposed Action would promote these goals by allowing a land use that would take advantage of and help maintain a historic resource, provide employment, and continue and improve a venue for community events, while generating only negligible environmental impacts, thereby enhancing quality-of-life and community and social well-being.

3.6.2 Hawai'i State Land Use Law

All land in the State of Hawai'i is classified into one of four land use categories – Urban, Rural, Agricultural, or Conservation – by the State Land Use Commission, pursuant to Chapter 205, HRS. The property is in the State Land Use Agricultural District. Only with the granting of a Special Permit by the County of Hawai'i Leeward Planning Commission would the Proposed Action be consistent with this classification. See Section 3.6.4 for a discussion of the criteria that will be considered as part of the Special Permit.

3.6.3 County of Hawai'i Zoning and General Plan

County of Hawai'i Zoning. The entire property carries a zoning designation of A-20a (Agricultural, 20-acre minimum lot size). With the granting of a Special Permit by the County of Hawai'i Leeward Planning Commission, the Proposed Action would be consistent with this classification. See Section 3.6.4 for a discussion of the Special Permit process and the criteria that will be considered.

The County of Hawai'i General Plan Land Use Pattern Allocation Guide (LUPAG). The LUPAG map component of the *General Plan* is a graphic representation of the Plan's goals, policies, and standards as well as of the physical relationship between land uses. It also establishes the basic urban and non-urban form for areas within the planned public and cultural facilities, public utilities and safety features, and transportation corridors. The property, along with all surrounding property within a mile or more, is classified as Important Agricultural Lands in the LUPAG. Given the granting of a Special Permit by the County of Hawai'i Leeward Planning Commission, the Proposed Action would be consistent with this classification. See Section 3.6.4 for a discussion of the criteria that will be considered as part of the Special Permit.

The *General Plan* for the County of Hawai'i is a policy document expressing the broad goals and policies for the long-range development of the Island of Hawai'i. The plan was adopted by

Puakea Guest Ranch Environmental Assessment

ordinance in 1989 and revised in 2005 (County of Hawai'i Planning Department). The *General Plan* itself is organized into thirteen elements, with policies, objectives, standards, and principles for each. There are also discussions of the specific applicability of each element to the nine judicial districts comprising the County of Hawai'i. Analysis for the EA confirms that it generally satisfies the following Goal and Policies, and Courses of Action of particular chapters of the General Plan:

ECONOMIC GOALS

- (a) Provide residents with opportunities to improve their quality of life through economic development that enhances the County's natural and social environments.
- (b) Economic development and improvement shall be in balance with the physical, social, and cultural environments of the island of Hawaii.
- (c) Strive for diversity and stability in the economic system.
- (d) Provide an economic environment that allows new, expanded, or improved economic opportunities that are compatible with the County's cultural, natural and social environment.

Discussion: The Proposed Action is in balance with the natural, cultural and social environment of the County, and it will create temporary construction jobs and permanent Guest Ranch jobs for local residents and indirectly affect the economy through purchases of materials and supplies for the Guest Ranch and secondarily through employee purchases. A multiplier effect takes place when these employees spend their income for food, housing, and other living expenses in the retail sector of the economy. Such activities are in keeping with the overall economic development of the island.

ENVIRONMENTAL QUALITY GOALS

- (a) Define the most desirable use of land within the County that achieves an ecological balance providing residents and visitors the quality of life and an environment in which the natural resources of the island are viable and sustainable.
- (b) Maintain and, if feasible, improve the existing environmental quality of the island.

ENVIRONMENTAL QUALITY POLICIES

- (a) Take positive action to further maintain the quality of the environment.

ENVIRONMENTAL QUALITY STANDARDS

- (a) Pollution shall be prevented, abated, and controlled at levels that will protect and preserve the public health and well being, through the enforcement of appropriate Federal, State and County standards.
- (b) Incorporate environmental quality controls either as standards in appropriate ordinances or as conditions of approval.

Discussion: The Proposed Action would not have a substantial adverse effect on the environment and would not diminish the valuable natural resources of the region. The Proposed Action will

Puakea Guest Ranch Environmental Assessment

obtain permits and follow the conditions designed to reduce or eliminate pollution and environmental degradation. The Guest Ranch would assist in maintaining agricultural uses on the property by subsidizing them and providing a built-in market for garden and farm produce.

HISTORIC SITES GOALS

- (a) Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawaii.
- (b) Appropriate access to significant historic sites, buildings, and objects of public interest should be made available.

HISTORIC SITES POLICIES

- (a) Agencies and organizations, either public or private, pursuing knowledge about historic sites should keep the public apprised of projects.
- (b) Require both public and private developers of land to provide historical and archaeological surveys and cultural assessments, where appropriate, prior to the clearing or development of land when there are indications that the land under consideration has historical significance.
- (c) Public access to significant historic sites and objects shall be acquired, where appropriate.
- (d) Encourage the restoration of significant sites on private lands.

Discussion: Archaeological resources in the area to be affected by construction have been properly assessed through an inventory survey prepared by Haun and Associates conducted in October, 2018. The survey is included in Appendix 3. The current owners of Puakea Ranch placed the entire property on the State Historic Register as one step in preserving the integrity and significance of the architectural features of the ranch. All new construction will undergo review by SHPD to ensure consistency with the appropriate Secretary of the Interior's Standards for Treatment of Historic Properties.

FLOOD CONTROL AND DRAINAGE GOALS

- (a) Conserve scenic and natural resources.
- (b) Protect human life.
- (c) Prevent damage to manmade improvements.
- (d) Control pollution.
- (e) Prevent damage from inundation.
- (f) Reduce surface water and sediment runoff

FLOOD CONTROL AND DRAINAGE POLICIES

- (a) Enact restrictive land use and building structure regulations in areas vulnerable to severe damage due to the impact of wave action. Only uses that cannot be located elsewhere due to public necessity and character, such as maritime activities and the necessary public facilities and utilities, shall be allowed in these areas.

Puakea Guest Ranch Environmental Assessment

(b) Development-generated runoff shall be disposed of in a manner acceptable to the Department of Public Works in compliance with all State and Federal laws.

FLOOD CONTROL AND DRAINAGE STANDARDS

(a) Applicable standards and regulations of Chapter 27, "Flood Control," of the Hawaii County Code.

(b) Applicable standards and regulations of the Federal Emergency Management Agency (FEMA).

(c) Applicable standards and regulations of Chapter 10, "Erosion and Sedimentation Control" of the Hawaii County Code.

(d) Applicable standards and regulations of the Natural Resources Conservation Service and the Soil and Water Conservation Districts.

Discussion: The property lies entirely within Zone X, outside the 500-year flood zone, and involves minimal ground disturbance. All standards regarding drainage, flooding and sedimentation will be adhered to and project design will be reviewed by and subject to permits from the County of Hawai'i Department of Public Works and the Hawai'i State Department of Health.

NATURAL BEAUTY GOALS

(a) Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources.

(b) Protect scenic vistas and view planes from becoming obstructed.

(c) Maximize opportunities for present and future generations to appreciate and enjoy natural and scenic beauty.

NATURAL BEAUTY POLICIES

(a) Increase public pedestrian access opportunities to scenic places and vistas.

(b) Protect the views of areas endowed with natural beauty by carefully considering the effects of proposed construction during all land use reviews.

(c) Do not allow incompatible construction in areas of natural beauty.

Discussion: The Proposed Action would have no adverse effect of scenic sites or view planes.

NATURAL RESOURCES AND SHORELINES GOALS

(a) Protect and conserve the natural resources of the County of Hawaii from undue exploitation, encroachment and damage.

(b) Provide opportunities for the public to fulfill recreational, economic, and educational needs without despoiling or endangering natural resources.

(c) Protect and promote the prudent use of Hawaii's unique, fragile, and significant environmental and natural resources.

(d) Ensure that alterations to existing landforms and vegetation, except crops, and construction of structures cause minimum adverse effect to water resources, and scenic and recreational

Puakea Guest Ranch Environmental Assessment

amenities and minimum danger of floods, landslides, erosion, siltation, or failure in the event of an earthquake.

NATURAL RESOURCES AND SHORELINES POLICIES

- (a) The County of Hawaii should require users of natural resources to conduct their activities in a manner that avoids or minimizes adverse effects on the environment.
- (b) Encourage the use of native plants for screening and landscaping.

Discussion: The Proposed Action, which would occur more than a mile from the coast, has no effect on natural resources or shorelines. Impacts to existing natural landforms will not occur due to the minor nature of the Proposed Action's ground disturbance. Landscaping will match the existing historic character of the property.

LAND USE GOALS

- (a) Designate and allocate land uses in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County.

LAND USE POLICIES

- (a) Allocate appropriate requested zoning in accordance with the existing or projected needs of neighborhood, community, region and County.

LAND USE, OPEN SPACE GOALS

- (a) Provide and protect open space for the social, environmental, and economic well-being of the County of Hawaii and its residents.
- (b) Protect designated natural areas.

LAND USE, OPEN SPACE POLICIES

- (a) Open space shall reflect and be in keeping with the goals, policies, and standards set forth in the other elements of the General Plan.

Discussion: The Proposed Action takes place on a historic property already occupied by ranch buildings and will have not effect open space.

LAND USE, AGRICULTURE, GOALS

- (a) Identify, protect and maintain important agriculture lands on the island of Hawaii.
- (b) Preserve the agricultural character of the island.
- (c) Preserve and enhance opportunities for the expansion of Hawaii's Agricultural Industry.

LAND USE, AGRICULTURE , POLICIES

Puakea Guest Ranch Environmental Assessment

- (a) Agricultural land may be used as one form of open space or as green belt.
- (b) In order to minimize the potential conflicts between agricultural and non-agricultural uses, standards and guidelines for the establishment of well defined buffer areas as part of new, non-agricultural developments that are located adjacent to important agricultural lands shall be developed.
- (c) Designate, protect and maintain important agricultural lands from urban encroachment.
- (d) Ensure that development of important agricultural land be primarily for agricultural use.
- (e) Investigate possibilities to prevent non-agricultural uses that could interfere with potential or existing agricultural activities on important agricultural lands.
- (f) Support efforts to provide tax relief and other incentives to enhance competitive capabilities of commercial farms and ranches, thereby ensuring long-term preservation, enhancement, and expansion of viable agricultural lands.
- (g) Encourage, where appropriate, the establishment of visitor-related uses and facilities that directly promote the agriculture industry.
- (h) Encourage other compatible economic uses that complement existing agricultural and pastoral activities.

Discussion: The Proposed Action would occur on agriculturally zoned land in an area designated by the LUPAG as Important Agricultural Land. The owners have carefully considered the interaction of the Guest Ranch activities with agriculture and has designed a project that will promote current and future agricultural uses of the property rather than detract from them. Currently, Puakea Ranch guests eat from a large garden and orchards growing lavender, pineapple, lilikoi and dragon fruit as well as other boutique crops. The Proposed Action will not have an adverse effect on the agricultural utility of the property and its function as a green belt.

3.6.4 Special Permit Criteria Consistency

In order to implement the Proposed Action, a Special Permit from the County of Hawai'i Leeward Planning Commission will be required, because the use as a Guest Ranch is not permitted outright within the State Land Use Agricultural District without such a permit. At the appropriate time after fulfilling the requirements of Chapter 343, the owners intend to file an application. The discussion of the environmental resources and impacts contained in this EA will be relevant for the application and its consideration by the Planning Commission. The process involves notification of neighbors and consideration at a public hearing. The Commission will take testimony on and consider and decide upon other issues, including the following:

- *Surrounding Properties.* The desired use shall not adversely affect the surrounding properties.
- *Impact on Public Agencies.* Such use shall not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, and police and fire protection.
- *District Boundaries, Regulations.* Unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established.
- *Permitted Use.* The land upon which the proposed use is sought is unsuited for the uses permitted within the district

Puakea Guest Ranch Environmental Assessment

- *Character and Use of the Land.* The proposed use will not substantially alter or change the essential character of the land and the present use.
- *General Plan Compatibility.* The proposed use will not be contrary to the goals, policies and standards of the General Plan and other applicable documents such as community development plans and design plans.
- *Use of the Land.* The proposed use is an unusual and reasonable use of land, which would not be contrary to the objectives to be sought by the Land Use Law and Regulations, which, for the Agricultural and Rural Districts, seeks to preserve or keep lands of high agricultural potential in agricultural use.

The Proposed Action is consistent with the above criteria and merits a Special Permit.

3.6.5 North Kohala Community Development Plan

The North Kohala Community Development Plan encompasses the judicial district of North Kohala and was developed under the framework of the February 2005 County of Hawai'i General Plan. Community Development Plans are intended to translate broad General Plan Goals, Policies, and Standards into implementation actions as they apply to specific geographical regions around the County. CDPs are also intended to serve as a forum for community input into land-use, delivery of government services and any other matters relating to the planning area. The General Plan now requires that a Community Development Plan shall be adopted by the County Council as an "ordinance," giving the CDP the force of law. This is in contrast to plans created over past years, adopted by "resolution" that served only as guidelines or reference documents to decision-makers. In November 2008, the North Kohala CDP was adopted by the County Council.

The purposes of the North Kohala CDP are to:

- Articulate North Kohala's residents' Vision and Values for their Community
- Identify North Kohala's residents' Priority Issues to be addressed by the CDP
- Develop Strategies and Action Programs to address those Priority Issues

The CDP, with a theme of "Keep Kohala, Kohala," describes the district as a "Cultural and Historical Preservation Community" and emphasizes that all development decisions "shall be required to assess and disclose their potential impact on cultural sites and resources within the district, and shall be in keeping with the heritage and culture of North Kohala." The Puakea Guest Ranch is a key component of preserving a vital part of Kohala's architectural heritage in a functioning state.

The CDP states that its goal is:

To manage the future growth of the district in a manner that is consistent with the Kohala lifestyle and ideals of being a rural community with a strong cultural heritage, an agricultural base, and a small town feel.

That overall goal is expressed through four Priority Issues, each with its own Goal. The Puakea Guest Ranch project is compatible with Priority Issue 1 and its Goal - Growth Management. Under

Puakea Guest Ranch Environmental Assessment

the CDP growth is to be directed “to areas within and near existing town centers in order to preserve the district’s open space and cultural resources; and to promote agriculture.”

Other priority issues are Access – to provide for community access to mauka and *makai* resources; Affordable Housing – to provide affordable housing for the district’s residents; and Infrastructure and Community Facilities – to update Kohala’s infrastructure systems that are aging or in disrepair, and provide infrastructure, community facilities, and services that adequately serve the community on an on-going basis, and especially in times of emergency. The Puakea Guest Ranch is not inconsistent with these priority issues.

Many of the goals, policies and strategies of the CDP involve strictly government actions or actions that do not relate to the property and the type of activities. One relevant strategy is the following:

Strategy 1.9: Establish a View Plane Protection Program to identify and protect areas of significant beauty along the Kohala Mountain Road and Akoni-Pule Highway corridor.

Discussion: No aspect of the Proposed Action would adversely affect any view plane.

PART 4: DETERMINATION

Based on the findings below, and upon consideration of comments to the Draft EA, the applicant expects that the County of Hawai'i Planning Department will determine that the proposed action will not significantly alter the environment, as impacts will be minimal, and that this agency will accordingly issue a Finding of No Significant Impact (FONSI).

PART 5: FINDINGS AND SUPPORTING REASONS

Chapter 11-200.1-13, Hawai'i Administrative Rules, outlines those factors agencies must consider when determining whether an Action has significant effects.

(a) In considering the significance of potential environmental effects, agencies shall consider and evaluate the sum of effects of the proposed action on the quality of the environment.

(b) In determining whether an action may have a significant effect on the environment, the agency shall consider every phase of a proposed action, the expected impacts, and the proposed mitigation measures. In most instances, an action shall be determined to have a significant effect on the environment if it may:

1. *Irrevocably commit a natural, cultural, or historic resource.*

No valuable natural or cultural resources would be committed or lost. Historic sites are being protected during adaptive re-use, and no natural resources will be adversely affected.

2. *Curtail the range of beneficial uses of the environment.*

The principal beneficial use of the area is for existing ranch activities, which will be enhanced, not curtailed, by the Proposed Action.

3. *Conflict with the State's environmental policies or long-term environmental goals established by law.*

The State's long-term environmental policies are set forth in Chapter 344, HRS. The broad goals of this policy are to conserve natural resources and enhance the quality of life. The Proposed Action provides guest facilities and employment while avoiding significant impacts to the environment. It is thus consistent with all elements of the State's long-term environmental policies.

4. *Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.*

The Proposed Action will not adversely affect the social welfare of the Big Island community or the State of Hawai'i and will contribute to the economy and to the social environment of the area. The Guest Ranch would assist in maintaining agricultural uses on the property by subsidizing them and providing a built-in market for garden and farm produce, while also promoting historic preservation.

Puakea Guest Ranch Environmental Assessment

5. Have a substantial adverse effect on public health.

No effects to public health are anticipated. Water and air quality will be protected through adherence to standard Best Management Practices that will be specified as part of permits.

6. Involve adverse secondary impacts, such as population changes or effects on public facilities.

No adverse secondary effects, such as increased population or substantial additional demand for government services, are expected to result from the Guest Ranch. Because of the nature of the Proposed Action increasing the value of the property and involving more guests and employees, real property, payroll, GET and TAT tax contributions would more than compensate for extra costs of public services and would also enable agencies to improve and expand their services.

7. Involve a substantial degradation of environmental quality.

The Proposed Action is taking place in a general area already impacted by ranching, vacation rentals and rural residential activities, and is being regulated by permits to avoid environmental degradation and thus would not contribute to environmental degradation.

8. Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.

Traffic impacts will have a non-negligible but very minor impact on cumulative traffic operations. No other adverse impact from the Proposed Action has the potential to accumulate with those from other past, present or reasonably foreseeable future actions in such a way as to increase the severity or nature of impacts.

9. Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat.

The property supports overwhelmingly alien vegetation. With standard mitigation on timing of vegetation removal to protect Hawaiian hoary bats, impacts to rare, threatened or endangered species of flora or fauna will not occur.

10. Have a substantial adverse effect on air or water quality or ambient noise levels.

The Guest Ranch would not be expected to have more than a negligible impact on air quality or water quality either during the minor scale of construction or during operation. Construction and operation would generate at least some level of noise, although the long distance to any sensitive receptors is in itself a mitigating factor. Construction plans from the contractor will be reviewed by DOH to determine if mitigation is required during construction. The layout of activities that have the potential to cause noise, plus restrictions on the scale and timing of various activities, should combine to reduce noise impacts at the property line to levels permissible in residential districts, which are much stricter than applicable agricultural standards that would apply for land use as a ranch or farm.

11. Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

Although the Proposed Action is located in an area with seismic risk, the entire Island of Hawai'i shares this risk, and the Proposed Action is not imprudent to implement. The property is not vulnerable to overland or stream flooding and is set at over 500 feet in elevation. Consultation of

Puakea Guest Ranch Environmental Assessment

the Hawai'i Sea Level Rise Vulnerability and Adaptation Report and supporting Viewer indicate no risk of inundation due to sea level rise. Uncertainties regarding regional circulation make it possible that climate change may lead to drier rather than wetter conditions, increasing wildfire risk. If this occurs, the precautions to prevent and adapt to wildfire risk that are proposed as part of the Proposed Action will help mitigate additional potential risk.

12. Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans or studies.

The Proposed Action is low-key and contained within an existing developed area and will have no impact on protected scenic view planes, including views from Akoni Pule Highway of the mountains.

13. Require substantial energy consumption or emit substantial greenhouse gases.

Negligible amounts of energy input and greenhouse gas emissions are required for the Proposed Action construction and operation. The modest scale keeps it well within HELCO's capacity and no major adverse effects to energy consumption would be expected. The Proposed Action's design will include photovoltaic solar, energy efficient lighting fixtures, low water use fixtures, and low water use landscaping, which reduce energy use.

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ENVIRONMENTAL ASSESSMENT
PUAKEA GUEST RANCH

TMK: (3rd) 5-6-001:082
Puakea, North Kohala District, Hawai'i Island, State of Hawai'i

Appendix 1a
Comments in Response to Early Consultation



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

December 11, 2018

Ms. Christie Cash
Puakea Ranch
56-2864 Akoni Pule Highway
Hāwī, HI 96719

Dear Ms. Cash:

**Subject: Pre-Environmental Assessment Consultation
Puakea Guest Ranch Special Permit
Tax Map Key 5-6-001:082**

This is in response to your Pre-Environmental Assessment Consultation request dated November 26, 2018.

Please be informed that the subject parcel is served by an existing master meter which also provides service to eight (8) other parcels. The master meter is allowed an average usage of 3,600 gallons per day or 400 gallons per day for each parcel (adequate for only one (1) single-family dwelling/parcel).

The Department will note that the average daily water consumption through the existing master meter, over the past two (2) year period, is approximately 5,550 gallons per day.

The proposed use will increase water demand. However, the Department cannot provide any additional water at this time for any other type of development requiring additional water within the Puakea Ranch Subdivision. Extensive improvements and additions, which may include, but not limited to source, storage, booster pumps, transmission, and distribution facilities, would be required.

Should there be any questions, please contact Mr. Ryan Quitoriano of our Water Resources and Planning Branch at 961-8070, extension 256.

Sincerely yours,

^f
Keith K. Okamoto, P.E.
Manager-Chief Engineer

RQ:dfg

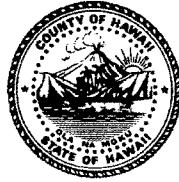
copy – Geometrician Associates

... Water, Our Most Precious Resource ... Ka Wai A Kāne ...

The Department of Water Supply is an Equal Opportunity provider and employer.

Harry Kim
Mayor

Wilfred M. Okabe
Managing Director



William A. Kucharski
Director

Diane A. Noda
Deputy Director

County of Hawai'i
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

345 Kekūanāo'a Street, Suite 41 · Hilo, Hawai'i 96720

Ph: (808) 961-8083 · Fax: (808) 961-8086

cohdem@co.hawaii.hi.us

<http://www.hawaiicounty.gov/environmental-management/>

December 11, 2018

Ms. Christie Cash, Proprietor
The Historic Puakea Ranch
56-2864 Akoni Pule Highway
Hawi, Hawai'i 96719

**Re: Early Consultation for Environmental Assessment
for Puakea Guest Ranch Special Permit
TMK: (3) 5-6-001:082**

Dear Ms. Cash:

The Department of Environmental Management, County of Hawai'i, has received your early consultation notification dated November 26, 2018, and it has been reviewed by our Solid Waste Division and Wastewater Division.

The Solid Waste Division has the following comments:

- Asbestos containing material (ACM) must be disposed of at the West Hawai'i Sanitary Landfill. Please contact the County's contracted operator, Waste Management of Hawai'i, at (808) 886-0940 to complete a waste profile prior to disposal.
- Please remind your contractors that the solid waste transfer stations are for residential use only. Contractors must dispose of their waste at the West Hawai'i Sanitary Landfill.

Thank you for requesting input.

Sincerely,

William A. Kucharski
Director

WK:mef



Fremont Law Group PLLC
3417 Fremont Avenue North, Suite 225
Seattle, WA 98103

By US Mail and Email

December 31, 2018

Christine L. Cash
456 Lincoln Blvd.
Santa Monica, CA 90402

Dear Ms. Cash,

This firm represents that certain testamentary trust that is the fee owner of Lot 2, Puakea, North Kohala, Hawai'i, and its trustee, Mark Torrance.

Mr. Torrance is in receipt of your November 26, 2018 letter describing the Environmental Assessment you are seeking for Lot 1, Puakea, and requests notice of the availability of the draft and final Environmental Assessment when it becomes available. Please send all relevant correspondence to my attention.

In no event should this letter be construed to grant or imply any acceptance or approval by Mr. Torrance of the non-conforming uses on your property, or of his acceptance or approval of any application for a Special Use Permit on Lot 1. Mr. Torrance expressly reserves all rights of objection to any such uses, applications, and permits.

Sincerely,

FREMONT LAW GROUP PLLC

A handwritten signature in blue ink, appearing to read "Paul Okner".

Paul Okner
(206) 399-1922

Cc: Puakea Ranch – PO Box 190768, Hawi, HI 96719
Christine Tetak
Robert Morrison
Reyn Yates

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

JADE T. BUTAY
DIRECTOR

Deputy Directors
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:
HWY 2576
HWY-PS 2.9154

January 7, 2019

Ms. Christie Cash
Puakea Ranch
56-2864 Akoni Pule Hwy
Hawi, Hawaii 96719

Dear Ms. Cash:

Subject: Pre-Consultation for Environmental Assessment
Puakea Guest Ranch Special Permit
Hawaii, North Kohala, Hawi, TMK: (3) 5-6-001: 082

Thank you for your letter of November 26, 2018 requesting input from the Hawaii Department of Transportation (HDOT) for the preparation of an Environmental Assessment (EA). The assessment is required for compliance with Hawaii Revised Statutes, Chapter 343 due to Puakea Ranch being on the Hawaii State Historic Register and your proposed guest ranch would be a use within the historic site.

The HDOT requests that a Traffic Assessment be prepared by a licensed professional engineer and submitted for review and acceptance. The assessment should include estimated trip generation, an evaluation of the project access to Akoni Pule Highway, State Route 270, and recommend improvements as needed. These improvements shall be provided at no cost to the State.

HDOT wishes to be a consulted party to the Draft EA. A copy of the assessment, when published should be submitted to the Highways Planning Branch and the Hawaii District Engineer.

If there are any questions, please contact Ken Tatsuguchi, Engineering Program Manager, Highways Planning Branch, at (808) 587-1830. Please reference file review number 2011-247.

Sincerely,

A handwritten signature in black ink, appearing to read "Jade T. Butay".

JADE T. BUTAY
Director of Transportation

Harry Kim
Mayor



Darren J. Rosario
Fire Chief

Lance S. Uchida
Deputy Fire Chief

County of Hawai'i
HAWAI'I FIRE DEPARTMENT
25 Aupuni Street • Suite 2501 • Hilo, Hawai'i 96720
(808) 932-2900 • Fax (808) 932-2928

January 24, 2019

Ron Terry, Principal
Geometrician Associates, LLC
P.O. Box 396
Hilo, Hawai'i 96721

Dear Mr. Ron Terry:

SUBJECT: Early Consultation for Environmental Assessment for Puakea Guest Ranch
Special Permit, TMK 5-6-001:082, North Kohala District, Island of Hawai'i

In regards to the above-mentioned Environmental Assessment Early Consultation application, the following shall be in accordance:

NFPA 1, UNIFORM FIRE CODE, 2006 EDITION

Note: Hawai'i State Fire Code, National Fire Protection Association 2006 version, with County of Hawai'i amendments. County amendments are identified with a preceding "C~" of the reference code.

Chapter 18 Fire Department Access and Water Supply

18.1 General. Fire department access and water supplies shall comply with this chapter.

For occupancies of an especially hazardous nature, or where special hazards exist in addition to the normal hazard of the occupancy, or where access for fire apparatus is unduly difficult, or areas where there is an inadequate fire flow, or inadequate fire hydrant spacing, and the AHJ may require additional safeguards including, but not limited to, additional fire appliance units, more than one type of appliance, or special systems suitable for the protection of the hazard involved.

18.1.1 Plans.

18.1.1.1 Fire Apparatus Access. Plans for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction.

18.1.1.2 Fire Hydrant Systems. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.



C~ 18.1.1.2.1 Fire Hydrant use and Restrictions. No unauthorized person shall use or operate any Fire hydrant unless such person first secures permission or a permit from the owner or representative of the department, or company that owns or governs that water supply or system. Exception: Fire Department personnel conducting firefighting operations, hydrant testing, and/or maintenance, and the flushing and acceptance of hydrants witnessed by Fire Prevention Bureau personnel.

18.2 Fire Department Access.

18.2.1 Fire department access and fire department access roads shall be provided and maintained in accordance with Section 18.2.

18.2.2* Access to Structures or Areas.

18.2.2.1 Access Box(es). The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security.

18.2.2.2 Access to Gated Subdivisions or Developments. The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

18.2.2.3 Access Maintenance. The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

18.2.3 Fire Department Access Roads. (*may be referred as FDAR)

18.2.3.1 Required Access.

18.2.3.1.1 Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated.

18.2.3.1.2 Fire Department access roads shall consist of roadways, fire lanes, parking lots lanes, or a combination thereof.

18.2.3.1.3* When not more than two one- and two-family dwellings or private garages, carports, sheds, agricultural buildings, and detached buildings or structures 400ft² (37 m²) or less are present, the requirements of 18.2.3.1 through 18.2.3.2.1 shall be permitted to be modified by the AHJ.

18.2.3.1.4 When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection features.

18.2.3.2 Access to Building.

18.2.3.2.1 A fire department access road shall extend to within in 50 ft (15 m) of at least one exterior door that can be opened from the outside that provides access to the interior of the building. Exception: 1 and 2 single-family dwellings.

18.2.3.2.1.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.1 shall be permitted to be increased to 300 feet.

18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

18.2.3.2.2.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).

18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

18.2.3.4 Specifications.

18.2.3.4.1 Dimensions.

C~ **18.2.3.4.1.1** FDAR shall have an unobstructed width of not less than 20ft with an approved turn around area if the FDAR exceeds 150 feet. **Exception:** FDAR for one and two family dwellings shall have an unobstructed width of not less than 15 feet, with an area of not less than 20 feet wide within 150 feet of the structure being protected. An approved turn around area shall be provided if the FDAR exceeds 250 feet.

C~ **18.2.3.4.1.2** FDAR shall have an unobstructed vertical clearance of not less than 13ft 6 in.

C~ **18.2.3.4.1.2.1** Vertical clearances may be increased or reduced by the AHJ, provided such increase or reduction does not impair access by the fire apparatus, and approved signs are installed and maintained indicating such approved changes.

18.2.3.4.1.2.2 Vertical clearances shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.

C~ 18.2.3.4.2 Surface. Fire department access roads and bridges shall be designed and maintained to support the imposed loads (25 Tons) of the fire apparatus. Such FDAR and shall be comprised of an all-weather driving surface.

18.2.3.4.3 Turning Radius.

C~ 18.2.3.4.3.1 Fire department access roads shall have a minimum inside turning radius of 30 feet, and a minimum outside turning radius of 60 feet.

18.2.3.4.3.2 Turns in fire department access road shall maintain the minimum road width.

18.2.3.4.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

18.2.3.4.5 Bridges.

18.2.3.4.5.1 When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with county requirements.

18.2.3.4.5.2 The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.

18.2.3.4.5.3 Vehicle load limits shall be posted at both entrances to bridges where required by the AHJ.

18.2.3.4.6 Grade.

C~ 18.2.3.4.6.1 The maximum gradient of a Fire department access road shall not exceed 12 percent for unpaved surfaces and 15 percent for paved surfaces. In areas of the FDAR where a Fire apparatus would connect to a Fire hydrant or Fire Department Connection, the maximum gradient of such area(s) shall not exceed 10 percent.

18.2.3.4.6.2* The angle of approach and departure for any means of fire department access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.

18.2.3.4.6.3 Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire lane.

18.2.3.4.7 Traffic Calming Devices. The design and use of traffic calming devices shall be approved the AHJ.

18.2.3.5 Marking of Fire Apparatus Access Road.

18.2.3.5.1 Where required by the AHJ, approved signs or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof of both.

18.2.3.5.2 A marked fire apparatus access road shall also be known as a fire lane.

18.2.4* Obstruction and Control of Fire Department Access Road.

18.2.4.1 General.

18.2.4.1.1 The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.

18.2.4.1.2 Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times.

18.2.4.1.3* Facilities and structures shall be maintained in a manner that does not impair or impede accessibility for fire department operations.

18.2.4.1.4 Entrances to fire departments access roads that have been closed with gates and barriers in accordance with 18.2.4.2.1 shall not be obstructed by parked vehicles.

18.2.4.2 Closure of Accessways.

18.2.4.2.1 The AHJ shall be authorized to require the installation and maintenance of gates or other approved barricades across roads, trails, or other accessways not including public streets, alleys, or highways.

18.2.4.2.2 Where required, gates and barricades shall be secured in an approved manner.

18.2.4.2.3 Roads, trails, and other access ways that have been closed and obstructed in the manner prescribed by 18.2.4.2.1 shall not be trespassed upon or used unless authorized by the owner and the AHJ.

18.2.4.2.4 Public officers acting within their scope of duty shall be permitted to access restricted property identified in 18.2.4.2.1.

18.2.4.2.5 Locks, gates, doors, barricades, chains, enclosures, signs, tags, or seals that have been installed by the fire department or by its order or under its control shall not be removed, unlocked, destroyed, tampered with, or otherwise vandalized in any manner.

18.3 Water Supplies and Fire Hydrants

18.3.1* A water supply approved by the county, capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ. For on-site fire hydrant requirements see section 18.3.3.

EXCEPTIONS:

1. When facilities or buildings, or portions thereof, are completely protected with an approved automatic fire sprinkler system the provisions of section 18.3.1 may be modified by the AHJ.
2. When water supply requirements cannot be installed due to topography or other conditions, the AHJ may require additional fire protection as specified in section 18.3.2 as amended in the code.
3. When there are not more than two dwellings, or two private garage, carports, sheds and agricultural. Occupancies, the requirements of section 18.3.1 may be modified by AHJ.

18.3.2* Where no adequate or reliable water distribution system exists, approved reservoirs, pressure tanks, elevated tanks, fire department tanker shuttles, or other approved systems capable of providing the required fire flow shall be permitted.

18.3.3* The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on a fire apparatus access road on the site of the premises or both, in accordance with the appropriate county water requirements.

18.3.4 Fire Hydrants and connections to other approved water supplies shall be accessible to the fire department.

18.3.5 Private water supply systems shall be tested and maintained in accordance with NFPA 25 or county requirements as determined by the AHJ.

18.3.6 Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way.

18.3.7 The AHJ shall be notified whenever any fire hydrant is placed out of service or returned to service. Owners of private property required to have hydrants shall maintain hydrant records of approval, testing, and maintenance, in accordance with the respective county water requirements. Records shall be made available for review by the AHJ upon request.

C~ 18.3.8 Minimum water supply for buildings that do not meet the minimum County water standards:

Buildings up to 2000 square feet, shall have a minimum of 3,000 gallons of water available for Firefighting.

Buildings 2001- 3000 square feet, shall have a minimum of 6,000 gallons of water available for Firefighting.

Buildings, 3001- 6000 square feet, shall have a minimum of 12,000 gallons of water available for Firefighting.

Buildings, greater than 6000 square feet, shall meet the minimum County water and fire flow requirements.

Multiple story buildings shall multiply the square feet by the amount of stories when determining the minimum water supply.

Commercial buildings requiring a minimum fire flow of 2000gpm per the Department of Water standards shall double the minimum water supply reserved for firefighting.

Fire Department Connections (FDC) to alternative water supplies shall comply with 18.3.8 (1)-(6) of *this code*.

NOTE: In that water catchment systems are being used as a means of water supply for firefighting, such systems shall meet the following requirements:

- 1) In that a single water tank is used for both domestic and firefighting water, the water for domestic use shall not be capable of being drawn from the water reserved for firefighting:
- 2) Minimum pipe diameter sizes from the water supply to the Fire Department Connection (FDC) shall be as follows:
 - a) 4" for C900 PVC pipe;
 - b) 4" for C906 PE pipe;
 - c) 3" for ductile iron;
 - d) 3' for galvanized steel.

- 3) The Fire Department Connection (FDC) shall:
 - a) be made of galvanized steel;
 - b) have a gated valve with 2-1/2 inch, National Standard Thread male fitting and cap;
 - c) be located between 8 ft and 16 ft from the Fire department access. The location shall be approved by the AHJ;
 - d) not be located less than 24 inches, and no higher than 36 inches from finish grade, as measured from the center of the FDC orifice;
 - e) be secure and capable of withstanding drafting operations. Engineered stamped plans may be required;
 - f) not be located more than 150 feet of the most remote part, but not less than 20 feet, of the structure being protected;
 - g) also comply with section 13.1.3 and 18.2.3.4.6.1 of *this code*.
- 4) Commercial buildings requiring a fire flow of 2000gpm shall be provided with a second FDC. Each FDC shall be independent of each other, with each FDC being capable of flowing 500gpm by engineered design standards. The second FDC shall be located in an area approved by the AHJ with the idea of multiple Fire apparatus' conducting drafting operations at once, in mind.
- 5) Inspection and maintenance shall be in accordance to NFPA 25.
- 6) The owner or lessee of the property shall be responsible for maintaining the water level, quality, and appurtenances of the system.

EXCEPTIONS TO SECTION 18.3.8:

- 1) Agricultural buildings, storage sheds, and shade houses with no combustible or equipment storage.
- 2) Buildings less than 800 square feet in size that meets the minimum Fire Department Access Road requirements.
- 3) For one and two family dwellings, agricultural buildings, storage sheds, and detached garages 800 to 2000 square feet in size, and meets the minimum Fire Department Access Road requirements, the distance to the Fire Department Connection may be increased to 1000 feet.
- 4) For one and two family dwellings, agricultural buildings, and storage sheds greater than 2000square feet, but less than 3000 square feet and meets the minimum Fire Department Access Road requirements, the distance to the Fire Department Connection may be increased to 500 feet.

Ron Terry
January 24, 2019
Page 9

- 5) For buildings with an approved automatic sprinkler system, the minimum water supply required may be modified.

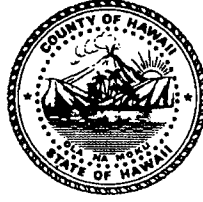
If there are any questions regarding these requirements, please contact the Fire Prevention Bureau at (808) 932-2911.

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

DARREN J. ROSARIO
Fire Chief

CB:ds

Harry Kim
Mayor



Paul K. Ferreira
Police Chief

Kenneth Bugado, Jr.
Deputy Police Chief

County of Hawai'i

POLICE DEPARTMENT
349 Kapi'olani Street • Hilo, Hawai'i 96720-3998
(808) 935-3311 • Fax (808) 961-2389

January 23, 2019

Mr. Ron Terry
c/o Geometrician Associates, LLC
P.O. Box 396
Hilo, HI 96721

SUBJECT: EARLY CONSULTATION FOR ENVIRONMENTAL ASSESSMENT FOR PUAKEA
GUEST RANCH SPECIAL PERMIT, TMK 5-6-001:082, NORTH KOHALA
DISTRICT, ISLAND OF HAWAII

Dear Mr. Terry:

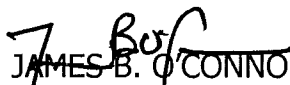
Staff has reviewed Ms. Christie Cash's letter dated January 3, 2019, referencing an Early Consultation for Environmental Assessment for Puakea Guest Ranch Special Permit, TMK 5-6-001:0082, North Kohala District, Island of Hawai'i, and have no comments at this time.

We would appreciate notice of the availability of the Draft EA when it is completed.

Should there be any questions, please contact Captain Jeremie Evangelista, Commander of the North Kohala District, at 889-6540.

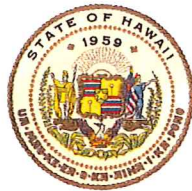
Sincerely,

PAUL K. FERREIRA
POLICE CHIEF


JAMES B. O'CONNOR
ASSISTANT POLICE CHIEF
AREA II OPERATIONS

JCE/jaj
19HQ0029

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

February 14, 2019

Geometrician Associates, LLC
Attention: Mr. Ron Terry
P.O. Box 396
Hilo, Hawaii 96721

via email: rterry@hawaii.rr.com

Dear Mr. Terry:

SUBJECT: **Amended** – Early Consultation for Environmental Assessment for the Proposed **Puakea Guest Ranch Special Permit** located at Hawi, North Kohala District, Island of Hawaii; TMK: (3) 5-6-001:082

Thank you for the opportunity to review and comment on the subject matter. The Land Division of the Department of Land and Natural Resources (DLNR) distributed or made available a copy of your request pertaining to the subject matter to DLNR's Divisions for their review and comments.

At this time, enclosed are comments from the (a) Engineering Division and (b) Division of Forestry & Wildlife, (c) Commission on Water Resource Management, and (d) Land Division – Hawaii District on the subject matter. Should you have any questions, please feel free to call Darlene Nakamura at (808) 587-0417. Thank you.

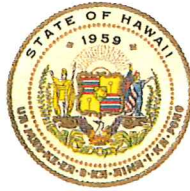
Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosures
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

2019 FEB - 7 PM 2:47

RECEIVED
LAND DIVISION

19 JAN 17 PM 11:31 ENGINEERING

January 17, 2019

MEMORANDUM

TO:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Hawaii District
- Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Amended – Early Consultation for Environmental Assessment for the Proposed **Puakea Guest Ranch Special Permit**

LOCATION:

Hawi, North Kohala District, Island of Hawaii; TMK: (3) 5-6-001:082

APPLICANT:

Puakea Ranch

Transmitted for your review and comment is information on the above-referenced subject matter. We would appreciate your comments by **February 7, 2019**. Please note that Applicant amended the proposed use of the special permit to include weddings, elopements, family reunions, birthday parties, etc., more specifically spelled out on Page 2, Paragraph 3.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

- We have no objections.
- We have no comments.
- Comments are attached.

Signed:

Print Name:

Cary S. Chang, Chief Engineer

Date:

2/7/19

Attachments

cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/Russell Y. Tsuji

**Ref: Amended – Early Consultation for Environmental Assessment for the
Proposed Puakea Guest Ranch Special Permit, Hawi, North Kohala District,
Island of Hawaii; TMK: (3) 5-6-001:082**

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (<http://gis.hawaiiinfip.org/FHAT>).

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- o Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- o Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- o Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- o Kauai: County of Kauai, Department of Public Works (808) 241-4846.

Signed: 
CARTY S. CHANG, CHIEF ENGINEER

Date: 2/7/19



RECEIVED
LAND DIVISION

2019 JAN 23 AM 11:00



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 17, 2019

MEMORANDUM

TO: FROM

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Hawaii District
- Historic Preservation

FROM: [Signature]

Russell Y. Tsuji, Land Administrator
Amended – Early Consultation for Environmental Assessment for the
Proposed **Puakea Guest Ranch Special Permit**
LOCATION: Hawi, North Kohala District, Island of Hawaii; TMK: (3) 5-6-001:082
APPLICANT: Puakea Ranch

Transmitted for your review and comment is information on the above-referenced subject matter. We would appreciate your comments by **February 7, 2019**. Please note that Applicant amended the proposed use of the special permit to include weddings, elopements, family reunions, birthday parties, etc., more specifically spelled out on Page 2, Paragraph 3.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: [Signature]

Print Name: **DAVID G. SMITH, Administrator**

Date: 1/18/19

Attachments
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII



RECEIVED
LAND DIVISION



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

2019 JAN 31 AM 10:38

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

January 17, 2019

MEMORANDUM

RECEIVED WATER
COMMISSION ON MANAGEMENT
RESOURCE MANAGEMENT
2019 JAN 17 PM 3:21

TO:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Hawaii District
- Historic Preservation

FR:

TD:

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Amended – Early Consultation for Environmental Assessment for the Proposed **Puakea Guest Ranch Special Permit**

LOCATION:

Hawi, North Kohala District, Island of Hawaii; TMK: (3) 5-6-001:082

APPLICANT:

Puakea Ranch

Transmitted for your review and comment is information on the above-referenced subject matter. We would appreciate your comments by **February 7, 2019**. Please note that Applicant amended the proposed use of the special permit to include weddings, elopements, family reunions, birthday parties, etc., more specifically spelled out on Page 2, Paragraph 3.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: /s/ M. Kaleo Manuel

Print Name: Deputy Director

Date: January 29, 2019

Attachments
cc: Central Files

FILE ID:	RFD.5000.8
DOC ID:	21088

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON

BRUCE S. ANDERSON, PH.D.
WILLIAM D. BALFOUR, JR.
KAMANA BEAMER, PH.D.
MICHAEL G. BUCK
NEIL J. HANNAHS
PAUL J. MEYER

M. KALEO MANUEL
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

January 29, 2019

REF: RFD.5000.8

TO: Mr. Russell Tsuji, Administrator
Land Division

FROM: M. Kaleo Manuel, Deputy Director *Kaleo Manuel*
Commission on Water Resource Management

SUBJECT: Amended - Early Consultation for Environmental Assessment for the Proposed Puakea Guest Ranch Special Permit

FILE NO.: RFD.5000.8
TMK NO.: (3) 5-6-001:082

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://dlnr.hawaii.gov/cwrm>.

Our comments related to water resources are checked off below.

1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EAP as having high water efficiency can be found at <http://www.epa.gov/watersense>.
5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://planning.hawaii.gov/czm/initiatives/low-impact-development/>
6. We recommend the use of alternative water sources, wherever practicable.
7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>.
8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at

- http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf.
- 9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
 - 10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.
 - 11. A Well Construction Permit(s) is (are) are required before the commencement of any well construction work.
 - 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
 - 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
 - 14. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
 - 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a steam channel.
 - 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
 - 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
 - 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- OTHER: The proposed water source(s) and projected water demands for the project, both potable and non-potable, should be identified and the calculations used to estimate demands should be provided. A discussion of the potential impacts on water resources and other public trust uses of water should be included, and any proposed mitigation measures described. Water conservation and efficiency measures to be implemented should also be discussed.

If you have any questions, please contact Lenore Ohye of the Commission staff at 587-0216.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

2019 JAN 18 P 12:59

RECEIVED
LAND DIVISION
HILO, HAWAII

January 17, 2019

MEMORANDUM

TO: **DLNR Agencies:**

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Hawaii District
- Historic Preservation

RECEIVED
LAND DIVISION

2019 JAN 28 AM 10:44

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: **Amended** – Early Consultation for Environmental Assessment for the Proposed **Puakea Guest Ranch Special Permit**

LOCATION: Hawi, North Kohala District, Island of Hawaii; TMK: (3) 5-6-001:082

APPLICANT: Puakea Ranch

Transmitted for your review and comment is information on the above-referenced subject matter. We would appreciate your comments **by February 7, 2019**. Please note that Applicant amended the proposed use of the special permit to include weddings, elopements, family reunions, birthday parties, etc., more specifically spelled out on Page 2, Paragraph 3.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Darlene Nakamura at 587-0417. Thank you.

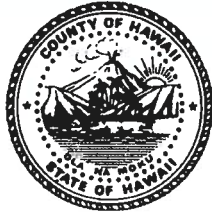
- We have no objections.
- We have no comments.
- Comments are attached.

Signed:

Print Name: GORDON C. HEIT

Date: 1/23/19

Attachments
cc: Central Files



Harry Kim
Mayor

Wil Okabe
Managing Director

David Yamamoto, P.E.
Director

Allan G. Simeon, P.E.
Deputy Director

County of Hawai'i
DEPARTMENT OF PUBLIC WORKS
Aupuni Center
101 Pauahi Street, Suite 7 · Hilo, Hawai'i 96720-4224
(808) 961-8321 · Fax (808) 961-8630
public_works@hawaiicounty.gov

February 26, 2019

ATTN: Christie Cash
Puakea Ranch
56-2864 Akoni Pule Highway
Hawi, HAWAII 96719

SUBJECT: EARLY CONSULTATION FOR ENVIRONMENTAL ASSESSMENT FOR
PUAKEA GUEST RANCH SPECIAL PERMIT
NORTH KOHALA DISTRICT, ISLAND OF HAWAII
TMK: (3) 5-6-001:082


We received the subject dated November 30, 2018 and have the following comments:

The subject parcel is in an area designated as Zone X on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). Zone X is an area determined to be outside the 500-year floodplain.

All development-generated runoff shall be disposed of on site and not directed toward any adjacent properties. A drainage study shall be prepared and the recommended drainage system shall be constructed meeting the approval of the Department of Public Works.

All activities shall comply with the requirements of Hawaii County Code, Chapter 10, Erosion and Sedimentary Control. Agricultural operations may qualify for a conservation program with the applicable soil and water conservation district. An approved conservation program would be an exclusion to Chapter 10.

Should there be any questions concerning this matter, please contact Ms. Robyn Matsumoto in our Engineering Division at (808) 961-8924.


BEN ISHII, Division Chief
Engineering Division

RM

ENVIRONMENTAL ASSESSMENT
PUAKEA GUEST RANCH

TMK: (3rd) 5-6-001:082
Puakea, North Kohala District, Hawai'i Island, State of Hawai'i

Appendix 1b
Comments to Draft EA and Responses



Fremont Law Group PLLC
3417 Fremont Avenue North, Suite 225
Seattle, WA 98103

September 3, 2019

By Email and by FedEx

Michael Yee
Planning Director
County of Hawai'i
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740

Re: Public Comment to Puakea Guest Ranch DEA-AFONSI, TMK (3) 5-6-001:082

Dear Mr. Yee,

This firm represents that certain testamentary trust that is the fee owner of Lot 2, Puakea, North Kohala, Hawai'i, and its trustee, Mark Torrance. Mr. Torrance is in receipt of the DEA-AFONSI submitted by Ms. Christine Cash for the Puakea Guest Ranch, located on Lot 1, Puakea, North Kohala, Hawai'i, published on August 23, 2019. Mr. Torrance's Lot 2 is adjacent to Ms. Cash's Lot 1 to the southeast. On behalf of Mr. Torrance, we respectfully submit the following comments regarding the applicant's DEA-AFONSI.

Existing Non-Conforming Uses

As admitted in the applicant's DEA, the applicant currently uses the property in a manner in violation with applicable zoning codes and building codes (See Section 2.2, page 17), as well as in violation of restrictive covenants burdening the property. One such recent illegal event occurred on August 22, 2019. We have gone on the record with the applicant to object to such uses in the past, and we will continue to object for as long as is necessary. Such objections aside, though, it is clear that the applicant's non-compliant uses of the property to date provide empirical, non-speculative evidence of certain negative environmental impacts of the uses proposed in the DEA. Many of these known environmental impacts are discussed below.

Flora and Fauna

In Section 3.1.4 (Page 28) of the DEA, the applicant claims that operation of the Guest Ranch “will produce almost no impacts to any species of flora or fauna other than the alien species already present,” but fails to acknowledge that such alien species, such as livestock, may be significantly affected by such operations. Indeed, the applicant currently hosts wedding receptions and similar events on the property, giving insight into these effects. One such event took place on the evening of August 22, 2019. A neighbor reported “a very loud event going on in the upper pavilion,” and complained of “very loud music and people yelling and having fun I guess.” See attached Exhibit A, which is indicative of correspondence received by Mr. Torrance from his tenants who are using Lot 2 in conformance with applicable laws. The tenant noted that a horse and a mule in the smaller pasture near the party were visibly stressed by the commotion. Given that the current, unpermitted operations of the guest ranch are causing evident disturbances to the neighboring animals, it is clear that allowing such operations to continue will result in further disruption and stress to the surrounding environment and livestock.

Noise

The applicant acknowledges that prior events at the property have caused noise disturbances to neighboring parcel owners (Section 3.1.5, page 30). The applicant’s mitigation proposals include limiting noise to certain hours of operation and setting volume limits, but similar to the disturbances to neighboring livestock, prior non-conforming uses by the applicant have provided empirical evidence that such illegal uses of the parcel as a Guest Ranch, even with limitations on hours, do indeed cause excessive noise to neighboring parcels. Additionally, environmental concerns are not limited to the volume of noise, but also the character of such noise. Agriculturally zoned land may provide for high permissible sound levels, but neighboring owners take title with the understanding that such noise will be of an agricultural nature, and not caused by large groups of revelers drinking and dancing well after the sun has set. Furthermore, the self-policing mitigation measures proposed by the applicant give little confidence to neighboring parcel owners, who have seen firsthand the applicant’s disregard for existing restrictions set forth in zoning laws, building codes, and restrictive covenants. In short, we believe that the noise from large parties and live music is out of character with the prevailing agricultural zoning, and that based on prior and current practices by the applicant, the applicant’s proposed noise mitigation measures will be ignored by both the applicant and its customers, to the detriment of the environment, all neighboring parcels, and their inhabitants.

Fire

As noted in the applicant's DEA, the property has a significant risk of fire due to its dry, windy climate (See 3.1.2, page 19). Humans are the cause of the overwhelming majority of wildfires worldwide, and bringing large amounts of people to an agriculturally zoned land greatly increases the chances of one of them carelessly starting a fire with candles or cigarettes. Significant alcohol use, as is common at many weddings, will only increase this risk further. Neighboring parcel owners took title to their land with the understanding that the land was agriculturally zoned, and not with the expectation of large, alcohol-fueled gatherings where smokers may carelessly start fires in dry pastures and thereby threaten the safety of neighboring parcels and their inhabitants.

Traffic

Applicant acknowledges that large events at the property result in increased traffic and present potential safety concerns at the exit off of Akoni Pule Highway (Section 3.3.2, page 41). Applicant proposes using professional traffic control to facilitate safer vehicle access at such times. However, the self-policing mitigation measures proposed by the applicant give little confidence to neighboring parcel owners, who have seen firsthand the applicant's disregard for existing restrictions set forth in zoning laws, building codes, and restrictive covenants. In short, we believe that based on prior and current practices by the applicant, the applicant's proposed traffic mitigation measures will be ignored by both the applicant and its customers, to the detriment of the environment, all neighboring parcels, and their inhabitants.

Additionally, the expanded uses proposed by applicant will cause increased traffic in violation of restrictive covenants affecting the property. The property and its neighboring parcels are subject to a series of Amended and Restated Declarations of Covenants, Conditions and Restrictions ("CCRs") (see, for example, Recording Doc. No. 2005-115157 and Doc. No. 2008-104554). One such CCR (Recording Doc. No. 2008-104554) specifically states that "the use of the access and utility easement areas [crossing the applicant's property]...shall be limited to the uses legally permitted under applicable State and County land use laws and ordinances." Legally permitted uses on the property are those set forth in the zoning classification for agricultural land, and do not include the operation of a guest ranch and hosting of large parties. The continued use of the property for these uses creates an environment out of step with that agreed upon and accepted by the applicant and the owner of the parcels also subject to the CCRs.

Finally, operation of the property as a guest ranch has caused unreasonable amounts of airborne dust, traffic and congestion on the property itself, blocking access to neighboring parcels for extended periods of time. Mr. Torrance's tenants

have been unable to reach their land and livestock on certain occasions due to large numbers of cars and tour buses at the applicant's property during events, blocking the access easement to the neighboring parcel. This unacceptable disruption is only likely to increase in the event the operation of the guest ranch is sanctioned and allowed to increase.

Utilities

Applicant proposes the construction of a new septic system on the property to accommodate its large gatherings (Section 3.3.1, page 40). The applicant has provided little information regarding the size or location of such a system, leaving concerns about whether it will be consistent with the non-residential nature of the surrounding areas.

Based on the foregoing concerns, we are confident that the applicant's proposed use of the property will have a significant effect on the environment, and therefore support a finding of No Action by the Planning Department (i.e. not granting a FONSI) to ensure that no further environmental impacts from the operations of a Guest Ranch are allowed to occur. In the event the Planning Department is not prepared to make such a finding at this time, we request that, at a minimum, the Planning Department require an Environmental Impact Statement in order to shed further light on the significant effects this proposed use will have on its surroundings.

Sincerely,

FREMONT LAW GROUP PLLC



Paul Okner
(206) 399-1922

Cc: Christine L. Cash
PO Box 190768
Hawi, HI 96719

Exhibit A
Representative Email from Tenant

From: Robbie <[REDACTED]>
Date: Wednesday, August 28, 2019 at 5:48 PM
To: Mark Torrance <[REDACTED]>, Jack Larson <[REDACTED]>
Subject: FW: Puakea Ranch news

Hi Mark, Jack,

Hope all is well with you both ;-)

Marley sent this to me this morning. I sent it to Bob Morrison and Donna Oba and wanted to send it over to you both as well. Also wanted to mention: Last Thursday evening 8/22 I arrived at the property after 7pm and there was a very loud event going on in the upper pavilion, the horse and mule were running around in the smaller pasture somewhat stressed due to the very loud music and people yelling and having fun I guess. I was not able to take a picture or video as my cell battery was almost dead, I had been at acupuncture and was late getting home. I called Bob and Donna as soon as I was in Hawi (cell range) to see if they could come over to take pictures/video etc but they were off island in California. I went back Friday night and Saturday ready to video but no other events in the evening last weekend.

That's it for now.. please let me know if you have any questions and I will send more updates if anything happens.

Hope you are both well - Much aloha, Rob ;-)



October 21, 2019

Mark Torrance
c/o Paul Okner
Fremont Law Group PLLC
3417 Fremont Avenue North, Suite 225
Seattle, WA 98103

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch,
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Mr. Okner:

Thank you for your comment letter dated September 03, 2019, in which you stated that there are negative environmental impacts of the uses proposed in the DEA and then discussed disruption and stress to the surrounding environment and livestock, environmental concerns due to the volume and character of noise disturbances, fire risk, traffic increase and the effect on the access easement, and finally concern about the wastewater system's consistency with the non-residential nature of the surrounding area.

Because you represent a parcel within the Puakea Ranch Subdivision, please know we are aware that there are disputes concerning easements, the share of water each lot gets and the use of water, and other matters related to the subdivision and to CCRs. While we are not necessarily in agreement concerning the facts of these matters and whether there are any actual issues, we acknowledge that there are differences of opinion. However, these are not environmental impacts that affect the natural environment, the community, or other resources. They are in fact a legal matter.

Thank you for recognizing the importance of the items you shared. The environmental assessment (EA) was prepared with this understanding. Each item addressed specifically in the DEA with proposed mitigation measures where appropriate. Your comments are summarized below, along with our responses to each:

1. Existing Non-Conforming Uses

The County of Hawaii legally requires the preparation of an EA before accepting the submittal of a special permit application. Without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission. We are simply

conforming with legal requirements by preparing an EA prior to a special permit. These issues will be considered at the special permit venue.

2. Flora and Fauna

We acknowledge your comment regarding introduced species associated with ranches and farms. This is addressed in Section 3.1.4 (Page 25) of the EA. Additionally, we are unaware of any scientific studies that show that domestic animals that are penned in large lots adjacent to a site hosting a party of the types proposed for the operation would actually suffer any adverse impacts.

3. Noise

We acknowledge your comment regarding noise including the character of the noise. This is addressed in Section 3.1.5 of the EA. We have responded to this concern as part of the design of the Proposed Action and are committed to working cooperatively with the neighbors to address future issues. Furthermore, there are appropriate legal remedies regarding the enforcement of noise violations. This is covered in Hawaii Administrative Rules (HAR), Title 11, Chapter 46, "Community Noise Control." In addition, the State Department of Health maintains reference to describe various kinds of noise, their sources and who you should contact to resolve the problem.

4. Fire

We acknowledge your comment regarding fire and share the general concern of human caused events. As such we enforce a strict no open flame rule with all guests. Additionally all campfires are prearranged and managed by Puakea Ranch staff. Guests are not allowed to start any fires. This is addressed in Section 3.1.2 of the EA.

5. Traffic

We acknowledge your comment regarding traffic. This is addressed in Section 3.3.2 of the EA. Thank you for sharing the concern regarding onsite access. Any legal access rights will not be hindered. This information has been added to the Final EA (FEA).

6. Utilities

We acknowledge your comment regarding wastewater, specifically, proposed septic systems. This is addressed in Section 3.3.1 of the EA. Any wastewater system proposed will be designed and constructed in accordance with the requirements of the State Department of Health, per Hawaii Administrative Rules (HAR), Title 11, Chapter 62, "Wastewater Systems."

We very much appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiicounty.gov only]

Thomas and Claire Leonardi
12 Stonefield Road
Avon, CT 06001
Thomas b leonardi@gmail.com

September 11, 2019

Planning Director Michael Yee
County of Hawaii Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720

PLANNING DEPARTMENT
COUNTY OF HAWAII

2019 SEP 18 pm 3 46


**RE Review of Draft Environmental Assessment (DEA) for Puakea Guest Ranch
TMK (3) 5-6-001 082 North Kohala District, Island of Hawaii**

Dear Planning Director Yee

Thank you for the opportunity to review the subject document. We believe that there are significant negative environmental issues surrounding the subject property that impact all of the eight other lot owners in the Puakea Ranch subdivision. These include light pollution, noise pollution and extraordinary water usage that adversely impact neighboring properties.

We also ask that you reject the DEA until such time that the November 2018 complaint filed against the Beverly Hills owners ("operator") is resolved. Any consideration of the DEA is premature as it requests the expansion of the existing unpermitted Guest Ranch activities alleged in the complaint. A ruling for the dismissal/denial of the DEA by the Planning Director is therefore appropriate until the Court rules on these allegations, which includes injunctive relief and payment of accrued fines currently in excess of \$350,000.

In the event that you decide to consider the DEA prior to resolution of the complaint, the applicant's proposed use will definitely have a significant effect on the environment and these activities are specifically prohibited by the Puakea Ranch subdivision's CC&Rs, the benefits of which all lot owners relied upon when purchasing their property. Therefore, we support the alternative of No Action by the Planning Department (i.e. not granting a FONSI).

Sincerely,

Thomas B. Leonardi
Member Manager
Rainbow Ranch LLC
Owner Lot 7 Puakea Ranch Subdivision

127855



October 21, 2019

Thomas Leonardi
Rainbow Ranch LLC
12 Stonefield Road
Avon, CT 06001
[via thomas_b_leonardi@gmail.com only]

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch,
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Mr. Leonardi:

Thank you for your comment letter dated September 11, 2019, in which you stated that there are negative environmental issues surrounding the subject property including light pollution, noise pollution and water use.

Because you represent a parcel within the Puakea Ranch Subdivision, please know we are aware that there are disputes concerning easements, the share of water each lot gets and the use of water, and other matters related to the subdivision and to CCRs. While we are not necessarily in agreement concerning the facts of these matters and whether there are any actual issues, we acknowledge that there are differences of opinion. However, these are not environmental impacts that affect the natural environment, the community, or other resources. They are in fact a legal matter.

Thank you for recognizing the importance of the items you shared. The environmental assessment (EA) was prepared with this understanding. Each item addressed specifically in the DEA with proposed mitigation measures where appropriate. Your comments are summarized below, along with our responses to each:

1. *County of Hawai'i enforcement action*

The County of Hawaii legally requires the preparation of an EA before accepting the submittal of a special permit application. Without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission. We are simply conforming with legal requirements by preparing an EA prior to a special permit. These issues will be considered at the special permit venue.

2. Light pollution

We acknowledge your comment regarding light pollution. This is addressed in Section 3.1.4 of the EA. All permanent lighting would be shielded in conformance with County of Hawai'i Outdoor Lighting Ordinance (Hawai'i County Code Chapter 9, Article 14), which requires shielding of exterior lights to lower the ambient glare caused by unshielded lighting.

3. Noise pollution

We acknowledge your comment regarding noise pollution. This is addressed in Section 3.1.5 of the EA. We have responded to this concern as part of the design of the Proposed Action and are committed to working cooperatively with the neighbors to address future issues.

4. Water usage

We acknowledge your comment regarding water usage. This is addressed in Section 3.1.3 and Section 3.3.1 of the EA. In addition to water catchment we propose to incorporate a private well and reconnect to the Kohala Ditch. The combination of these sources of water will be adequate for this use and they will not impact neighbors. As a user of the current shared water system, you should be aware that our water meter is the master meter. Therefore any and all leaks between the master meter and the other eight individual meters will all be recorded on the usage readings for our lot. We plan to address this poorly conceived layout in the immediate future to ensure Lot 1 no longer carries the expense burden from leaks.

We very much appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiicounty.gov only]

September 19, 2019

Michael Yee, Director
County of Hawaii Planning Department
Aupuni Center, Suite 3
101 Pauahi Street
Hilo, HI 96720

Subject Draft Environmental Assessment TMK (3)5-6-001 082

Dear Mr. Yee

Please note that the subject lot is one of nine lots in the Puakea Ranch Subdivision. I am a full-time resident on one of the nine lots.

Who wrote this report? The property owners? Authorship of this report is not clearly identified. The conclusions of any environmental assessment – draft or final – should be written by qualified and unbiased third parties.

Furthermore, closer examination of the current and proposed commercial activities would show that usage exceeds 15 acres of the lot's 32 acres. The licensed surveyor is not noted.

The traffic study did not address the impact on the easement road to the mauka lots.

Noise from night-time activities affects the animals on adjacent lots.

The report also does not address the unpermitted renovations and increasing number of rented buildings that precede the proposed expansion. Nothing is mentioned about permitting existing buildings or that the State Historical Society was informed of the renovations and changes of use prior to construction.

Finally, the report is silent on the pending lawsuit filed by the County of Hawaii Corporation Counsel against the owners. Any opinion of the Draft Environmental Assessment should not be rendered until the lawsuit is decided.

Allowing activities contrary to established zoning and land use, which the property owner has been doing for ten-plus years, opens the door to further disregard of county laws and regulations, not just by the owners but by other property owners who follow by example.

Very truly yours,

Donna Oba
56-2773 Lahuiki Place
Hawi, HI 96719

cc Christie Cash, Co-Owner

PLANNING DEPARTMENT
COUNTY OF HAWAII

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Donna Oba
P.O. Box 195
Hawi HI 96719

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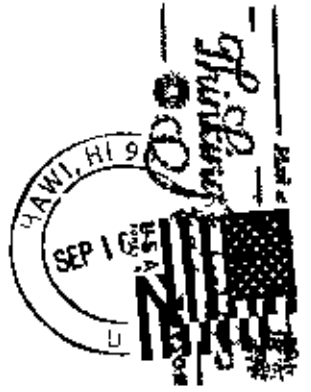
ANNEX COUNTY DEPARTMENT
HAWAII

Planning Director Michael Yee
County of Hawaii Planning Department
Aupuni Center, Suite 3
101 Pauahi Street
Hilo, HI 96720

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November 1, 2019

Donna Oba
PO BOX 195
Hawi, HI 96719

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch,
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Ms. Oba:

Thank you for your comment letter dated September 19, 2019, in which you stated a number of concerns including the proposed usage acreage, the traffic impact on the easement road, noise pollution, permitted renovations, building use and Historical Society notice.

Because you represent a parcel within the Puakea Ranch Subdivision, please know we are aware that there are disputes concerning easements, the share of water each lot gets and the use of water, and other matters related to the subdivision and to CCRs. While we are not necessarily in agreement concerning the facts of these matters and whether there are any actual issues, we acknowledge that there are differences of opinion. However, these are not environmental impacts that affect the natural environment, the community, or other resources. They are in fact a legal matter.

Thank you for recognizing the importance of the items you shared. The environmental assessment (EA) was prepared with the support of the consultants listed on the DEA title page, with this understanding. Each item is addressed specifically in the DEA with proposed mitigation measures where appropriate. Your comments are summarized below, along with our responses to each:

1. Usage acreage

The DEA was prepared with the assistance of a team of professionals and are identified in the DEA on the Title Page under "Contributing Consultants." Additional support was provided by Roger Fleenor, the licensed surveyor, who surveyed the property and requested setbacks. The Special Permit Area is shown on the Site Plan, Figure 4 on Page 14 of the EA. That area encompasses the entirety of the proposed use and is confirmed to be 14.9 acres. The boundary is depicted with the short dash-dash line and is detailed with azimuths and bearings. In confirming the acreage, a correction was made to one of the bearings. This information has been added to the Final EA (FEA). It did not affect the Special Permit Area.

2. Traffic

We acknowledge your comment regarding traffic. Thank you for sharing the concern regarding onsite access to the mauka lots. Any legal access rights will not be hindered. This information has been added to the Final EA (FEA).

3. Noise

We acknowledge your comment regarding nighttime noise. This is addressed in Section 3.1.5 of the EA. We have responded to this concern as part of the design of the Proposed Action and are committed to working cooperatively with the neighbors to address future issues. Additionally, we are unaware of any scientific studies that show that domestic animals that are penned in large lots adjacent to a site hosting a party of the types proposed for the operation would actually suffer any adverse impacts.

4. County of Hawai'i enforcement action

We acknowledge your comments regarding permitting buildings, renovations, historical review and the enforcement action. *The County of Hawaii legally requires the preparation of an EA before accepting the submittal of a special permit application. Without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission. We are simply conforming with legal requirements by preparing an EA prior to a special permit. These issues will be considered at the special permit venue.*

We very much appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiiicounty.gov only]

2019 SEP 18 PM 3 57
PLANNING DEPARTMENT
COUNTY OF HAWAII

September 17, 2019

Planning Director Michael Yee
County of Hawaii Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720

VIA CERTIFIED MAIL

RE Review of Draft Environmental Assessment (DEA) for Puakea Guest Ranch
TMK (3) 5-6-001 082 North Kohala District, Island of Hawaii

Dear Planning Director Yee

Thank you for the opportunity to submit comments regarding the subject document and for your continued assistance with this matter which we greatly appreciate. Upon reviewing the document, I ask that you either deny/dismiss the DEA until the *County of Hawaii v Christine Cash et al*, litigation is resolved or select the **NO ACTION** alternative (i.e. not granting a FONSI)

Denial/Dismissal of Draft Environmental Assessment

Corporation Counsel representing the County of Hawaii filed a complaint against the Beverly Hills owners of Puakea Ranch on November 30, 2018 with the Third Circuit Court of Hawaii (Court).¹ Consideration of the DEA prior to the resolution of the lawsuit is inappropriate given the proposed expansion of the illegal² activities alleged in the complaint.³ The dismissal or denial of the DEA is therefore appropriate until the Court rules on these allegations, including injunctive relief, payment of accrued fines (> \$350,000) and other costs that the Court deems proper.

¹ *County of Hawaii vs Christine L. Cash et al*, Complaint for Injunctive Relief and Damages, Exhibits "A"- "F"; Summons Civil No. 18-1-242K Third Circuit Court in the State of Hawaii, November 30, 2018

² The applicant is aware that the existing commercial operation is illegal. *The property is within the State Land Use Agricultural District and a Special Permit from the County of Hawaii's (County) Leeward Planning Commission (Planning Commission) is required to legally undertake the Proposed Action* (pg 5 of DEA) and *On a permanent basis future legal uses of the property as a Guest Ranch will also generate some level of noise, particularly during large events* (DEA, pg 30)

³ The applicant requests for a Special Permit to operate a Guest Ranch while counsel for Puakea Ranch denies that Puakea Ranch has used and operated the property as a Guest Ranch. *County of Hawaii vs Christine L. Cash et al*, Defendant's Answer to Plaintiff's First Amended Complaint for Injunctive Relief and Damages, Civil No. 18-1-242K Third Circuit Court in the State of Hawaii, pg 3. The applicant also proposes the construction of an ADA approved restroom and kitchen the current cottages, airstream trailer, tree house, three pools wedding pavilion and parking are non-ADA compliant.

JD

Planning Director Michael Yee
County of Hawaii Planning Department
Review of Draft Environmental Assessment (DEA) for Puakea Guest Ranch
September 17, 2019

The applicant has operated an illegal business for 12 years that violate County of Hawaii zoning and building codes ⁴ as well as State of Hawaii ordinances (Department of Health (DOH) and terms of the State Historical Preservation Division (SHPD) registry) ⁵

A March 19, 2009 Notice of Violation (NOV) issued by the County of Hawaii Planning Department ordered the applicant to immediately cease and desist unpermitted activities ⁶ and informed the applicant that a Special Permit was required ⁷ Despite this Order, the applicant expanded the business via the construction of additional unpermitted dwellings and activities The applicant now asks for a Special Permit.

This historical context and the pending lawsuit argue for the dismissal/denial of the DEA until the Court resolves the numerous allegations, injunctions and collection of accrued fines

Denial of Draft Environmental Assessment

If you decide to consider the DEA prior to the Court's ruling, the DEA supports a clear finding of NO ACTION, including an evaluation of the 13 criteria described in §11-200 1-13 An expanded discussion of several of the applicant's responses to several of these criteria is warranted given the actual evidence Five topics were selected for your consideration ⁸

Cultural and Historical Resources ⁹

The applicant submitted an application to SHPD for listing on the State Historical register which was granted on August 8, 2009 In the application, structures unrelated to the historical operation of Puakea Ranch, including an unpermitted luxury tree house ¹⁰ and

⁴ The first identified complaint to the County of Hawaii Planning Department is dated November 18, 2008 *Operating commercial resort ranch in Ag. District Complainant states that there is a letter on file from the Planning Dept which prohibits this operation* [BOA 17-000170 pg. 68]

⁵ §6E-10(c) Any person, natural or corporate, who violates the provisions of this section shall be fined not more than \$1 000 and each day of continued violation shall constitute a distinct and separate offense under this section for which the offender may be punished.

⁶ County of Hawaii Planning Department, March 19, 2009 Notice of Violation and Order 1 **Immediately Cease and desist** from operating the Guest Ranch on the above referenced property 2 **Immediately Cease and desist** the habitation of any unpermitted dwellings Pg 5 [BOA-17-000170]

⁷ County of Hawaii Planning Department, March 19, 2009 Notice of Violation and Order Compliant Operating a Guest Ranch in an Agriculture District Unpermitted Dwellings in an Agriculture District, pg 5

⁸ For clarification, on page 16 the DEA the applicant has listed "Oba Ranch/Robert Morrison" as a neighboring resident who " were consulted in various stages of the development of the environmental assessment This is a false statement.

⁹ §11-200 1-13 Irrevocably commit a natural, cultural or historic resource (Criteria #1)

¹⁰ A TripAdvisor review indicates that the luxury treehouse was rented on October of 2008 Another TripAdvisor review indicates that the two swimming pools associated with Yoshi's House and Miles Away Cottage were present in December of 2008 and June of 2009, respectively

two unpermitted swimming pools¹¹ constructed by the owners prior to August of 2009 were not disclosed and clearly have no relationship to preserving the cultural or historical resources on the property¹² The application also did not disclose the extensive renovation of the cottages, including pools that occurred in 2007¹³

Listing on the Historic Register requires that proposed uses on the register requires an Environmental Assessment (EA) per HRS§343 5(4) to be performed Puakea Ranch was informed and aware of these requirements by December of 2009 but never complied¹⁴ Another requirement for listing on the register requires that the owner notify SHPD of any proposed alteration, disposition or improvement of any nature on a historic property, as set forth in §6E-10(a)¹⁵ Despite this requirement, the applicant did not inform SHPD of the construction of a third pool, the placement of an Airstream trailer rental, the construction of an unpermitted wedding chapel in 2015, the renovation of the Toy Box/Ohana at an unknown time and a 2010 grading project of unknown depth In 2016, Puakea Ranch was again informed of the requirement to notify SHPD of any property alteration and directed to acquire permits/approvals for structures constructed on the property¹⁶ In 2017, the County of Hawaii Planning Department again notified the operator that the Airstream trailer rental and wedding pavilion were built without SHPD approval¹⁷ To my knowledge, SHPD was never informed of these activities or granted approval

¹¹ County of Hawaii Planning Department, March 19, 2009 Notice of Violation and Order Complaint Operating a Guest Ranch in an Agriculture District Unpermitted Dwellings in an Agriculture District, pg 2 b Two swimming pools were also identified TripAdvisor Review *Yoshi's House, which we stayed at has a swimming pool* " Date of Stay December 2008. https://www.tripadvisor.com/Hotel_Review-g60582-d1235011-Reviews-or160-Puakea_Ranch-Hawi_Island_of_Hawaii_Hawaii.html#REVIEWS (Accessed 1-26-2019)

¹² A December 20, 2007 letter to Planning Director Yuen from James Nelson and Christine Cash states *We are working toward placing our property the former Puakea Plantation and Ranch Headquarters, on the State and National Historic register so that it can be preserved as an authentic example of the past*

¹³ The application for listing on the register includes photographs of the dwellings taken in 2009 which do not appear to represent the actual renovated features that occurred in 2007 It is unknown whether this was intentional or an error in the application

¹⁴ A December 23, 2009 letter from the County of Hawaii Planning Department to Joanne Arizumi, states *In the replacement or modification of any structure, since the subject property is now listed on the National Historic Register the owner must also comply with the requirements of Chapter 343, HRS, and the requirements of the State of Hawaii Department of Land and Natural Resources State Historic Preservation Office.*

¹⁵ In the August 31, 2009 letter from SHPD to Puakea Ranch regarding the listing of Puakea Ranch on the Hawaii Register of Historic Places and Nomination to the National Register of Historic Places for Puakea Ranch, the letter states that in the event that any historic resources are encountered during construction that SHPD be immediately contacted Puakea Ranch was again informed of these provisions in a 2016 County of Hawaii Warning Letter and the March 8 and July 28th, 2017 County of Hawaii Planning Department Notice of Violations and Orders

¹⁶ County of Hawaii Planning Department, March 28, 2016 Warning Letter Complaint Conducting an Alleged Non- Agriculture Business in an Agriculture District.

¹⁷ County of Hawaii Planning Department, March 8, 2017 Notice of Violation and Order, July 28, 2017 5b *The unpermitted Recreational structure that was built without the necessary approvals from the Planning Department and State Historical Preservation Division* 5c *The Airstream mobile trailer named "Wally" that was placed on the above referenced property without first acquiring an additional farm*

The extent to which these unpermitted construction/grading projects damaged historic resources is unknown. The violations of Historic Register listing by the applicant has clearly negatively impacted the cultural and historical resources on the property which are now lost

The proposed expansion of this unpermitted business and stated compliance and concern with the historical and cultural impacts (*No impacts to significant archaeological features would occur* pg 111 of the DEA) are inconsistent with the applicant's historical and ongoing practice Rewarding a decade of cultural and historical resource violations while now proposing an expansion of the business that purportedly protects the cultural and natural resources is another factor for granting a **NO ACTION** determination or outright dismissal of the DEA

Unpermitted Disposal of Sewage ¹⁸

The applicant has discharged sewage from at least six cesspools into the environment for at least 12 years ¹⁹ There is no documentation that sewage from three of the luxury cottages (2007-present), unpermitted treehouse (2007-present) or Airstream trailer (2013-present) is discharged into any type of wastewater system as only one cesspool permits has been filed (2006) An advertisement for the trailer includes the description of a *bath house with a normal size flush toilette and piping hot water for your ocean view showers* ²⁰ while the continued use the treehouse is proposed ²¹

The single permit for a cesspool for Yoshi's House (August 28, 2006) likely qualifies as a large capacity cesspool (LCCs) ²² It is unknown whether additional cesspools are present and/or in use at the property

The discharge of unpermitted sewage for over a decade illustrates a lack of concern for the environment and its continued desecration The applicant continues to pollute the

dwelling approval from the Planning Department and approval from the State Historical Preservation Division Pg 3

¹⁸ §11-200 1-13 Conflict with the State's environmental policies or long-term environmental goals established by law (Criteria *3) Involve a substantial degradation of environmental quality (Criteria *7)

¹⁹ Christine L. Cash, May 26, 2011 Special Use Permit Application-Puakea Ranch 56-2864 Akoni Pule Hwy, Hawai, HI TMK (3)-5-6-1-82 *The property currently has six existing cesspools that we are aware of No improvement and/or expansion of the existing systems are being contemplated at this time for the requested use. Should an upgrade be required to meet with prevailing State of Health requirements we are prepared to do it along w2lth any approved and permitted plans* The 2011 Special Permit was subsequently withdrawn

²⁰ Wally the Airstream. <http://www.puakcaranch.com/tour-the-cottages/wally/> [Accessed 1-4-2019]

²¹ Draft Environmental Assessment and Anticipated Finding of No Significance Puakea Guest Ranch Pg 5 *Additionally the Tree House is currently used and would continue to be used as a farm dwelling for the owner and caretaker Within the special permit application that structure would be proposed to convert to a guest unit and plans to permit that structure or replace it would proceed once granted the special permit.*

²² *The United States Environmental Protection Agency prohibited the construction/use of new large capacity cesspools (LCCs) by April 5 2000 The regulations also require owners to upgrade of close existing LCCs by April 5 2005* State of Hawaii Department of Health, August 13, 2004 EPA 909-F-04-005

environment while proposing to adhere to wastewater regulations for the proposed expansion ²³ At any point since 2007, the applicant had the opportunity to file permits and comply with the Department of Health requirements but did not.

In addition, no permits were identified by the author indicating that the applicant has designed and/or complied with the graywater rules described in Hawaii Administrative Rules, Title 11-62-31 1(g)(1-4), 11-62-27 and plumbing requirements in Hawaii Administrative Rules 3-183 while advertising their "green practices" ²⁴ These discharges, in addition to over a decade of unpermitted discharged of sewage, pose an additional degradation to the environment

Consideration of the proposed action for the addition of restrooms and kitchen with proper wastewater disposal infrastructure and permits while unpermitted sewage/graywater is discharged into the environment is a significant impact to the environment and requires a NO ACTION ruling or outright dismissal of the DEA

Water Consumption ²⁵

Water provided by the Department of Water Supply (DWS) is a precious commodity The master water meter servicing the Puakea Ranch subdivision (9 lots) is designed to accommodate a single-family dwelling/parcel DWS allocates 400 gallons per lot per day for a total allotment of 3,600 gallons/day for the subdivision ²⁶ The applicant estimates that their water consumption averages 5,500 gallons per day The daily water consumption by the applicant therefore exceeds the entire water allocation for the subdivision

The consumption of water by the applicant on land zoned for agricultural use significantly impacts lot owners planning to build a single residence on lots in the Puakea Ranch subdivision This practice also prejudices other businesses in our community who use their prescribed water allocations The proposed solution by the applicant to use Kohala Ditch Water (not feasible) and/or the construction of a water well are options that have been available to the applicant for the past 12 years but never exercised

In response to the 8th criteria in §11-200 1-13, the applicant states

²³ Draft Environmental Assessment and Anticipated Finding of No Significance Puakea Guest Ranch, July 19, 2019 *The owners propose to construct a septic or enhanced septic system to address the wastewater requirements of the project. The primary wastewater needs will be for the proposed restrooms. The system will be designed and constructed in accordance with the requirements of the State Department of Health, per Hawaii Administrative Rules (HAR), Title 11 Chapter 62 Wastewater Systems Pg 6*

²⁴ http://www.puakearanch.com/green_practices/ [Accessed 9/15/2019]

²⁵ §11-200 1-13 Be individually limited by cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions (Criteria #8) Applicant's response is *No adverse impact from the past, present or reasonably foreseeable future actions in such a way as to increase the severity or nature of impacts*

²⁶ Draft Environmental Assessment and Anticipated Finding of No Significance Puakea Guest Ranch, July 19 2019 Letter to Christine Cash from Keith Okamoto, Department of Water Supply, December 11, 2018 Appendix 1a.

No other adverse impact from the Proposed Action has the potential to accumulate with those from the past, present or reasonably foreseeable future actions in such a way as to increase the severity or nature of impacts

The impact of increased water consumption from additional structures, kitchen and bathrooms is clearly cumulative and another clear basis for a **NO ACTION** determination or outright dismissal of the DEA

Noise

In the Summary of the Proposed Action, the applicant proposes restricting noise in the daytime (7-10 p m) to 55 decibels and 10 p m to 7 a m to 45 decibels) at all property lines²⁷ (Normal conversation occurs at around 60 decibels) Previous representations by the applicant on this subject include the following

- In a Special Permit Application filed in May of 2011 by the applicant, which was subsequently withdrawn, the operator stated “*Any amplification devices outdoors would be terminated at 9pm and restricted to State Noise standards for residential uses at the 55 decibel level or less at all property lines at all times during daylight hour and 45 decibels during he evening before 9pm Please note Standards for Agricultural land is 70 decibels day or night*”
- In a February 22, 2018 letter to you, the applicant stated that “*We adhere to all county noise laws of 55 decibels and no amplified sound past 10 pm*”²⁸
- In *Defendants Answer to Plaintiff's First Amended Complaint for Injunctive Relief and Damages* in the matter of the *County of Hawaii v Christine Cash et al* , filed on June 10, 2019, counsel for plaintiff denies the County's allegation that the activities at Puakea Ranch have caused unacceptable noise levels to the surrounding properties

Numerous submissions and complaints to the County of Hawaii Planning Department contradict these statements and assurances During our meeting with you and Mr Jeff Darrow on October 19, 2017, a recording of music/screaming recorded on our property ½ mile from a wedding party at the property was played for you and Mr Jeff Darrow You may recall that the words to “Take it Easy” by the musical group the Eagles were clearly audible This recording and others have been submitted to your office Another submission of readings taken from ½ mile away including a peak reading of 103 decibels from a wedding party measured on Sunday, April 8, 2018²⁹

²⁷ Hawaii Administration of Health, Title 11, Chapter 46, Noise Control, pg 46-7

²⁸ Letter from Christine Cash to Planning Director Michael Yee, February 22, 2018

²⁹ The Puco owl (*Asio flammeus sandwichensis*) has been sighted throughout our subdivision over the years and is considered sacred to many Hawaiians The Puco is state listed as Endangered on Oahu The Puco was mentioned in the withdrawn 2011 Special Permit application as *Hawaiian Owl (Puco) has been sighted flying over the property but there are no signs that the parcel itself serves as habitat for these birds* It is

Given this context, it is implausible that the Beverly Hills owners will honor another noise mitigation proposal which is another reason to issue a **NO ACTION** determination or the outright dismissal of the DEA

Prejudicial Business Practice

Applicants response to the 6th criteria in §11-200 1-13 regarding adverse secondary impacts from the proposed action include the following statement

Because of the nature of the Proposed Action increasing the value of the property and involving more guests and employees real property, property, payroll, GET and TAT tax contributions would more than compensate for extra costs of public services and would enable agencies to improve and expand their services

The author agrees that the Proposed Action will undoubtedly increase the value of the applicant's property at the expense of other lot owners in the Puakea Ranch subdivision

The revenue generated from payroll, GET and TAT contributions is unknown to the author³⁰ Property taxes, however, are public and available (2003-2019)³¹ In 2009, Puakea Ranch paid \$197,673³² in property taxes for the 32.41 acre parcel which included four cottages, a luxury treehouse and an Airstream trailer. Two swimming pools were also present.

Excluding the assessed value of the land in 2009 (\$1,169,500) and the value of the swimming pools, the property tax equals \$32,940 per rental³³ To my knowledge, the applicant has not informed the County of Hawaii Real Property Tax Assessors office of the numerous structures which are actually on the property which may be due to the absence of building permits

unlikely that the current and proposed actions are conducive to the nesting or foraging of this bird, especially as it is active during crepuscular periods. Nest failure of the Pueo due to loud music and light pollution may also be subject to the Migratory Bird Treaty. The Pueo is not mentioned in the DEA.

³⁰ The wedding contract between Puakea Ranch and Jeri Ginter, September 23, 2016 directs checks to Christie Cash, 456 Lincoln Blvd, Santa Monica, CA 90402 suggesting that income tax is not filed in Hawaii. The 2016 contract specifies *Up to 22 max. adults staying at Yoshi's House Miles Away Cowboy House, James Cottages & Wally*. On page iii of the DEA the applicant states *The maximum occupancy of the vacation rentals would increase from 18 to 38*. Applicant needs to address this apparent discrepancy between the 2016 contract and 2019 DEA text.

³¹ <https://public.schneidercorp.com/Application.aspx?AppID=1048&LayerID=23618&PageTypeID=4&PageID=9878&KeyValue=560010820000>

³² For context, wife and I live in a single residence on 20 acres and paid \$3,991.63 in property taxes in 2009 or about 20 times more than the 32.41 acre Puakea Ranch with structures that had been rented since 2008.

³³ On the Residential Improvement Information listed by the Real Property Tax Office, the four primary rental cottages were listed as renovated in 1980 (3 cottages) and 1990 (one cottage) while they were actually renovated in 2006 and rented by at least 2007. No documentation was found to indicate that applicant attempt to correct this information.

Planning Director Michael Yee
County of Hawaii Planning Department
Review of Draft Environmental Assessment (DEA) for Puakea Guest Ranch
September 17, 2019

In addition to the apparent inequitable property taxes historically paid, the Beverly Hills owners enjoy the economic benefits of avoiding costs associated with the design and filing of building permits, electrical permits, septic permits, grading/excavation permits and special event permits. The savings associated with non-compliance when contrasted with businesses who comply, are inconsistent with applicant's statement that the proposed action will more than compensate for the extra costs of public services and would enable agencies to improve and expand their services.³⁴

The adverse effect on the economic, economic welfare, social welfare or cultural practices on the community, County of Hawaii and State are clear. The DEA poses a significant impact on the environment and does not meet the minimum requirements of §11-200 1-13 thereby requiring a **NO ACTION** ruling or should be dismissed in its entirety.

Summary

Thank you for your consideration of these comments Director Yee. I ask that the proposed DEA be dismissed and/or denied in its entirety. If you decide to evaluate the DEA on its merits, including the §11-200 1-13 criteria, it fails the minimum requirements thereby requiring a **NO ACTION** determination.

Thank you for your consideration of these comments.

Sincerely yours,



Robert Morrison, Ph D
(TMK 5-6-001-051)
P O Box 195
Hawi, HI 96719

³⁴ In response to applicant's assertions, a recommendation to the County and State of Hawaii includes the following, (1) direct Corporation Counsel for the County of Hawaii to place a lien on the property and/or collect the accrued fines of over \$345,000, (2) for the County of Hawaii Tax Assessor to assess and collect historical property taxes based on the actual value of the property since 2006, (3) assess and collect fines/penalties for the unpermitted discharge of raw sewage into the environment via unpermitted cesspools or directly into the ground and (4) coordinate with SHPD to enforce violations that include financial penalties for the numerous violations per §6E-10(c) of the Hawaii Historic Preservation Program which specifies a fine not more than \$1,000 per violation of the provisions with each day of continued violation constituting a distinct and separate offense. In aggregate, the collection of these monies would begin to contribute to the extra costs of public services public associated with the applicant's illegal operation.

**Table 1 Review Comments of Draft
Environmental Assessment for Puakea Ranch**

PART 5. FINDINGS AND SUPPORTING REASONS ¹

Chapter 11-200 1-13, Hawaii Administrative Rules, outlines those factors agencies must consider when determining whether an Action has significant effects

a In considering the significance of potential environmental effects, agencies shall consider and evaluate the sum of effects of the proposed action on the quality of the environment.

b In determining whether an action may have a significant effect on the environment, the agency shall consider every phase of a proposed action, the expected impacts, and the proposed mitigation measures. In most instances, an action shall be determined to have a significant effect on the environment if it may

1 Irrevocably commit a natural, cultural or historic resource

No valuable natural or cultural resources would be committed or lost. Historic Sites are being protected during adaptive re-use, and no natural resources will be adversely affected.²

Comments

The current operation has resulted in an unknown loss of natural and cultural resources in violation of SHPD and County of Hawaii ordinances resulting in a significant environmental impact. Historical examples include the construction of non-permitted structures, including rental cottages, a wedding pavilion, excavations of three unpermitted pools and the non-permitted grading of about 0.25 acres to an unknown depth between August 15, 2010 and June 21, 2012. Given the absence of a detailed archaeological survey or environmental assessment (EA) prior to these and other property alterations, the opportunity for preservation has been irretrievably lost.

The operations at Puakea Ranch continues to adversely affect the cultural resources, without prevention/protection, especially via the disposal of unpermitted disposal of sewage (and graywater), neither which are addressed by the applicant. While the applicant states that all new construction will undergo SHPD review, no documentation is on file indicating

¹ Table 1 is structured using text found on pages 52 -54 of the DEA followed by the applicant's in italics and authors' Comments, respectively.

² Applicant's summary statement on page 11 of the Management Summary of the DEA appears to contradict this sentence: *The proposed development will have an effect on the historic properties within the project area.*

that the applicant ever notified SHPD after 2009 when the property was placed on the Historic Listing register. The proposed expansion is cumulative to these historical and on-going damages to the natural and historic resources at this property.

2. Curtail the range of beneficial uses of the environment

The principal beneficial use of the area is for existing ranch activities, which will be enhanced, not curtailed, by the Proposed Action.

Comments

The property is not a ranch. The word "ranch" is usually defined as a farm where animals such as cattle, sheep, goats and horses are bred and raised. The property is an illegal commercial business operating in land zoned by the County and State of Hawaii as agricultural. The applicant proposes the expansion of this business for the express purpose of generating income for the Beverly Hills owners.

The Proposed Action is described by the applicant as follows:³

The proposed development will have an effect on the historic properties within the project area. The landowner proposed minimal impacts to the 2.14-acre project area, consisting of constructing an approximately 2500 sq. foot space that contains an American with Disabilities (ADA) approved restroom, kitchen facility and a space for set up in an enclosed area.

Existing ranching activities do not require an ADA 2500 square foot bathroom, kitchen facility and a space for set up in an enclosed area. The *enclosed area* text is undefined although in a submittal to Kaiwi Yoon at SHPD on October 24, 2018, the applicant stated:

Our special permit will include building a new structure that can host 125-seated guests in an enclosed building that will include a catering kitchen, ADA restrooms and ADA parking.⁴

A 125-seated guest enclosed building is not needed for ranching operations but is consistent with the expansion of large events. From a practical matter, the proposed

³ Draft Environmental Assessment, July 19, 2019. Management Summary, pg. 11

⁴ Letter to Christine Cash to Kaiwi Yoon, October 24, 2017. Subject: Puakea Ranch, Hawaii Register of Historic Places. No. 80-10-02-9071. Request for Exemption of Environmental Assessment EIS Section 11-200-8 Exempt classes of action. Ch. 343, HRS.

construction of these structures and larger party events reduces the availability of land for ranching activities and creates increased disturbance to livestock

The enhancement of *ranching activities* is misleading. At the time of this submittal, my understanding is that the livestock on the property consisted of two cows (one of which is on a neighbors' property), one old horse and two goats enclosed in a small corral. My personal observation is that the large parties held at the property results in stampeding of livestock on the surrounding properties.

The historical reality is that the unpermitted parties are wide-open events with no control or consideration of the neighborhood. Given this history, a mitigation plan is required that includes, but not limited to restrictions regarding hosting permitted events on holidays and weekends, alcohol and firearm control/monitoring and detailed record keeping and submittal procedures to the County of Hawaii Planning Department and Corporation Counsel (in the event of a violation), by an independent third party present at each event and with the authority to terminate an event, to be paid by applicant. Financial and legal (civil and criminal) penalties for violations and detailed procedures for terminating events when any of these restrictions are violated are to be included.

3 Conflict with the State's environmental policies or long-term environmental goals established by law

The State's long-term environmental policies are set forth in Chapter 343, HRS. The broad goals of this policy are to conserve natural resources and enhance the quality of life. The Proposed Action provides guest facilities and employment while avoiding significant impacts to the environment. It is thus consistent with all elements of the State's long-term environmental policies.

Comments

The existing illegal operation at Puakea Ranch creates significant impacts to the environmental goals established by law. The proposed action simply aggregates this impact via increased traffic, light pollution, noise, the generation of wastewater, increased water consumptions and the continued violation of State and County of Hawaii laws. The proposed action introduces an increased cumulative effect of the existing environmental impacts.

Guest facilities include unpermitted structures which are the subject of numerous County of Hawaii Planning Department Notice of Violations and Cease & Desist Orders.⁵ The

⁵ County of Hawaii, March 19, 2009 Notice of Violation and Order Complaint. Operating a Guest Ranch in an Agriculture District. Unpermitted Dwellings in an Agriculture District. **Order 1 Immediately Cease and desist** from operating the Guest Ranch on the above referenced property. **2 Immediately Cease and desist** the habitation of any unpermitted dwellings. County of Hawaii July 28 2018 Subject Notice of

applicant has operated the illegal business in violation of County of Hawaii zoning laws since 2009 which are designed, in part, to protect the public (guests) and the environment

The *enhancement of the quality of life* wording in applicant's response is curious as neither the owners nor three contributing consultants to this document live on or are full time residents in our neighborhood. The author(s) therefore have no direct knowledge regarding the actual degradation of our quality of life

I am a permanent resident of Hawaii, pay Hawaii state income tax (we do not own a second home) and am subjected to the quality of life deterioration over the course of years on a personal level. As described in the accompanying letter to this table, decibel readings significantly in excess of 55 decibels ½ mile from parties late into the night and early morning qualify as a degradation of quality of life

The provision of employment is misleading as some portion of the catering, photographer, wedding coordinator, musicians, massage therapists, private chefs, etc fees are often paid directly in cash without GE tax

4. Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State

The Proposed Action will not adversely affect the social welfare of the Big Island community or the State of Hawai'i and will contribute to the economy and to the social environment of the area. The Guest Ranch would assist in maintaining agricultural uses on the property by subsidizing them and providing a built-in market for garden and farm produce while also promoting historic preservation.

Comments

The existing activities at Puakea Ranch already negatively affects the social welfare of our neighborhood. The proposed addition of an *enclosed area* and kitchen/bathrooms to service transient lodgers and large parties, added traffic concerns, noise and light pollution further degrade our quality of life. The illegal operations are not focused on maintaining agricultural uses (or ranching) on the property and promoting historic preservation but rather the continued generation of revenue

Violation and Order dated March 8, 2017 Referencing Warning Letter Dated March 28, 2016 Complaint Conducting an Alleged Non-Agriculture Business in an Agriculture District **Order 1 Immediately cease and desist** from operating the Guest Ranch and all of the unpermitted activities on the above referenced property **2 Immediately cease and desist** from occupying/using the recreational building for which no approvals from the Planning Department had been granted **3 Immediately Cease and desist** the habitation of any unpermitted structures such as Wally, the airstream trailer on the above referenced property

The social benefit of an unpermitted luxury tree house or Airstream trailer with no septic permits or 12 years of unpermitted sewage discharge from dwellings with no building permits clearly impacts the social and environmental welfare of our area. My personal experience is that the transient population renting the property have little to no respect for the neighborhood or social environment as evidenced by the noise, blockage of easement to other properties, light pollution, swearing and singing heard from ½ mile away

Previous responses by applicant regarding the discharge of sewage from these parties is that port-a-potties are used. While port-a-potties may be present, guests use the bathrooms in or exterior to the unpermitted cottages, such as near Yoshi's House, based on my conversations with guests attending these events. The net result is that the increased volume of sewage entering cesspools receive sufficient use/volume to qualify as Large Capacity Cesspools by the United States Environmental Protection Agency (USEPA) which includes the requirement for installing a septic system. USEPA non-compliance includes severe financial penalties.

A detailed proposal is needed to monitor wastewater usage from all permitted events. A simple solution is that all bathrooms on the property are locked during these events which insure that guests use the port-a-potties, until such time that the applicant complies with the DOH financial and legal obligations for using unpermitted cesspools. The mitigation plan requires a description of the use of an independent third party to monitor compliance and to report any violations, along with the authority to terminate the event. Applicant will pay for this third party which will report all findings to the County of Hawaii Planning Department and Corporation Counsel/USEPA Region 9, in the event of a violation.

Historical statements/assurances made by the applicant regarding noise abatement on numerous occasions but not honored. An email from Glenn Schultz of Hawaii Sound & Vision to the applicant on September 28, 2016 in response to complaints by neighbors to a party is illustrative of the historical context of these events. *Many of us have been a part of weddings at the ranch where the music was at full volume until midnight (or beyond) without any mention of an issue.* Text from a 2016 TripAdvisor Review regarding a wedding on the property contained the following. *One of the main reasons we decided to book this venue was because we were told that if we booked the entire ranch, we could play music as late as we'd like to, since there was no neighbors for miles around. When we did our first walk through the property in January, Josh [Josh Alt-Ranch Host] stated that one of the benefits to a wedding at this location was that the music did not have a curfew.*

Self-monitored restrictions with no enforcement or civil penalties associated with continued violations, which continue to occur on the property. A partial solution to this issue is to require the applicant to submit a detailed noise monitoring program administered by an independent third party and paid by the applicant. The monitoring program will consist of multiple real-time decibel monitors placed along the perimeter of the property which are available on-line for neighbors within 1 mile to access. At any

time that the noise exceeds the 55 decibels (Class A) neighbors will notify the police who will be authorized to shut down the activity causing the noise. Given the history of this property, failure to comply with this monitoring plan will be subject to legal (civil and criminal) and financial penalties, as set forth the County of Hawaii.

The proposed expansion does not promote historic (and environmental) preservation as evidenced by the absence of notification violations to SHPD and Department of Health violations (e.g., no septic permits, no graywater permits). Puakea Ranch operations do adversely impact the social welfare of our community in addition to prejudicing local businesses who provide similar transient lodging services but comply with State and County of Hawaii laws/ordinances.

5. Have a substantial adverse effect on public health.

No effects to public health are anticipated. Water and air quality will be protected through adherence to standard Best Management Practices that will be specified as part of permits.

Comments

Puakea Ranch currently violates wastewater discharge ordinances, via the discharge of sewage from unpermitted and/or non-existent cesspools. The discharge of graywater is also illegally discharged by the applicant. Neither of these examples constitute Best Management Practices of the existing operation. The DEA is silent regarding these existing violations and continued degradation of the environment.

Water consumption for this illegal operation in land zoned by the State and County of Hawaii will be increased, despite the applicant's assurances that Kohala Ditch Water (not possible) or the installation of groundwater well. For 12 years the applicant has consumed increased volumes of water in excess of the entire allocation for the Puakea Ranch subdivision (9 lots) without any attempt to supplement or decrease their consumption (e.g., the construction and additions of three pools). Adding to this existing situation with increased water consumption via additional rentals, a kitchen, and restrooms accelerates this consumption of this resource for commercial, not agricultural, purposes.

6. Involve adverse secondary impacts, such as population changes or effects on public facilities.

No adverse secondary effects such as increased population or substantial additional demand from government services, are expected to result from the Guest Ranch. Because of the nature of the Proposed Action increasing the value of the property and involving more guests and employees, real property, payroll, GET and TAT tax contributions would more than compensate for extra costs of public services and would also enable agencies to improve and expand their services.

Comments

The proposed action is and will continue to adversely impact the public domain. The nature of the Proposed Action only increases the value of the property for the Beverly Hills owners while decreasing the value and quality of life of the neighbors. Property values and the ability to sell adjacent properties are already impacted because lot owners purchased their properties with the expressed desire to live in land zoned for agricultural use. The applicant violated these County of Hawaii zoning laws by operating a commercial business on this property.

Property taxes paid by the applicant do not appear to be equitable nor has the applicant borne the costs associated with building, plumbing, electrical and wastewater permits thereby creating an unfair economic advantage to businesses that comply with County and State laws. There is no evidence that the extra costs to public services are improved and/or expanded in any manner via the illegal operation of Puakea Ranch.

7. Involve a substantial degradation of environmental quality

The Proposed Action is taking place in a general area already impacted by ranching, vacation rentals and rural residential activities and is being regulated by permits to avoid environmental degradation and thus would not contribute to environmental degradation.

Comments

There have been no complaints to me by neighbors regarding impacts from ranching, other than an occasional cow walking along our subdivision road. The reason that lot owners, other than the applicant, purchased lots is to experience the quality of life provided by land zoned by the State and County of Hawaii as agricultural.

With the exception of applicant's property, there are no vacation rentals on the remaining 8 lots comprising the Puakea Ranch subdivision. There are no vacation rentals on the 76 acre parcel north and adjacent to Puakea Ranch (Parcel ID 560010810000). There are no vacation rentals at the Puakea Bay subdivision located directly west of the subject property. There are no vacation rentals located in the Ranches at Puakea subdivision located southwest of the subject property. There are no vacation rentals on the 750 acre cattle ranch (Kukuipahu Cattle Company, LLC) located adjacent and south of the Puakea Ranch subdivision.⁶

The reference to *rural residential activities* is perplexing. Other than the applicant's operation, the Puakea Ranch subdivision is a quiet, peaceful location and setting. I know

⁶ Letter to Planning Director Michael Yee from Howard B. Keck, November 20, 2017. *I urge the County of Hawaii Planning Department to enforce agricultural zoning laws and building codes.*
Howard B. Keck, Jr. Kukuipahu Cattle Company

of no complaints regarding the use of tractor mowers or passenger vehicles that slowly drive along the subdivision or easement roads

The reference to “ *being regulated by permits to avoid environmental degradation and thus would not contribute to environmental degradation* ” is confusing as other residents in our subdivision comply with County and State of Hawaii laws/ordinances. Given the absence of the permits required by many of the laws, the applicant has avoided safeguarding the environment as well as posing a risk to those renting and/or habituating the unpermitted structures at the property. To my knowledge, the only lot owner in our subdivision not adhering to these same requirements is the applicant.

8 Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions

Traffic impacts will have a non-negligible but very minor impact on cumulative traffic operations. No other adverse impact from the Proposed Action has the potential to accumulate with those from the past, present or reasonably foreseeable future actions in such a way as to increase the severity or nature of impacts.

Comments

The cumulative impacts of the proposed action includes not only additional vehicles and the potential for easement blockage by vehicles, greater light and pollution with more people on the property, greater discharge of sewage and/or wastewater into the ground and increased consumption of County water, all of which are cumulative and negatively impact the environment.

The existing events already create traffic issues, including blockage of easements for other lot owners which have been extensively documented to the County of Hawaii Planning Department. At a minimum the applicant needs to submit a detailed traffic monitoring plan that includes restrictions on the number of vehicles allowed onto the property, mitigation measures to eliminate the impact of these vehicles on the native habitat and to include detailed ADA compliant information (signage, parking lanes, ramps, etc). Financial and legal (civil and criminal) penalties require inclusion for allowing vehicles to block easements, park randomly throughout the property and for violating the number of vehicles that enter the property. The mitigation measure to include an independent third party who monitors any violation to the restrictions in the mitigation plan and who submits detailed written reports to the County of Hawaii for each permitted event.

9 Have a substantial adverse effect on a rare, threatened or endangered species, or its habitat

The property supports overwhelmingly alien vegetation. With standard mitigation on timing of vegetation removal to protect Hawaiian hoary bats, impacts to rare threatened or endangered species of flora or fauna will not occur.

Comments

No rigorous plan is provided by the applicant to protect the Hawaiian hoary bat, in terms of monitoring, enforcement and penalties. The proposed mitigation of the Hawaiian hoary bat is inadequate. A detailed mitigation measure that includes an initial baseline survey and documentation of the vegetation prior to June 1 and at one-week intervals through September 15 is required. Any violation of this restriction in the mitigation plan will provide detailed language concerning the legal and financial penalties as set forth by the County of Hawaii for violation of this monitoring program. The mitigation plan will contain the inclusion of an independent third party representative of the County of Hawaii who will prepare the initial baseline survey, subsequent surveys and submit detailed reports citing any violations to ensure compliance.

A second and more realistic solution is for the applicant to honor all of the Cease & Desist orders, including rentals and party/wedding events.

The Pueo owl is not mentioned in the DEA although it was identified in the applicant's 2011 Special permit application which was subsequently withdrawn.⁷ The Pueo owl has been sighted throughout our neighborhood. The impacts on its nesting and hunting in the evening/early morning requires study to understand the impact of parties and noise on the it. While not considered an endangered species on the Big Island, it is considered sacred to many native Hawaiians who recognize it as a Hawaiian ancestral guardian known as "aumakua". The Pueo owl is believed to protect individuals from harm and even death.

The impact of the illegal activities and especially the risk of fires which can quickly eliminate the habitat of the hoary bat and Pueo owl is not detailed. The impact of hundreds of people on the property partying into the night along with amplified music, lights, noise and vehicle exhaust on the Hawaiian hoary bat/Pueo owl is not addressed and is needed in the mitigation program, specifically detailing the impact of decibel readings in excess of 100 measured on neighboring properties on the habitat of these birds on the property and neighborhood.

10 Have a substantial adverse effect on air or water quality or ambient noise levels

The Guest Ranch would not be expected to have more than a negligible impact on air quality or water quality either during the minor scale of construction or during operation. Construction and operation would generate at least some level of noise, although the long distance to any sensitive receptors is in itself a mitigating factor.

⁷ Special Use Permit Application – Puakea Ranch, May 26 2011. *Hawaiian Owl (Pueo) has been sighted flying over the property but there are no signs that the parcel itself serves as a habitat for these birds.*

Construction plans from the contractor will be reviewed by DOH to determine if mitigation is required during construction. The layout of activities that have the potential to cause noise, plus restrictions on the scale and timing of various activities, should combine to reduce noise impacts at the property line to levels permissible in residential districts, which are much stricter than applicable agricultural standards that would apply for land use as a ranch or farm

Comments

The response to this criterium only addresses the air quality, water quality and noise issues in the proposed action while silent on addressing the historical and existing environmental degradation. The existing illegal operation already adversely the environment, proposing mitigating measures during the construction of the proposed structures while ignoring the existing unpermitted structures, zoning violations, building code violations, septic permit violations, etc does not address the existing significant environmental impact of this illegal operation

11 Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters

Although the Proposed Action is located in an area with seismic risk, the entire Island of Hawai'i shares this risk, and the Proposed Action is not imprudent to implement. The property is not vulnerable to overland or stream flooding and is set at over 500 feet in elevation. Consultation of the Hawai'i Sea Level Rise Vulnerability and Adaptation Report and supporting Viewer indicate no risk of inundation due to sea level rise. Uncertainties regarding regional circulation make it possible that climate change may lead to drier rather than wetter conditions, increasing wildfire risk. If this occurs, the precautions to prevent and adapt to wildfire risk that are proposed as part of the Proposed Action will help mitigate additional potential risk.

Comments

Our neighborhood currently is at risk for fire, given the extremely dry conditions of the pasture area. The proposal of mitigation efforts to minimize the risk of wildfires is curious given the historical use of sparklers and fire lanterns at wedding events/parties. My understanding (may be incorrect) is that applicant has refused to allow inspectors from the County of Hawaii Fire Department to inspect the property.

While the proposed action indicates that a water tank, etc will be installed, the applicant has operated without any of these precautions for the past 12 years, thereby placing risk of fire to adjacent Puakea Ranch subdivision owners.

Given this history, the applicant needs to submit a detailed monitoring program for all events, along with all the necessary permits, notification to neighbors one week in advance located within 1 mile of the property, the number of people to attend, the duration of the event, a list of all vendors servicing the event and their GET license and detailed mitigation measures in place to prevent fires. The mitigation plan must include significant legal (civil and criminal) and financial penalties for failure to submit or comply with this monitoring program, to be administered by a third party identified by the County of Hawaii and paid by the applicant.

12. Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans or studies.

The Proposed Action is low-key and contained within an existing developed area and will have no impact on protected scenic view planes, including views from Akoni Pule Highway of (or?) the mountains.

Comments

The applicant, nor the three consultants permanently reside on or within ½ miles of the subject property. As a permanent resident since 2006, the current activities at Puakea Ranch are not low-key. Any expansion of these activities simply aggregates the continuing quality of life degradation.

The term *existing developed area* is misleading. Puakea Ranch is surrounded by parcels on two sides with cattle ranching while the third adjoining lot consists of a single residence with cattle.

Light pollution from parties and other activities are significant and degrade the night sky. Complaints and photos of this pollution have been submitted to the County of Hawaii Planning Department over the years. Despite assurances by the applicant regarding mitigation of light pollution, the practice continues.

While not strictly germane to this criterion, the unpermitted wedding chapel is believed to violate the set-back of buildings from property lines on ag land as summarized in my letter to you on October 21, 2017. During my meeting with you and Mr. Jeff Darrow on October 19, 2017 you mentioned that during your tour with the applicant in her golf cart about one month before our meeting that you discussed the set-back issue with the applicant (30 feet required). The applicant is aware of this potential issue and to my knowledge, no action has been taken to resolve this violation.

13. Require substantial energy consumption or emit substantial greenhouse gases.

Negligible amounts of energy input and greenhouse gas emissions are required for the Proposed Action construction and operation. The modest scale keeps it well within HELCO's capacity and no major adverse effects to energy consumption would be expected. The Proposed Action's design will include photovoltaic solar, energy efficient

lighting fixtures, low water use fixtures, and low water use landscaping, which reduce energy use

Comments

The proposed use of low water use fixtures and low water use landscaping are at odds with the wanton use of a business with hot tubs and three swimming pools. Additional water usage from a large kitchen and restrooms⁸ are inconsequential to any waste savings from the use of low water use landscaping.

As stated earlier, obtaining water from the Kohala Ditch is not possible while my understanding of the cost of drilling the groundwater well at the Ranches of Puakea, located about 300 feet west of the subject property, cost about one million dollars. Of note, it is likely that the applicant has not either invested in drilling a groundwater well or obtained Kohala Ditch Water during the past 12 years of rental operations for this reason.

The Puakea Ranch webpage includes the following text⁹

Gray Water Recycling. Gray water- wastewater composed of wash water from the kitchen, bathrooms sinks and showers/tubs, laundry sinks and tubs, and washing machines (clothes and dish) where only non-polluting, biodegradable soaps are used is recycled for watering gardens and landscaping. It is filtered through the soil on its way to ground and subterranean water sources. This reduces the amount of fresh water needed for that purpose.

No permits¹⁰ or State of Hawaii Department Health Wastewater Recycled Water Application Form for either General Irrigation or Agricultural Irrigation filed by applicant has been identified. No information indicates the applicant has designed and/or complied with the graywater rules described in Hawaii Administrative Rules, Title 11-62-31 1(g)(1-4), 11-62-27.¹¹ If a correct interpretation, the applicant will be required to use more water for landscaping purposes.

⁸ While the water consumption of the proposed ADA kitchen is unknown for context, a typical sit-down restaurant uses 3,000 to 7,000 gallons per day, with an average of about 5,800. <https://powerhousedynamics.com/resources/white-papers/water-water-everywhere-and-10-ways-restaurants-stem-flow/>

⁹ <http://www.puakearanch.com/green-practices/> [Accessed on 9-13-2019]

¹⁰ §183-13-1603-0 Permit or Approval. It shall be unlawful for any person to construct, install, or alter, or cause to be constructed, installed, or altered any gray water system in a building or on a premises without first obtaining a permit or approval to do such work from the authority having jurisdiction. §11-62-27 Recycled water systems. (a) No recycled water system shall be constructed, used, or modified without written approval by the director.

¹¹ Hawaii Administrative Rules Title 11 Department of Health Wastewater Systems Subchapter 1 Prohibitions and General Requirements §11-62-31.1, pgs. 62-54 to 55. My understanding is that non-compliance with these rules, including issues regarding wastewater disposal systems, includes civil and criminal penalties for noncompliance (pg. 62-A-11).

Planning Director Michael Yee
County of Hawaii Planning Department
Review of Draft Environmental Assessment (DEA) for Puakea Guest Ranch
September 17, 2019

The disposal of graywater into the environment described by applicant on the PuakeaRanch.com webpage obviously further impacts the natural resources at the property. The duration for which the practice of graywater discharge has occurred is unknown by the author.

A detailed mitigation plan is needed to monitor, prevent and enforce the excessive light pollution from the property, especially during the parties/weddings, etc. The mitigation plan will include detailed procedures for enforcement, including termination of an event/party procedures, requirement for a rental guest to vacate a rental dwelling for light pollution (e.g., leaving lights on all night which I personally observe from ½ mile away and the apparent disregard of the electrical resources of our community), termination of an event if the lighting presents a hazard to identified wildlife affected by such activities and strict financial and legal penalties per violated event (i.e., light from the wedding chapel is one event, lights from a cottage one event, lights strung along the driveway to Yoshi's Cottage one event, etc).

Robert Morrison
P O Box 195
Hawi, HI 96719

2019 SEP 18 PM 2 57

PLANNING DEPARTMENT
COUNTY OF HAWAII

CERTIFIED MAIL



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Planning Director Michael Yee
County of Hawaii Planning Dept
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720

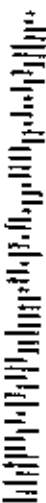


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November 1, 2019

Robert Morrison, PhD
PO BOX 195
Hawi, HI 96719

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch,
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Dr. Morrison:

Thank you for your comment letter dated September 17, 2019, in which you stated a number of concerns including the current enforcement action, cultural and historical resources, wastewater disposal, water consumption, noise, and prejudicial business practices.

Because you represent a parcel within the Puakea Ranch Subdivision, please know we are aware that there are disputes concerning easements, the share of water each lot gets and the use of water, and other matters related to the subdivision and to CCRs. While we are not necessarily in agreement concerning the facts of these matters and whether there are any actual issues, we acknowledge that there are differences of opinion. However, these are not environmental impacts that affect the natural environment, the community, or other resources. They are in fact a legal matter.

Thank you for recognizing the importance of the items you shared. The environmental assessment (EA) was prepared with this understanding. Each item is addressed specifically in the DEA with proposed mitigation measures where appropriate. Your comments are summarized below, along with our responses to each:

1. County of Hawai'i enforcement action

The County of Hawaii legally requires the preparation of an EA before accepting the submittal of a special permit application. Without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission. We are simply conforming with legal requirements by preparing an EA prior to a special permit. These issues will be considered at the special permit venue.

2. Cultural and historical resources

We acknowledge your comment regarding cultural and historical resources and share your concerns. We envision the Puakea Guest Ranch as a key component of preserving a vital part of Kohala's architectural heritage in a functioning state and to protect and preserve these resources. This is addressed throughout

including in Sections 3.2.2 and 3.2.3 as well as in both Appendix 2 and 3 of the EA. In addition, the Hawai'i State Historic Preservation Division (SHPD) has been engaged throughout this process. An example of that is demonstrated in Appendix 4.

3. Wastewater disposal

We acknowledge your comment regarding wastewater, specifically the existing systems. This is addressed in Section 3.3.1 of the EA. Any wastewater system proposed will be designed and constructed in accordance with the requirements of the State Department of Health, per Hawaii Administrative Rules (HAR), Title 11, Chapter 62, "Wastewater Systems." In addition, we anticipate coordinating any upgrades to the existing systems as part of the permitting process moving forward. Do note, that a property of this size is allowed through Chapter 62 to incorporate multiple individual wastewater systems. It is large enough that these systems be unobtrusive, with no adverse effects on the property or the subsurface ground water. In addition, portable toilets have been used and will continue to be used for infrequent, large events, and that therefore the septic systems will not be burdened by large event use.

4. Water consumption

We acknowledge your comment regarding water usage. This is addressed in Section 3.1.3 and Section 3.3.1 of the EA. In addition to water catchment we propose to incorporate a private well and reconnect to the Kohala Ditch. The combination of these sources of water will be adequate for this use and they will not impact neighbors. As a user of the current shared water system, you should be aware that our water meter is the original meter before the subdivision. A water line runs from our meter up to the two lots mauka. Therefore any and all leaks between our meter and the other two individual meters will all be recorded on the usage readings for our lot. We plan to address this poorly conceived layout of a system that may not have been installed properly and suffers from constant leaks in the immediate future. This will ensure Lot 1 no longer carries the expense burden from leaks servicing other lots.

5. Noise

We acknowledge your comment regarding noise. This is addressed in Section 3.1.5 of the EA. We have responded to this concern as part of the design of the Proposed Action and are committed to working cooperatively with the neighbors to address future issues.

6. Business practices

We acknowledge your comment regarding business practices, specifically related to property taxes, assessments and permit fees. To our knowledge all taxes have been paid according to law and it is our intention to continue that practice. Additionally, we plan to comply with all required permit and application fees throughout this process. This is not necessarily an environmental issue so not included in the EA. However, as quoted, we do state how our tax contributions would more than compensate for extra costs of public services in Section 3.3.1 of the EA.

We very much appreciate your review of the document. Your annotated letter demonstrates a high level of engagement, which we appreciate. Please see below our responses to each of your comments contained in Table 1 to your comment letter.

1. Irrevocably commit a natural, cultural or historic resource.

The owner has been working with SHPD throughout this process as explained above specifically to prevent the loss of natural and cultural resources. Also, as explained above, wastewater disposal will be designed and constructed in accordance with Department of Health requirements.

2. Curtail the range of beneficial uses of the environment.

Please note, the owner, Christie Cash, is a resident of the State of Hawaii and is from Chicago, Illinois. It is obvious that you are trying to prejudice others against her by referring to her as a “Beverly Hills Owner” – please stop spreading untruthful information.

The owner is in fact conducting agricultural activities on the property, including the raising of crops, such as fresh eggs, pineapple, mango, mac nuts, lilikoi, dragon fruit, basil, cilantro and a huge vegetable garden that the guests and staff enjoy and is sold at the farmers market when extra is available. The Proposed Action is in line with enhancing the agricultural activities by aggressively expanding our lavender and pineapple farm as well as a creating a means to preserve the historic property.

3. Conflict with the State’s environmental policies or long-term environmental goals established by law.

As detailed in the EA, the Proposed Action is consistent with the State’s long-term environmental policies and includes various mitigation measures that will be undertaken to the extent necessary. The owner has submitted this EA as part of the Special Permit Application process. The Proposed Action will enhance the quality of life for not only the surrounding residents but also the Hawaii community as a whole by allowing for the operational preservation of this significant cultural and historic property, which will be available to the community for continued enjoyment.

4. Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.

Responses to your general concerns about wastewater, noise, and event control are all detailed in the EA and also set forth above. More specifically, however, the current operations promote the economy by employing one full time and five part time employees. Not to mention all the other vendors who profit from and fuel the economy like the local coffee grower, who’s coffee is supplied to the guests or the local private chefs who come in and cook for the guests with produce from the gardens. Puakea Ranch guests shop at the main street stores, eat at the restaurants and pay for the local activities. Moreover, the owner has generously hosted a number of community events including, without limitation: Mo’okini Heiau Children’s Day, Waimea Country School, Parker School campout, HPA School Grad Nights, North Kohala Community Resource Center fundraiser the annual North Kohala Seniors Club Luncheon, and countless donations to other like the North Kohala Hospital fundraiser, Kona & Waimea Hospices fundraisers, Waimea Ocean Film Festival, The Kohala 4 H Club and the North Kohala Student Cultural Enrichment Program. The Proposed Action will continue to, and further enhance, the owner’s ability to contribute to the Hawaii economy and social welfare.

5. Have a substantial adverse effect on public health.

Responses to your general concerns about wastewater and water consumption are all detailed in the EA and also set forth above. While the owner denies the accusation that the property is currently violating wastewater laws, the Proposed Action would allow for the curing of any such violations, if any.

6. Involve adverse secondary impacts, such as population changes or effects on public facilities.

Responses to your general concerns about business practices and taxes are all detailed in the EA and also set forth above. The concern about your property value is unrelated to population changes or effects on public facilities. The accusation that the Proposed Action will negatively impact property values does not appear to be supported by a professional appraisal, but rather is merely speculative. Considering your property is a half a mile from Puakea Ranch, it is difficult to understand how the proposed action would have any impact on your property or property value in any way except positive.

The Proposed Action will have a positive effect on public facilities in that it will enable the ranch to undertake a number of ADA renovations, thus enabling more of the public to enjoy the facilities. This is incredibly valuable as most working ranches and farm operations are quite inaccessible to the handicapped population.

7. Involve a substantial degradation of environmental quality.

The property is permitted to operate as a short-term vacation rental. This is not an illegal use. This legal nonconforming use was confirmed by the County Planning Department in its letter dated September 30, 2019.

While there may not be other short-term vacation rentals within the 9 lot subdivision, there are only 4 developed lots in the 9 lot subdivision. And, there certainly are a number of bed and breakfast operations as well as event venues for weddings and other celebratory events in the community, operating without all the necessary permits.

It is disingenuous to characterize the property's operations as unique when other property owners are essentially carrying on the same conduct in our community on Agriculture parcels including but not limited to the "Starseed Ranch" offering STVR, Weddings, Farm to Table events, yoga retreats etc. without a special permit.

<http://www.starseedranchevents.com/>

<https://www.eventyas.com/US/Kapaau/2294924207454517/Starseed-Ranch-Events>

The Hawaii Island Retreat does not have a specific permit to host weddings and large events, yet they do. The Hawi Plantation House is a B&B offering weddings. To my knowledge B&B's are not permitted to host weddings and events and are limited to 10 total guests per night.

8. Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.

Responses to your general concerns about wastewater and water consumption are all detailed in the EA and also set forth above.

We acknowledge your comment regarding traffic. This is addressed in Section 3.3.2 of the EA. Thank you for sharing the concern regarding onsite access. Any legal access rights will not be hindered. This information has been added to the Final EA (FEA).

We acknowledge your comment regarding light pollution. This is addressed in Section 3.1.4 of the EA. All permanent lighting would be shielded in conformance with County of Hawai'i Outdoor Lighting Ordinance (Hawai'i County Code Chapter 9, Article 14), which requires shielding of exterior lights to lower the ambient glare caused by unshielded lighting. Please note light emanating from your property specifically can be seen at night. Further more, when the three lots in back of lots 4,6 & 8 are developed, you will have a lot more light to contend with than the lot 1, a ½ mile away from your property.

9. Have a substantial adverse effect on a rare, threatened or endangered species, or its habitat.

We thank you for noting the presence of the Hawaiian short eared owl (*Asio flammeus sandwichensis*). We are aware of the presence of this species and it will not be affected by any current or proposed activities. Although the species is not protected on Hawaii Island under the Endangered Species Act, we value and appreciate the Pueo.

As noted in Section 3.1.4 of the EA, the Hawaiian hoary bat (*Lasiurus cinereus semotus*) has been observed in almost all parts of the island of Hawaii. Considering the existing environment with no natural vegetation and the minor nature of planned improvements to the flora, the Proposed Action will produce almost no impacts to flora or fauna. Nonetheless, however, mitigation measures, as outlined in the EA, will be undertaken by the owner.

10. Have a substantial adverse effect on air or water quality or ambient noise levels.

Your comment here focuses on the current unpermitted nature of the operations. As you know, the owner has been trying to obtain a special permit for a number of years now. This EA is a part of that process. The dogs barking on your lot 4 and Lot 6 present a substantial noise annoyance nightly, disrupting the ambient noise levels.

Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

We acknowledge your comment regarding fire and share the general concern of human caused events. As such we enforce a strict no open flame rule with all guests. Additionally all campfires are prearranged and managed by Puakea Ranch staff, not permitted in dry or windy conditions, only allowed inside a fire ring next to hose in close proximity. Guests are not allowed to start any fires. This is addressed in Section 3.1.2 of the EA.

11. Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in country or state plans or studies.

Your comment regarding light pollution is addressed in #8 above. There is no wedding chapel on the property. Assuming you are referring to the recently partially-constructed pavilion, the EA addresses the completion of the pavilion in compliance with Building Code and permitting requirements.

12. Require substantial energy consumption or emit substantial greenhouse gases.

Responses to your general concerns about wastewater and water consumption are all detailed in the EA and also set forth above.

We look forward to working with you to cooperatively address your concerns and welcome the opportunity to draft a mitigation plan as you propose in your letter. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiicounty.gov only]

September 18, 2019

2019 SEP 20 PM 2 02

PLANNING DEPARTMENT
COUNTY OF HAWAII

Planning Director Michael Yee
County of Hawaii Planning Dept.
101 Pauahi Street, Suite 3
Hilo, HI 96720

RE: Review and Public comments to the Draft Environmental Assessment for Puakea Guest Ranch
TMK (3)5-6-001:082, North Kohala District, Island of Hawaii

Dear Planning Director Yee:

Thank you for providing the opportunity for us to respond to the DEA request by Ms. Christine Cash, Puakea Ranch, Lot 1, TMK (3)5-6-001:082. We have received and reviewed the subject document and strongly support the denial and/or dismissal of the requested DEA along with a finding of NO ACTION by the County Planning Department and not granting a FONSI. Many reasons have brought us to this conclusion, and we appreciate the opportunity to express our thoughts in this response.

There are significant environmental concerns regarding the disposal of sewage on Lot 1. The applicant has not filed appropriate permits for existing cesspools and has been illegally disposing of sewage for the past 12 years. By dumping sewage into unpermitted receptacles has shown disrespect to the Hawaii County, the community and the historical land Lot 1 resides on. Historical and cultural land is protected by permitting regulations and Puakea Guest Ranch has ignored these regulations in the past which has resulted in unmeasurable damage to the land.

The expansion of Puakea Guest Ranch will significantly increase water consumption and is unsupported by the Hawaii Department of Water Supply. Water usage, leaks and unpaid bills by Lot1 impact the remaining 8 lot owners. Another reason to deny the DEA.

Noise and Traffic are glaring issues with considering the expansion of Lot 1. Puakea Ranch subdivision CCR's strictly prohibit operating a business that encroaches on the liberties of our neighbors, which would include noise and traffic violations. Parties at Puakea Guest Ranch have been so loud we have felt like we were attending the event, or in the DJ booth, as we were sitting in our living room. We reside on agricultural land to be free of excessive noise, traffic and light pollution. The applicant does not possess equivalent values, as expressed by historical actions. Traffic and parking on the property increase maintenance costs of the access road to residential lots adjacent to Lot 1. Agricultural land should be used for agricultural purposes not generating revenue from a special event venue. Puakea Guest Ranch's primary purpose is not agricultural with agricultural concerns. If the DEA is considered there will be significant increase in noise, light and environmental pollution of the land on which we reside as farmers, ranchers and residents.

The applicant states that the increased property value of the subject property will create more GET and TAT taxes and increased monies to the County of Hawaii so more services can be provided. The applicant has taken advantage of the County by not adhering to regulations in the past, to include not paying adequate property taxes. The applicant is requesting to expand an already illegal operation. What indicates the applicant will be adhere to regulations moving forward? This is another reason to deny the DEA and not grant a FONSI.

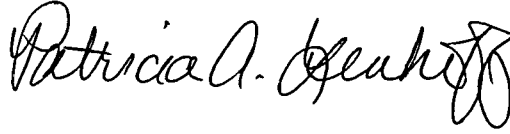
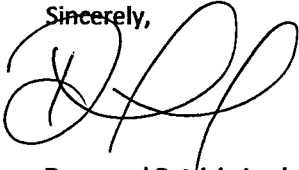
We find it premature to proceed with a DEA when the subject property is currently involved in a legal dispute with the County of Hawaii for unpermitted structures and illegal activities. Proceeding with the DEA expands the illegal activities that currently exist and are unresolved; such as payment of accrued fines of over \$350,000 and any

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imposed injunctions. We support the denial of the DEA and No Action (not granting a FONSI) by the Planning Committee.

Mahalo to you, Mr. Yee, and the committee for taking the time to read and consider our comments. We are confident you will come to the conclusion to preserve our land for its intended purpose. Aloha.

Sincerely,



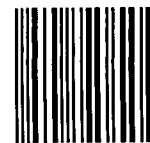
Doug and Patricia Lenhoff
BX 198900 #320
Hawi, HI 96719
Member Managers
Aloha Aina, LLC
Owner Lot 6 Puakea Ranch Subdivision

Lenhoff
BX 198900 #320
Hawi, HI 96719

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PLANNING DEPARTMENT
COUNTY OF HAWAII



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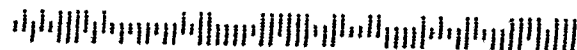
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Planning Director Michael Yee
County of Hawaii Planning Dept.
101 Pauahi Street, Suite 3
Hilo, HI 96720

9672094224 0021



November 1, 2019

Doug and Patricia Lenhoff
Aloha Aina, LLC
PO BOX 198900 #320
Hawi, HI 96719

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch,
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Lenhoff's:

Thank you for your comment letter dated September 18, 2019, in which you stated a number of environmental concerns including the disposal of sewage, historical and cultural land, water consumption, noise and traffic, light pollution, property taxes and the current enforcement action.

Because you represent a parcel within the Puakea Ranch Subdivision, please know we are aware that there are disputes concerning easements, the share of water each lot gets and the use of water, and other matters related to the subdivision and to CCRs. While we are not necessarily in agreement concerning the facts of these matters and whether there are any actual issues, we acknowledge that there are differences of opinion. However, these are not environmental impacts that affect the natural environment, the community, or other resources. They are in fact a legal matter.

Thank you for recognizing the importance of the items you shared. The environmental assessment (EA) was prepared with this understanding. Each item is addressed specifically in the DEA with proposed mitigation measures where appropriate. Your comments are summarized below, along with our responses to each:

1. Wastewater disposal

We acknowledge your comment regarding wastewater, specifically disposal. This is addressed in Section 3.3.1 of the EA. Any wastewater system proposed will be designed and constructed in accordance with the requirements of the State Department of Health, per Hawaii Administrative Rules (HAR), Title 11, Chapter 62, "Wastewater Systems." In addition, we anticipate coordinating any upgrades to the existing systems as part of the permitting process moving forward. Do note, that a property of this size is allowed through Chapter 62 to incorporate multiple individual wastewater systems. It is large enough that these systems be unobtrusive, with no adverse effects on the property or the subsurface ground water. In addition, portable toilets have been used and will continue to be used for infrequent, large events, and that therefore the septic systems will not be burdened by large event use.

2. Cultural and historical resources

We acknowledge your comment regarding cultural and historical resources and share your concerns. We envision the Puakea Guest Ranch as a key component of preserving a vital part of Kohala's

architectural heritage in a functioning state and to protect and preserve these resources. This is addressed throughout including in Sections 3.2.2 and 3.2.3 as well as in both Appendix 2 and 3 of the EA. In addition, the Hawai'i State Historic Preservation Division (SHPD) has been engaged throughout this process. An example of that is demonstrated in Appendix 4.

3. Water usage

We acknowledge your comment regarding water consumption. This is addressed in Section 3.1.3 and Section 3.3.1 of the EA. In addition to water catchment we propose to incorporate a private well and reconnect to the Kohala Ditch. The combination of these sources of water will be adequate for this use and they will not impact neighbors. As a user of the current shared water system, you should be aware that our water meter is the original meter before the subdivision. A water line runs from our meter up to the two lots mauka. Therefore any and all leaks between our meter and the other two individual meters will all be recorded on the usage readings for our lot. We plan to address this poorly conceived layout of a system that may not have been installed properly and suffers from constant leaks in the immediate future. This will ensure Lot 1 no longer carries the expense burden from leaks servicing other lots.

4. Noise

We acknowledge your comment regarding noise. This is addressed in Section 3.1.5 of the EA. We have responded to this concern as part of the design of the Proposed Action and are committed to working cooperatively with the neighbors to address future issues. Furthermore, there are appropriate legal remedies regarding the enforcement of noise violations. This is covered in Hawai'i Administrative Rules (HAR), Title 11, Chapter 46, "Community Noise Control." In addition, the State Department of Health maintains reference to describe various kinds of noise, their sources and who you should contact to resolve the problem. Please note that dogs barking on your lot 6 & 8 can be heard all night, disrupting the ambient sounds at night and your dogs frequently get loose and have been on lot 1 on 4 occasions where we saw them and ran them back to ward your property.

5. Traffic

We acknowledge your comment regarding traffic. This is addressed in Section 3.3.2 of the EA. Thank you for sharing the concern regarding maintenance costs. This information has been added to the Final EA (FEA).

6. Light pollution

We acknowledge your comment regarding light pollution. This is addressed in Section 3.1.4 of the EA. All permanent lighting would be shielded in conformance with County of Hawai'i Outdoor Lighting Ordinance (Hawai'i County Code Chapter 9, Article 14), which requires shielding of exterior lights to lower the ambient glare caused by unshielded lighting. Ambient light is also visible from your property at night from lot 1.

7. Taxes

We acknowledge your comment regarding taxes, specifically related to property taxes. To our knowledge all taxes have been paid according to law and it is our intention to continue that practice. This is not necessarily an environmental issue so not included in the EA. However, we do state how our tax contributions would more than compensate for extra costs of public services in Section 3.3.1 of the EA.

8. County of Hawai'i enforcement action

The County of Hawaii legally requires the preparation of an EA before accepting the submittal of a special permit application. Without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission. We are simply conforming with legal requirements by preparing an EA prior to a special permit. These issues will be considered at the special permit venue.

We very much appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiiicounty.gov only]

Mori, Ashley

PLANNING DEPARTMENT
COUNTY OF HAWAII

2019 SEP 23 AM 9 09

From: Yee, Michael
Sent: Saturday, September 21, 2019 12:44 PM
To: Mori, Ashley
Cc: Ley, Rachelle
Subject: FW: Comments on Proposed Land Use Variance for Puakea Guest Ranch TMK (3) 5-6-001:082 North Kohala District, Big Island.

Please intake to Jeff

From: Peggy Brevoort [mailto:peggbre@gmail.com]
Sent: Friday, September 20, 2019 11:51 AM
To: Yee, Michael <Michael.Yee@hawaiicounty.gov>
Subject: Comments on Proposed Land Use Variance for Puakea Guest Ranch TMK (3) 5-6-001:082 North Kohala District, Big Island.

Dear Mr Yee

I am writing with my concerns about this proposed variance. I live at Puakea Bay Ranch across the highway and have been a tax paying resident of Hawaii since 2002. One of my neighbors has taken the time to research this and alert me to the issue. I am using much of her wording below, because I couldn't say it better myself.

Having commercial activity in an Agricultural area will make it easier for others to do the same thing and we could have many more short term rentals and commercial businesses to add to this which will change the nature of our community.

The worrying aspect is that this DEA actually includes a new building capable of seating 125 along with a kitchen and ADA bathrooms-most ranches don't have these facilities as well as a Wedding Chapel

!Firstly the DEA should be denied or dismissed until the *County of Hawaii V Christine Cash et al* Litigation is resolved.

In the West Hawaii Today article published just before our annual meeting on 17 January 2019. In the article she claims that the vacation rental that she has run for the last twelve years is completely legal. By calling this a guest ranch it seems that the new regulations on short term rentals (Bill 108) do not apply. So, other than the name change it will be business as usual BUT commercial uses are not allowed unless it is permitted and this wedding business is clearly a commercial activity.

Back in 2009 March 19th, a Notice of Violation was issued by the County of Planning Department ordering the applicant to cease and desist unpermitted activities , despite this the business has expanded with construction of additional unpermitted building . Further expansion and new buildings are proposed increase short term rentals from 18 people to 38-i.e. more than double in an Agricultural zone along with a covered seated area for >100 people.

Property taxes

The TMK tax record is a matter of public record, in 2009 the business paid \$197.67 in property taxes for the entire 32.4 acres, which included four improved cottages, a luxury tree house and an Airstream trailer and two unpermitted swimming pools. All of the other new structures built on the property are not on the TMK records as usually there are no building permits . This means that the owners have also had the benefits of not paying for

building permits for the cottages, pools, septic tanks, grading and excavation and special event permits. **In 2012 the property tax was \$249.67, In 2018 the tax bill is still only \$4681.55.**

The detail of the environmental assessment covers 13 criteria and a lot of detail , the major points are:

Cultural and Historical Resources

The application to SHPD for listing on the State Historical Register was granted in August 2009. Additional structures unrelated to the historical operation of Puakea Ranch, including a tree house(an actual house with kitchen and bathroom, not a play structure,) two unpermitted swimming pools were not disclosed and the application did not cover the extensive renovations of the cottages on property.

Unpermitted Disposal of Sewerage

The applicant has discharged sewerage from at least 6 cesspools into our environment for at least 12 years, there is one permit for a cesspool at Yoshi's house in 2006. The discharge of unpermitted sewage for over 10 years is a little more important to the environment than ranch guests using their towels for more than one day. There is no evidence that any gray water rules and plumbing requirements described in Hawaii's Administrative Rules have been compiled with so the 'green practices ' claimed on the website may not stand up to scrutiny.

Water Consumption

The master water meter for the Puakea Ranch subdivision of 9 lots is designed for 400 gallons per day for each lot, it is highly likely that the consumption of water at this one site far exceeds the allocation for the entire subdivision. Construction of a new area and commercial kitchen and bathrooms could lead to future water shortages for all the other residents.

Noise and light pollution

In the summary the applicant proposes restricting the noise level to 55 decibels on all property lines-normal speech is around 60 decibels. Numerous complaints from neighbors half a mile away and have been ignored. Noise is heard at Puakea Bay Drive too, beyond the curfew of 10.00pm . The Party lights and light geysers are not sympathetic to a rural environment and will certainly affect both people and animals, especially birds like owls, nearby

Traffic levels

The population of Hawi is about one thousand, so an event of 100 people plus the catering staff, music and entertainment equipment , lighting crews, deliveries of chairs and tables, decorators, photographers, musicians, food and drink deliveries will have a significant impact on traffic levels, let alone an event of 300 paying guests. Clearly the people making the comments do not live in the area. Most of the paying guests will be arriving for the same start time. There is no virtually no signage on the gate -in fact the directions say the 'Ranch' is opposite Puakea Bay Ranch gatehouse so many drive around the area looking for the place. It may be a coincidence but the asphalt outside the entrance has just been repaired as there were many cracks in the road indicating increased wear and tear.

Safety and fire risk

The events have had firework displays, fire lantern release, sparklers which also seriously increase the risk of wildfires, especially this year. In the wedding information on the website the owners offer to light a bonfire to enable the events to continue after the 10.00 pm curfew. Direct quote "after the amplified musicians must end the party can go on into the night ! Just ask us about setting up a bonfire for you" not great news for any of us living close by.

Thank you for reading to the end of this email. Please confirm that you have received.

Sincerely

Margaret Brevoort

56-2878 Puakea Bay drive

Hawi, HI 96755



October 21, 2019

Margaret Brevoort
56-2878 Puakea Bay Drive
Hawi, HI 96719
[via peggbre@gmail.com only]

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch,
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Ms. Brevoort:

Thank you for your comment email dated September 20, 2019, in which you stated a number of concerns including the current enforcement action, property taxes, cultural and historical resources, the disposal of sewage, water consumption, noise and light pollution, traffic levels, safety and fire risk.

Thank you for recognizing the importance of these items. The environmental assessment (EA) was prepared with this understanding. Each item is addressed specifically in the DEA with proposed mitigation measures where appropriate. Your comments are summarized below, along with our responses to each:

1. County of Hawai'i enforcement action

The County of Hawaii legally requires the preparation of an EA before accepting the submittal of a special permit application. Without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission. We are simply conforming with legal requirements by preparing an EA prior to a special permit. These issues will be considered at the special permit venue.

2. Taxes

We acknowledge your comment regarding taxes, specifically related to property taxes, assessments and permit fees. To our knowledge all taxes have been paid according to law and it is our intention to continue that practice. Additionally, we plan to comply with all required permit and application fees throughout this process. This is not necessarily an environmental issue so not included in the EA. However, as quoted, we do state how our tax contributions would more than compensate for extra costs of public services in Section 3.3.1 of the EA.

3. Cultural and historical resources

We acknowledge your comment regarding cultural and historical resources and share your concerns. We envision the Puakea Guest Ranch as a key component of preserving a vital part of Kohala's architectural heritage in a functioning state and to protect and preserve these resources. This is addressed throughout including in Sections 3.2.2 and 3.2.3 as well as in both Appendix 2 and 3 of the EA. In addition, the Hawai'i State Historic Preservation Division (SHPD) has been engaged throughout this process. An example of that is demonstrated in Appendix 4.

4. Wastewater disposal

We acknowledge your comment regarding wastewater, specifically disposal. This is addressed in Section 3.3.1 of the EA. Any wastewater system proposed will be designed and constructed in accordance with the requirements of the State Department of Health, per Hawaii Administrative Rules (HAR), Title 11, Chapter 62, "Wastewater Systems." In addition, we anticipate coordinating any upgrades to the existing systems as part of the permitting process moving forward. Do note, that a property of this size is allowed through Chapter 62 to incorporate multiple individual wastewater systems. It is large enough that these systems be unobtrusive, with no adverse effects on the property or the subsurface ground water. In addition, portable toilets have been used and will continue to be used for infrequent, large events, and that therefore the septic systems will not be burdened by large event use.

5. Water usage

We acknowledge your comment regarding water consumption. This is addressed in Section 3.1.3 and Section 3.3.1 of the EA. In addition to water catchment we propose to incorporate a private well and reconnect to the Kohala Ditch. The combination of these sources of water will be adequate for this use and they will not impact neighbors.

6. Noise

We acknowledge your comment regarding noise. This is addressed in Section 3.1.5 of the EA. We have responded to this concern as part of the design of the Proposed Action and are committed to working cooperatively with the neighbors to address future issues. Furthermore, there are appropriate legal remedies regarding the enforcement of noise violations. This is covered in Hawai'i Administrative Rules (HAR), Title 11, Chapter 46, "Community Noise Control." In addition, the State Department of Health maintains reference to describe various kinds of noise, their sources and who you should contact to resolve the problem. Additionally, we are unaware of any scientific studies that show that domestic animals that are penned in large lots adjacent to a site hosting a party of the types proposed for the operation would actually suffer any adverse impacts.

7. Light pollution

We acknowledge your comment regarding light pollution. This is addressed in Section 3.1.4 of the EA. All permanent lighting would be shielded in conformance with County of Hawai'i Outdoor Lighting Ordinance (Hawai'i County Code Chapter 9, Article 14), which requires shielding of exterior lights to lower the ambient glare caused by unshielded lighting.

8. Traffic

We acknowledge your comment regarding traffic. This is addressed in Section 3.3.2 of the EA.

9. Fire

We acknowledge your comment regarding fire and share the general concern of human caused events. As such we enforce a strict no open flame rule with all guests. Additionally all campfires are prearranged and managed by Puakea Ranch staff. Guests are not allowed to start any fires. This is addressed in Section 3.1.2 of the EA. Your letter mentioned firework displays, fire lantern releases, and sparklers being used on property. There has never been a fireworks display at the property; this assertion is factually inaccurate.

Once, years ago, there was a guest who, in violation of the rules released fire lanterns on site. The guest was immediately told to stop this activity, the lanterns were retrieved by ranch staff, and the guest was fined for violating the fire policy rules. This has not happened again since that time.

To our knowledge, sparklers have never been used on site. Their use would certainly be against the rules and would not be tolerated.

We very much appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiicounty.gov only]

Mori, Ashley

From: Yee, Michael
Sent: Saturday, September 21, 2019 4:18 PM
To: Mori, Ashley
Cc: Darrow, Jeff
Subject: RE: Ranch at Puakea

2019 SEP 23 PM 3 11
PLANNING DEPARTMENT
COUNTY OF HAWAII

Ashley,

Please intake to Jeff.

Jeff- respond as appropriate.

Thanks,
Michael

-----Original Message-----

From: terin johnston [mailto:terinjohnston29@gmail.com]
Sent: Thursday, September 19, 2019 3:09 PM
To: Yee, Michael <Michael.Yee@hawaiicounty.gov>
Subject: Ranch at Puakea

Sent from my iPad

Dear Mr. Yee,

I am a home owner directly across from the proposed increase and or revised permit for the "Guest Ranch" which has seemingly slipped under the radar for all of us as none of us has been asked to join a forum or a town hall meeting on the subject. The signage at the gate is weathered, obscured and essentially part of the rustic look has not given us enough information as to what exactly is to transpire once the new permit, goes through.

We have heard that deep pockets and a former AG from Hawaii are pushing this endeavor through and other than self promotion we have heard nothing. We sincerely hope that we as neighbors living in the agricultural lands will have a chance to present our side as well. Why has there not been such a disclosure?
It cannot be true that deep pockets here have sway. But it's starting to look that way. It's understood that their application null and voids the fines they were handed which is ludicrous. They have un-permitted structures, no sewage solutions, no added value to anyone but themselves being listed as out of state and an agricultural status. How is that possible?

A hotel? Guest cottages? Wedding venue? Treehouse stay? None are permitted? Historical interest? One of our residences has the Hawaiian retreat and they have paid taxes for their business and gained permits accordingly. How is that fair when they are to go by the letter of the law and the Ranch at Puakea or Guest Ranch pay nothing and are moving ahead considering they ignored cease and desist letters and unpaid fines in the hundreds of thousands..they now get to reapply and move forward? None of the community will benefit and the direct neighbors to her property are now having to look at selling. Nobody asked for this when they decided to move an hours drive from Kona to the northern tip of the island.

We want a chance to at least hear the impact conclusion of which they found to be none. 3 day weddings with 365 guests, music venue, added rooms and portable toilets. The driveway is directly opposite our home. No one asked us...it's all been terribly stealth. Not good. Not happy.

Thank you for your time,
Terin Johnston

Begin forwarded message:

From: terin johnston <terinjohnston29@gmail.com>
Date: October 9, 2019 at 4:04:37 PM HST
To: michael.yee@hawaiicounty.gov
Subject: Retraction letter

Sent from my iPad

Dear Mr. Yee,

I am writing to you to ask that my previous letter to you in regards to the Puakea Ranch be retracted. The reason being is I feel that I wrote you in haste and sadly with only one side of a story.

Christie Cash had responded to my emails with an invitation to come see for myself what was in question. My neighbor and I went to visit her yesterday and were astonished at what they've accomplished and what was transpiring with the heritage listed site. I asked many questions as we were given a full tour of the cottages, garden, grounds and pavilion. Christie was forthcoming and open.

I understand that she is seeking to resolve the issues with fines, building permits and similar administration formalities.

I'd hate to think that this special Hawaiian historical site could be torn up or made into another mega mansion. There could be no better preservation than to have visitors enjoying an old Hawaiian homestead here on the Big Island. Hopefully there will be a positive outcome and we can all be better neighbors with support and Aloha for one another.

Thank you for your time,
Terin Johnston



October 21, 2019

Terin Johnston
[via terinjohnston29@gmail.com only]

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch,
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Ms. Johnston:

Thank you for your comment email dated September 19, 2019 and your subsequent withdrawal dated October 09, 2019. We appreciate your interest and acknowledge your willingness to meet directly and discuss the situation.

The County of Hawaii legally requires the preparation of an EA before accepting the submittal of a special permit application. Without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission. We are simply conforming with legal requirements by preparing an EA prior to a special permit. These issues will also be considered at the special permit venue.

We very much appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiicounty.gov only]

Mori, Ashley

From: Andrew Latham <a.latham1@icloud.com>
Sent: Sunday, September 22, 2019 9:56 PM
To: Yee, Michael
Cc: Planning Internet Mail
Subject: Letter regarding Puakea Ranch Application Draft Environmental Assessment and AFONSI
Attachments: Letter to Michael Yee 22 Sept 2019.pdf

Dear Director Yee,

Please find attached a letter regarding a DEA and AFONSI relating to Puakea "Guest" Ranch. I would be most grateful if this letter were to be taken into the County's deliberations on the Change of Use application for the properties.

Kind Regards
Andrew Latham

2019 SEP 23 AM 9 12
PLANNING DEPARTMENT
COUNTY OF HAWAII

Owner

• 7-2818 Hialeka Dr., Hilo, HI 96720 • Phone: (808) 889-1199 • Home: (808) 938-5119 • Cell:
1. Mobile: (808) 938-5119

Date: September 22nd 2019

Michael Yee
Planning Director
101 Pauahi, Suite 3
Hilo HI 96720

Dear Director Yee:

I am writing to you in response to an publication dated August 5th 2019 but not circulated for comment until August 23rd 2019 by the County of Hawaii Planning Department regarding:

Draft Environmental Assessment (DEA) and Anticipated Finding of No Significant Impact (AFONSI)

Applicant: Christie Cash
Project: Puakea Guest Ranch

TMK: (3) 5-6-001 :082, North Kohala District, Island of Hawaii.

I wish to make a number of observations regarding the planning notice and also to suggest that there may have been a couple of omissions to the Notice that require confirmation.

As you are well aware, subsequent to the purchase of the property known as Puakea Ranch (TMK: (3) 5-6-001 :082), the current owners' have undertaken a substantial number of works without permits and have also been running an unpermitted business from the property in a zoned Agricultural area. This has set a dangerous precedent for other properties in the vicinity that are also zoned Agricultural and approval of the proposed change of use at Puakea Ranch is likely to embolden a number of other local commercial activities that would not meet Agricultural Zoning requirements and statutes where there is no real intent to carry out actual agricultural practices. It is therefore critical that this Application is not considered in isolation but in the context of the subsequent consequential impacts that this could and probably will have on the local area.

With regard to the current situation at Puakea Ranch, prior to the Application, I have not been able to find any record of Property taxes being paid that would have been commensurate with the change of use including the restoration of properties and subsequent rental thereof. I have also not been able to locate records (although there may be such records available) showing that during the restoration of the "historical properties", septic tanks or septic systems that meet current codes were installed on the property. The existing cess pools (if indeed present for all properties) would not meet current codes and may in likelihood be releasing foul water into the environment. There is no evidence to suggest that "gray water" systems have been

installed or, if so, how they are being used. In 2019, with four cottages, a "tree house", an airstream trailer and two swimming pools, the taxable value is just \$573,000 and the tax bill only \$5,657.86. Furthermore, the current water usage at the property, according to the published letter from the Department of Water Supply dated December 11th 2018 shows that current usage exceeds the permitted usage for a single family dwelling by a factor of 13.7 (5,500gpd versus 400gpd). Increasing the activity on the site must lead to increased water usage and the Department of Water Supply clearly indicated that additional supplies were not available under the current Water Usage plans.

One major concern that I have is the reference on the owners' website to the lighting of bonfires for guests "after the amplified musicians must end the party". While the Application states that there is a strictly enforced "No open flame" policy with guests, and that "campfires" are located in a specially designed fire pit, and that a hose is on hand, and that there will be no fires during "dry and windy" conditions; the site is almost always windy, the prevailing winds will blow burning embers towards the makai west and south of the site, where rainfall is much lower and the vegetation is much drier. Embers can carry substantial distances and the area in general has a very high fire risk. The letter from the Fire Department dated January 24th 2019 states the requirement for fire vehicle access and fire hydrants, which have not yet been installed.

Regarding local habitat and wildlife, the Environmental Assessment clearly omits any mention of the native Pueo, which is found over this area, and also Nene, which commonly visit the locale. I have observed at least two pairs of Pueo in the area below the Akone Pule Highway, and therefore probably others in the area. They are listed as an Endangered Species in O'ahu, and their numbers are in decline in the Islands. According to Wikipedia, "Pueo appear to be somewhat resistant to the avian malaria that has devastated many other endemic bird populations in Hawaii;[2][4] however, they have recently become victim to a mysterious "sick owl syndrome", or SOS, in which large numbers of pueo have been found walking dazedly on roads, leading to death by collision. The cause of sick owl syndrome is unknown: it is suspected that pesticide toxicity may be responsible, particularly through secondary rodenticide poisoning. However, it has also been hypothesized that the cause may be an infectious agent, seizure-like confusion due to light pollution, or a variety of other causes." The planned fireworks and light shows at the Puakea Ranch facility will likely have an adverse effect on these native species.

While the owners' state that they plan to end "'amplified music" at 10PM in accordance with local noise abatement regulations, this has not been the case on prior occasions and the music, which can be heard well over a mile away at my property, is extremely loud. The EA notes on page 37 that "The manager's home at Puakea Ranch was considered to be a grand estate at this time and many parties and gatherings were hosted there, as "The Society" was a

very important part of the predominantly British culture of North Kohala's sugar and mill owners." They fail to note that at that time, electric light shows and amplified music were not a part of the festivities and so sound and light pollution would not have been the issue that it is today.

The owners' state that "community events" are an important part of their plans yet, in the time that they have been owners' of the property, I have not seen any indication that they have held or extended invitations to hold, community events. Whilst my view is speculative, I believe that this is just a token offering with no plans to implement. I do note from Google images that the way that the grasses are being mowed could be interpreted to suggest the initial design and/or layout of a "pitch and putt" or small golfing range with 8 or 9 potential fairways and greens.

In a letter from the owner to Dr. Alan Downer dated November 26th 2018, it states that "The 100+ year-old vegetation that surrounds the entire 33 acre property is an unparalleled location for enjoying the outdoor beauty of North Kohala in a park like setting. Towering Mango and Monkey Pod trees planted over 100 years ago offer welcoming shaded areas with sweeping ocean views. Large vegetable gardens, fruit trees of all varieties, pineapple groves, lavender groves and farm fresh eggs are all part of the rich agricultural and historic experience we offer to our guests." It is interesting to note that not only are the "pineapple" and "lavender groves" not visible on Google earth images, they are specifically not mentioned in the Environmental Assessment document listing of flora nor in the Haun and Associates Cultural Impact Assessment, which would lead me to conclude that either they do not exist or that they exist in only very small plantings rather than in "groves". This suggests a degree of latitude in the application that may indicate other aspects of the application that, upon full investigation, might raise suspicion.

Regarding the suggested benefits to the local community, I suggest that these will be minimal or non-existent. Even if local residents are employed, the numbers will be few. It has been our experience since moving to the island that our more wealthy neighbors tend to use companies under contract to undertake maintenance and services and that their employees are often not local residents, but come from Waikaloa, Kona or even the windward side of the island. The local coffee shop and restaurants may have some small benefit of the additional people, but the likelihood of this expanding jobs in the area are remote.

The HDOT letter dated January 7th 2019 required the applicant to engage a "licensed professional engineer" to prepare the Traffic Impact Assessment. Page 40 of the EA does not specifically refer to the Licensed engineer who conducted the survey, and I see no other publication by said expert in the documentation. What the EA states is:

In a letter of January 7, 2019 (see Appendix I) the HDOE requested preparation of a Traffic Assessment by a licensed professional engineer to include trip generation, an evaluation of the project access and recommend improvements as needed. Traffic Assessments are often conducted for projects to determine if the proposed action may produce significant traffic impacts. Section 25-2-46 (Concurrency Requirements) County of Hawai'i Zoning Code, for example, requires a traffic impact analysis report (TIAR) with the application for any zoning amendment which can generate 50 or more peak hour trips. To compare the scale of impacts of the minimum sized subdivision that triggers the need for a TIAR under the County Code, an engineer assessed the traffic generation characteristics of the Proposed Action. The trip generation methodology used is based upon applications developed by the Institute of Transportation Engineers (ITE) and published in "Trip Generation Manual", 9th Edition, 2012. Trip generations have been developed for a variety of land uses (or facility types) that correlate trips with dwelling units, area, population, vehicle ownership and intensity of use. Each facility type has a catalog Classification number for identification purposes. For any given classification, repeated field studies by the ITE measuring actual trips generated by different land uses has calculated a generator factor for peak hour trips. This factor is multiplied by the number of units in a land use. This is further divided into trips that are entering or exiting the development, a split that differs by time of day. In this case, the published dataset does not have good data for the type of use anticipated. In order to approximate a Classification it was necessary to estimate daily trips based upon the expected staffing levels and the maximum attendance allowed by capacity."

From this statement, with no additional reference regarding the expert used to generate the numbers provided, I must conclude that the preparer of the document undertook their own study based upon "the trip generation methodology ...developed by the Institute of Transportation Engineers". From our own experience of the traffic movements in Puakea Bay Ranch, of which we have quite a long standing record, especially for contract staff and workers entering and leaving the site, we would say that the estimates are considerably underestimated and should be further reviewed.

The owner refers to the current use of the property as a ranch with horses etc. I believe at the last count there was one aging horse, a couple of goats and a few chickens. Hardly a working ranch, I suggest.

In addition, in reference to the owner's letter of November 26th 2018 which states that "Without properties like Puakea Ranch and our efforts to save the rest of the structures from the ravishes of time, salt, wind and rain, Puakea Ranch would be nothing more than another "Gentlemen's Ranch" with one NEW Grand Home, closed to the rest of the word (*sic*) and this community." I would like to point out that other communities in the area, such as our own, do hold local community events from time to time and especially to celebrate the historical cultural and religious aspects of the land upon which we live. Kahunas come to pray with us and for us, and hula groups come to dance with us in remembrance of the historical context of the land and sea.

Finally, it would seem to be a considerable affront to the State of Hawaii and its' people to have an owner who has been a little less than honest in paying their property taxes (according to the property tax records) and who has not yet, I understand, paid the fines levied upon them by the State in January 2019 for their illegal activities, apply for a waiver of Land Use Status and a change in use of the property. Who is to say that they will not continue to underrepresent the property usage so as to reduce their tax bills?

Sincerely

A handwritten signature in black ink, appearing to read "Andrew Latham", written in a cursive style.

Andrew Latham



October 21, 2019

Andrew Latham
[via a.latham1@icloud.com only]

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch,
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Mr. Latham:

Thank you for your comment email dated September 22, 2019, in which you stated a number of concerns including the current enforcement action, property taxes, the disposal of sewage, water consumption, fire risk, the Pueo and light pollution, noise pollution, community events, satellite images, community benefits, traffic study and other comparisons.

Thank you for recognizing the importance of these items. The environmental assessment (EA) was prepared with this understanding. Each item addressed specifically in the DEA with proposed mitigation measures where appropriate. Your comments are summarized below, along with our responses to each:

1. County of Hawai'i enforcement action

The County of Hawaii legally requires the preparation of an EA before accepting the submittal of a special permit application. Without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission. We are simply conforming with legal requirements by preparing an EA prior to a special permit. These issues will be considered at the special permit venue.

2. Taxes

We acknowledge your comment regarding taxws, specifically related to property taxes. To our knowledge all taxes have been paid according to law and it is our intention to continue that practice. This is not necessarily an environmental issue so not included in the EA.

3. Wastewater disposal

We acknowledge your comment regarding wastewater disposal. This is addressed in Section 3.3.1 of the EA. Any wastewater system proposed will be designed and constructed in accordance with the requirements of the State Department of Health, per Hawaii Administrative Rules (HAR), Title 11, Chapter 62, "Wastewater Systems." In addition, we anticipate coordinating any upgrades to the existing systems as part of the permitting process moving forward. Do note, that a property of this size is allowed through Chapter 62 to incorporate multiple individual wastewater systems. It is large enough that these systems be unobtrusive, with no adverse effects on the property or the subsurface ground water. In addition, portable toilets have been used and will continue to be used for infrequent, large events, and that therefore the septic systems will not be burdened by large event use.

5. Water usage

We acknowledge your comment regarding water consumption. This is addressed in Section 3.1.3 and Section 3.3.1 of the EA. In addition to water catchment we propose to incorporate a private well and reconnect to the Kohala Ditch. The combination of these sources of water will be adequate for this use and they will not impact neighbors.

6. Fire

We acknowledge your comment regarding fire and share the general concern of human caused events. As such we enforce a strict no open flame rule with all guests. Additionally all campfires are prearranged and managed by Puakea Ranch staff. Guests are not allowed to start any fires. This is addressed in Section 3.1.2 of the EA.

7. Light pollution

We acknowledge your comment regarding light pollution. This is addressed in Section 3.1.4 of the EA. All permanent lighting would be shielded in conformance with County of Hawai'i Outdoor Lighting Ordinance (Hawai'i County Code Chapter 9, Article 14), which requires shielding of exterior lights to lower the ambient glare caused by unshielded lighting. In addition, we thank you for noting the presence of the Hawaiian short eared owl (*Asio flammeus sandwichensis*). We are aware of the presence of this species and it will not be affected by any current or proposed activities. Although the species is not protected on Hawaii Island under the Endangered Species Act, we value and appreciate the Pueo. This information has been added to the Final EA.

8. Noise

We acknowledge your comment regarding noise. This is addressed in Section 3.1.5 of the EA. We have responded to this concern as part of the design of the Proposed Action and are committed to working cooperatively with the neighbors to address future issues.

9. Community events and benefits

We acknowledge your comment regarding community events and benefits. This is addressed throughout the EA, namely on Pages 4, 5 and 6, and in Section 3.2.1 of the EA.

10. Satellite images

We acknowledge your comments regarding your review of satellite images. Our farming operation does in fact include lavender and pineapple. There are no plans for a “pitch and putt.” We welcome a visit to the ranch to alleviate your suspicions.

11. Traffic

We acknowledge your comment regarding the traffic assessment report. This is available in Appendix 5 of the EA.

We very much appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiicounty.gov only]

Mori, Ashley

From: Yee, Michael
Sent: Monday, September 23, 2019 4:40 PM
To: Mori, Ashley
Subject: FW: DEA for Puakea Guest Ranch

Please intake to Jeff

-----Original Message-----

From: Robert Watkins <doc.watkins@icloud.com>
Sent: Monday, September 23, 2019 4:29 PM
To: Yee, Michael <Michael.Yee@hawaiicounty.gov>
Cc: christie@puakearanch.com; corinne latham <cjlatham@sbcglobal.net>
Subject: DEA for Puakea Guest Ranch

TMK (3) 5-6-001:082
North Kohala District
Island of Hawai'i

September 23,2019

Dear Planning Director Yee;

I note that the trigger for this DEA is any use within any historic site designated in the Historic Register. Although Ms. Cash submitted and was granted this designation in August 2009, the applicant did not truthfully disclose their unpermitted construction aimed toward commercial activity, and have not complied with SHPD's requirements. This property has been and continues to operate totally illegally as a commercial use within an agricultural district, without a Special Use Permit, in outright defiance of County of Hawaii cease and desist legal action filed in March 2009. This applicant makes a mockery of standard requirements which the rest of the population must follow in regards to zoning and building codes, continues to advertise online, and now has the impertinence to submit a DEA which answers every one of the criteria as of no significance. Do the applicant believe that now obtaining a DEA as required by HRS 343.5(4), which they were informed of in December 2009 and chose not to comply with, will somehow absolve them of years of defiance and illegal activities?

It is a matter of public record that the applicant have created a noise problem for their neighbors, that they don't have permits for cesspools and continue to discharge sewage and grey water illegally, pay only agricultural taxes on those "Guest Ranch" operation, and do not have Water Department approval for the high use thru a single small meter that additionally services a dozen real agricultural endeavors.

For these reasons, I urge you to deny or dismiss this DEA request. Any other action is not dictated by the facts Sincerely RobertWatkins

Sent from my iPad

PLANNING DEPARTMENT
COUNTY OF HAWAII
2019 SEP 24 PM 8 37



October 21, 2019

Robert Watkins, MD
[via doc.watkins@icloud.com only]

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch,
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Dr. Watkins:

Thank you for your comment email dated September 23, 2019, in which you stated a number of concerns including the current enforcement action, historical requirements, a noise problem, sewage discharge, agricultural taxes and water usage.

Thank you for recognizing the importance of these items. The environmental assessment (EA) was prepared with this understanding. Each item is addressed specifically in the DEA with proposed mitigation measures where appropriate. Your comments are summarized below, along with our responses to each:

1. County of Hawai'i enforcement action

The County of Hawaii legally requires the preparation of an EA before accepting the submittal of a special permit application. Without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission. We are simply conforming with legal requirements by preparing an EA prior to a special permit. These issues will be considered at the special permit venue.

2. Historical requirements

We acknowledge your comment regarding our historic site designation. We envision the Puakea Guest Ranch as a key component of preserving a vital part of Kohala's architectural heritage in a functioning state and to protect and preserve these resources. This is addressed throughout including in Sections 3.2.2 and 3.2.3 as well as in both Appendix 2 and 3 of the EA. In addition, the Hawai'i State Historic Preservation Division (SHPD) has been engaged throughout this process. An example of that is demonstrated in Appendix 4.

3. Noise

We acknowledge your comment regarding noise. This is addressed in Section 3.1.5 of the EA. We have responded to this concern as part of the design of the Proposed Action and are committed to working cooperatively with the neighbors to address future issues.

4. Wastewater disposal

We acknowledge your comment regarding wastewater, specifically disposal. This is addressed in Section 3.3.1 of the EA. Any wastewater system proposed will be designed and constructed in accordance with the requirements of the State Department of Health, per Hawaii Administrative Rules (HAR), Title 11, Chapter 62, "Wastewater Systems." In addition, we anticipate coordinating any upgrades to the existing systems as part of the permitting process moving forward. Do note, that a property of this size is allowed through Chapter 62 to incorporate multiple individual wastewater systems. It is large enough that these systems be unobtrusive, with no adverse effects on the property or the subsurface ground water. In addition, portable toilets have been used and will continue to be used for infrequent, large events, and that therefore the septic systems will not be burdened by large event use.

5. Taxes

We acknowledge your comment regarding taxes. To our knowledge all taxes have been paid according to law and it is our intention to continue that practice. This is not necessarily an environmental issue so not included in the EA. However, we do state how our tax contributions would more than compensate for extra costs of public services in Section 3.3.1 of the EA.

6. Water usage

We acknowledge your comment regarding water consumption. This is addressed in Section 3.1.3 and Section 3.3.1 of the EA. In addition to water catchment we propose to incorporate a private well and reconnect to the Kohala Ditch. The combination of these sources of water will be adequate for this use and they will not impact neighbors.

We very much appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiicounty.gov only]

Mori, Ashley

From: Yee, Michael
Sent: Monday, September 23, 2019 3:21 PM
To: Mori, Ashley
Cc: Ley, Rachelle
Subject: FW: Draft Environment Assessment (DEA) for Puakea Guest Ranch TMK (3) 5-6-001:082 North Kohala Applicant: Christie Cash

PLANNING DEPARTMENT
COUNTY OF HAWAII
2019 SEP 25 PM 8:18

Please intake to Jeff.

From: Leslie Weber <leslieweber11@gmail.com>
Sent: Monday, September 23, 2019 3:19 PM
To: Yee, Michael <Michael.Yee@hawaiicounty.gov>
Cc: Planning Internet Mail <planning@co.hawaii.hi.us>
Subject: Draft Environment Assessment (DEA) for Puakea Guest Ranch TMK (3) 5-6-001:082 North Kohala Applicant: Christie Cash

Dear Mr. Lee

As a resident of Puakea Bay Ranch, across from the proposed development noted above, i have a number of objections and concerns.

1. The DEA should be denied or dismissed until the *County of Hawaii V Christine Cash et al* Litigation is resolved. The applicant has historically completed work on her property without the appropriate permits. All of the outstanding issues should be resolved prior to allowing her to proceed with her application.
2. As we are downstream from cesspools on the applicant's property that drain into our environment I am very concerned about the potential of even greater amounts of this material entering our ranch. I respectfully ask that the county take a very close look at what the applicant is currently doing to ensure **full compliance** with all regulations and that consideration be given to how her proposed significant increases in guests will affect the systems currently in place and the health and safety of our community.
3. The master water meter for the Puakea Ranch subdivision of 9 lots is designed for 400 gallons per day for each lot, it is highly likely that the consumption of water at this one site far exceeds the allocation for the entire subdivision. More buildings and people could lead to future water shortages for all the other residents.
4. Puakea Bay Ranch is already adversely affected by the noise coming from the applicant's property beyond 10 PM. The applicant appears to have no respect for the peace and quiet of our community. Previous noise complaints have not resulted in any changes. Allowing her to significantly add to her guest count is only going to make matters worse, especially given that she is proposing to host large wedding groups that most certainly will be partying well past 10 PM.
5. The applicants driveway is directly opposite our ranch's gatehouse. With hundreds of vehicles converging on this small space in a 55 MPH zone there are bound to be unsafe situations and the potential for accidents is high. Signage of the applicant's property is poor. Guests looking for her property often mistake our gatehouse for her location and then are forced to turn around in a tight area and re-enter the highway once again. Chaos will ensue.
6. We are in a high risk fire zone, as advised by the local fire marshall. The applicant uses fireworks, sparklers and bonfires to entertain her guests. With our high winds and dry conditions, this could be disastrous for our community and for the wildlife in the area.

7. The financial benefit of one person should not out-weigh the impact on the health and safety of environment of the many who share it, both people and wildlife.

Sincerely,

Leslie Weber
Puakea Bay Ranch

Mori, Ashley

From: Leslie Weber <leslieweber11@gmail.com>
Sent: Wednesday, September 25, 2019 4:25 PM
To: Yee, Michael; Planning Internet Mail
Subject: Fwd: Draft Environment Assessment (DEA) for Puakea Guest Ranch TMK (3) 5-6-001:082
North Kohala Applicant: Christie Cash

Please note that I am WITHDRAWING my email that I sent to you yesterday. The email is below.

I no longer wish to participate in this dispute effective immediately.

Thanks,

Leslie Weber

Begin forwarded message:

From: Leslie Weber <leslieweber11@gmail.com>
Subject: Draft Environment Assessment (DEA) for Puakea Guest Ranch TMK (3) 5-6-001:082 North Kohala Applicant: Christie Cash
Date: September 23, 2019 at 6:18:52 PM PDT
To: michael.yee@hawaiicounty.gov
Cc: planning@hawaiicounty.gov

Dear Mr. Lee

As a resident of Puakea Bay Ranch, across from the proposed development noted above, i have a number of objections and concerns.

1. The DEA should be denied or dismissed until the *County of Hawaii V Christine Cash et al* Litigation is resolved. The applicant has historically completed work on her property without the appropriate permits. All of the outstanding issues should be resolved prior to allowing her to proceed with her application.
2. As we are downstream from cesspools on the applicant's property that drain into our environment I am very concerned about the potential of even greater amounts of this material entering our ranch. I respectfully ask that the county take a very close look at what the applicant is currently doing to ensure **full compliance** with all regulations and that consideration be given to how her proposed significant increases in guests will affect the systems currently in place and the health and safety of our community.
3. The master water meter for the Puakea Ranch subdivision of 9 lots is designed for 400 gallons per day for each lot, it is highly likely that the consumption of water at this one site far exceeds the allocation for the entire subdivision. More buildings and people could lead to future water shortages for all the other residents.
4. Puakea Bay Ranch is already adversely affected by the noise coming from the applicant's property beyond 10 PM. The applicant appears to have no respect for the peace and quiet of our community. Previous noise complaints have not resulted in any changes. Allowing her to significantly add to her guest count is only going to make matters worse, especially given that she is proposing to host large wedding groups that most certainly will be partying well past 10 PM.

PLANNING DEPARTMENT
COUNTY OF HAWAII
2019 SEP 26 AM 7 55

5. The applicants driveway is directly opposite our ranch's gatehouse. With hundreds of vehicles converging on this small space in a 55 MPH zone there are bound to be unsafe situations and the potential for accidents is high. Signage of the applicant's property is poor. Guests looking for her property often mistake our gatehouse for her location and then are forced to turn around in a tight area and re-enter the highway once again. Chaos will ensue.

6. We are in a high risk fire zone, as advised by the local fire marshall. The applicant uses fireworks, sparklers and bonfires to entertain her guests. With our high winds and dry conditions, this could be disastrous for our community and for the wildlife in the area.

7. The financial benefit of one person should not out-weigh the impact on the health and safety of environment of the many who share it, both people and wildlife.

Sincerely,

Leslie Weber
Puakea Bay Ranch



October 21, 2019

Leslie Weber
[via leslieweber11@gmail.com only]

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch,
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Ms. Weber:

Thank you for your comment email dated September 23, 2019 and your subsequent withdrawal dated September 25, 2019. We appreciate your interest and acknowledge your willingness to meet directly and discuss the situation.

The County of Hawaii legally requires the preparation of an EA before accepting the submittal of a special permit application. Without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission. We are simply conforming with legal requirements by preparing an EA prior to a special permit. These issues will also be considered at the special permit venue.

We very much appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiicounty.gov only]

Mori, Ashley

From: Ley, Rachelle
Sent: Monday, September 23, 2019 1:03 PM
To: hulamoosefarm7@gmail.com
Cc: Gillis, Elizabeth; Mori, Ashley
Subject: FW: Corrections to Puakea Ranch draft of EPA No impact??? Michael Yee

Aloha Christine,

Thank you for your comments. They have been forwarded to Director Yee and appropriate staff for review.

Mahalo!

Rachelle Ley

Private Secretary to the Planning Director
County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone: (808) 961-8125
Fax: (808) 961-8742
Email: rachelle.ley@hawaiicounty.gov
Website: www.hiplanningdept.com

Hawai'i County is an Equal Opportunity Provider and Employer.

2019 SEP 24 AM 8 38
PLANNING DEPARTMENT
COUNTY OF HAWAII

From: Christine Sprowl Tetak [<mailto:hulamoosefarm7@gmail.com>]
Sent: Monday, September 23, 2019 12:19 PM
To: Yanagi, Horace <Horace.Yanagi@hawaiicounty.gov>
Cc: Gillis, Elizabeth <Elizabeth.Gillis@hawaiicounty.gov>
Subject: Fwd: Corrections to Puakea Ranch draft of EPA No impact??? Michael Yee

Aloha Horace and Libby,
Planning Director Michael Yee,

Can you forward this correspondence to Michael Yee for me. I just found out the response was due today and I want Michael Yee to know that Lot#1's SP and Guest Ranch will impact our Lot #3 and create a hardship for us. Most all of the Puakea Ranch owners oppose Cash's attempts to gain the SP.

We ask that you reject the DEA until the complaint filed against the Beverly Hills owners is resolved. Consideration of the DEA is premature as it requests the expansion of the existing un permitted Guest Ranch activities alleged in the complaint.

A ruling for the dismissal/denial of the DEA by the Planning Director is appropriate until the Court rules on these allegations and the fines owing of approx \$350,000 are paid in full.

The proposed use will have a huge impact on the environment and therefore we support the alternative of No Action by the Planning Department.

Mahalo,

Christine Sprowl Tetak,
Owner of Lot #3 400 feet from Lot #1

Please read below:

Begin forwarded message:

From: Christine Sprowl Tetak <hulamoosefarm7@gmail.com>
Subject: Fwd: Corrections to Puakea Ranch draft of EPA No impact??? Michael Yee
Date: September 23, 2019 at 11:58:37 AM HST
To: hiplanningdept.com

Aloha Michael,

I just realized that my response to Cash's EA No impact had a due date. Due to my own illness it has taken me time to get this response to you. Below is my response to the inaccurate reporting of Elizabeth Pitts in the WHT article titled Puakea Ranch (Lot #1) EA finds no impact.

Please read below and add to the file of responses regarding the never ending quest by Cash for the Special Permit for the Guest Ranch that she continues to operate with out permits and without paying the NOV fines.

We have the neighboring ranch land on Lot #3 just 400 feet from the noisy illegal pavilion built with out permits in 2016. The violations continue and if she is granted the SP the will perpetuated into the future for you department to manage. Just say NO!

Our beautiful and historical ranch has lost value with the illegal business operation on Ag zoned land. It is a crime what is planned for the historic ranch she owns and rents out to anyone who will pay.

Please do not let this happen. Even with the draft EA her operation still does not work on our AG land.

We have 7 of the Waikoloa Nightingale donkeys grazing on our land and we planted white pineapple a few years ago that are producing.

It is so sad to see our dream of a little ranch house cottage on our land turn into a nightmare. Our land is on the market but who will buy it knowing who the neighbor is??????

I do know that the surrounding 8 lots do not want Cash to expand and the owners across the hwy at Puakea Bay Ranch do not want her expansion as it will change the fabric and landscape of our quiet agricultural life forever,

Warmest Aloha,

Christine Sprowl Tetak
Owner of Lot #3
Puakea Ranch

Hawi, HI

Begin forwarded message:

From: Christine Sprowl Tetak <hulamoosefarm7@gmail.com>
Subject: Corrections to Puakea Ranch draft of EPA No impact???
Date: September 23, 2019 at 11:39:36 AM HST
To: Epitts@westhawaii.com

Aloha Elizabeth Pitts,

Response to Cash's "No Impact. press release.

I am a direct neighbor that uses our deeded easement driving through Lot #1 Ms. Cash's wedding/event business. We have been impacted by excess noise and traffic from events and gatherings, blocked easement to where we could not drive out to the highway and all this on Ag zoned land.

We purchased our 25.2 acres in August of 2012. Cash has created a money making illegal business out of her beautiful historic ranch.

Our ranch is only 400feet from the upper border of her lot where she hosts the loud parties in the non permitted pavilion that was built back in 2016.

Cash has been attempting to get that Special Permit from the county planning department since 2011 and was always denied as her attempts were never complete. She is not one to let go and is obsessed with this plan to turn this beautiful vintage ranch into her fantasy to make her millions.

She lives in Santa Monica and is an absent owner when trouble arises. The animals have run amuck along our easement and damaged one neighbor's truck. Very dangerous to drive up the easement not knowing what livestock or horse will be blocking the road.

When an actual neighbor has experience the impact Puakea Ranch lot 1 has caused there is no amount of studies that can be done when EA's and lots of money their way sway the result. They never asked us.

One time I was driving with my sister visiting from California and just trying to leave the ranch. We had to open the lower gate to get out to the highway. I was driving and my sister had to wrangle 2 horses away from our side of the gate with at least 3 other horses on the other side trying to enter.

It is a miracle we did not get trampled. Just one example. In 2016 a very large wedding 400+- people was held in June. There were no parking attendants and guests just parked where ever they could at the lower entry part by the giant Kaiwe tree. When they ran out of places to park they blocked our easement gate! Huge impact if there was an

emergency as the vehicles would never be able to drive through the mass of cars parked all over.

The animals rarely have safety fencing and love to escape to run to freedom. I have written dozens of certified letters to complain to our Mayor, the planning dept, etc. The fines still accrue and they are up to and passing \$350,000 and will continue until Lot 1 Cash corrects all the Notice of Violations. Amazing how the facts change when Cash is interviewed.

How on earth can the County of Hawaii issue a Special Permit for a Guest Ranch when such violations have never been corrected and fines not paid.

We are seniors and we were planning on building our dream ranch cottage at our 25.2 acre ranch. Now we cannot as the party noise carries across the ag landscape and sounds like it is 10 feet away. Three years ago we adopted a small herd of the very last Waikoloa Nightingale Donkeys and we have seven grazing at the ranch.

We have listed our property for sale





but who will buy our beautiful ranch with the huge business expansion of Cash's selfish business dreams?

It makes me sick inside thinking that big money talks on this island when you can buy your way to get your way. The EA will say anything she wants them to for a buck.

One opinion is not enough! We should have rights as well.

Thanks for listening Elizabeth.

Christine Sprowl Tetak, Trust
Owner of Lot #3 Puakea Ranch

MLS# 627186



October 14, 2019

Christine Sprowl Tetak
[via hulamoosefarm7@gmail.com only]

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch,
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Ms. Sprowl Tetak:

Thank you for your comment email dated September 23, 2019, in which you stated a number of concerns including the current enforcement action, use of agricultural land, and noise and traffic concerns with the access easement.

Because you represent a parcel within the Puakea Ranch Subdivision, please know we are aware that there are disputes concerning easements, the share of water each lot gets and the use of water, and other matters related to the subdivision and to CCRs. While we are not necessarily in agreement concerning the facts of these matters and whether there are any actual issues, we acknowledge that there are differences of opinion. However, these are not environmental impacts that affect the natural environment, the community, or other resources. They are in fact a legal matter.

Thank you for recognizing the importance of the items you shared. The environmental assessment (EA) was prepared with this understanding. Each item addressed specifically in the DEA with proposed mitigation measures where appropriate. Your comments are summarized below, along with our responses to each:

1. Existing Non-Conforming Uses

The County of Hawaii legally requires the preparation of an EA before accepting the submittal of a special permit application. Without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission. We are simply conforming with legal requirements by preparing an EA prior to a special permit. These issues will be considered at the special permit venue.

2. Permitted uses

We acknowledge your comment regarding the proposed activity on agriculturally zoned land. According to the County of Hawaii Zoning Code (Chapter 25), a Guest Ranch is a permitted use on Agriculturally zoned land with a Special Permit. As mentioned above, without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission.

3. Noise

We acknowledge your comment regarding noise including the character of the noise. This is addressed in Section 3.1.5 of the EA. We have responded to this concern as part of the design of the Proposed Action and are committed to working cooperatively with the neighbors to address future issues. Additionally, we are unaware of any scientific studies that show that domestic animals that are penned in large lots adjacent to a site hosting a party of the types proposed for the operation would actually suffer any adverse impacts.

4. Traffic

We acknowledge your comment regarding traffic. This is addressed in Section 3.3.2 of the EA. Thank you for sharing the concern regarding onsite access. Any legal access rights will not be hindered. This information has been added to the Final EA (FEA).

We very much appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiicounty.gov only]

Mori, Ashley

From: Michael Sterling <alohasterlings@gmail.com>
Sent: Monday, September 23, 2019 12:07 PM
To: Planning Internet Mail
Subject: Puakea Ranch TMK {3} 5-6-001:082 North

These people just had a large gathering/party on Sat. 9/21. Isn't this illegal, and is it OK for them to be running a business {VRBO style} on Ag land with several unpermitted buildings, swimming pools, Airstream trailer, etc. What about water usage, sewage, etc.?? Also the taxes they pay do not seem right, the owner, Christine Cash claims she has been operating the business for 12 years. I am not sure how they keep getting away with this. They have been fined, had a cease and desist order, but no one has done anything to stop this.

I have tried calling you several times last week and today, seems impossible to talk with anyone. Would really appreciate a call when you have time.

808-731-6751

Thanks for your help,

Michael & Bridgette Sterling
56-2908 Puakea Bay Dr.
Hawi, HI 96719

Sent from [Mail](#) for Windows 10

2019 SEP 24 AM 8 39
PLANNING DEPARTMENT
COUNTY OF HAWAII

Mori, Ashley

From: Yee, Michael
Sent: Thursday, October 10, 2019 8:37 PM
To: Mori, Ashley
Cc: Darrow, Jeff
Subject: Fwd: Puakea Ranch Complaint

Please intake to Jeff.

Jeff - hmm...the eventual Commission meeting is going to be interesting...

Sent from my iPhone

Begin forwarded message:

From: Bridgette Sterling <alohasterlings@gmail.com>
Date: October 10, 2019 at 4:59:42 PM HST
To: "Yee, Michael" <Michael.Yee@hawaiicounty.gov>
Subject: Puakea Ranch Complaint

Dear Mr. Yee,

We are writing to respectfully ask that you disregard our previous complaint filed against Puakea Ranch on September 20. We have had the pleasure of meeting with Ms. Cash at her facility and now have a better understanding of her vision moving forward. We feel there will be no impact on us what so ever.

Ms. Cash's hard work and perseverance shines through in each of the beautiful units the County has placed on the Historical Registry.

Sorry to have taken your time on this. We were sadly misinformed.

Aloha,
Bridgette & Michael Sterling

PLANNING DEPARTMENT
COUNTY OF HAWAII

2019 OCT 14 AM 9 33



Mori, Ashley

From: Yee, Michael
Sent: Monday, October 14, 2019 8:35 AM
To: Mori, Ashley
Subject: FW: Puakea Ranch Complaint

PLANNING DEPARTMENT
COUNTY OF HAWAII
2019 OCT 14 AM 9 02

Please intake to Jeff.

From: Bridgette Sterling <alohasterlings@gmail.com>
Sent: Thursday, October 10, 2019 4:58 PM
To: Yee, Michael <Michael.Yee@hawaiiicounty.gov>
Subject: Puakea Ranch Complaint

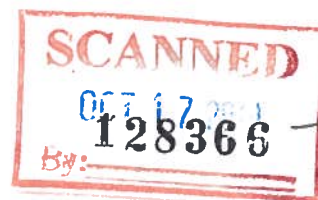
Dear Mr. Yee,

We are writing to respectfully ask that you disregard our previous complaint filed against Puakea Ranch on September 20. We have had the pleasure of meeting with Ms. Cash at her facility and now have a better understanding of her vision moving forward. We feel there will be no impact on us what so ever.

Ms. Cash's hard work and perseverance shines through in each of the beautiful units the County has placed on the Historical Registry.

Sorry to have taken your time on this. We were sadly misinformed.

Aloha,
Bridgette & Michael Sterling





October 21, 2019

Michael and Bridgette Sterling
56-2908 Puakea Bay Drive
Hawi, HI 96719
[via alohasterlings@gmail.com only]

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch,
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Mr. and Mrs. Sterling:

Thank you for your comment email dated September 23, 2019, and your subsequent withdrawal dated October 10, 2019. We appreciate your interest and acknowledge your willingness to meet directly and discuss the situation.

We very much appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiicounty.gov only]

Mori, Ashley

From: Yee, Michael
Sent: Tuesday, September 24, 2019 9:01 AM
To: Mori, Ashley
Subject: FW: Puakea Guest Ranch DEA comments
Attachments: Puakea Guest Ranch DEA - TW comments.pdf

2019 SEP 24 AM 9 06
PLANNING DEPARTMENT
COUNTY OF HAWAII

Please intake to Jeff

From: toni withington <sundownertoni@yahoo.com>
Sent: Monday, September 23, 2019 8:29 AM
To: Yee, Michael <Michael.Yee@hawaiicounty.gov>
Subject: Puakea Guest Ranch DEA comments

Aloha Michael,
Here are my comments about the Puakea Guest Ranch DEA. I have also sent a snail mail version.
Looking forward to the Speakout on Wednesday.

Aloha, toni

Sent from Mail for Windows 10

Toni Withington
P.O. Box 76
Hawi, HI 96719
September 23, 2019

Planning Director Michael Yee
County of Hawaii Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

Subject: Comments on Draft Environmental Assessment (DEA) for
Puakea Guest Ranch -- TMK (3) 5-6-001:082 Puakea, North Kohala

Dear Director Yee,

In light of the pending litigation *County of Hawai'i v. Christine Cash et al.* I ask that you deny acceptance of the Draft Environmental Assessment for Puakea Guest Ranch or defer a decision until resolution of the case as well as compliance of the property with all County of Hawai'i zoning and building codes, as well as determinations from the State Historic Preservation Division (HSPD) that archaeological surveys and preservation plans for the Registered Historic Site are complete.

It would be highly inappropriate and an affront to those in the North Kohala community who obey the laws of the State and County to issue a FONSI for an illegal activity the County has allowed to go on for twelve years. This conclusion is especially enhanced by the request in the DEA for expansion of the illegal activity when the applicant has shown no visible movement to cease and desist the violations spelled out in three Notices of Violation sent by your department. Nor has she taken steps to procure the needed Special Use Permit required for the existing activities that have gone on for more than a decade.

I have been a resident of Kohala for 49 years and have been active in community affairs for much of that time. I was president of the Kohala Community Association in the 1990s and chair of its Planning Committee for several years. I was on several focus groups that helped write the North Kohala Community Development Plan (NKCDP) from 2006 to 2008. Since then I have been active in the Growth Management, Community Access, Parks-Water-Roads and Power-Viewplanes-Erosion Control groups as well as assisting the Action Committee. Therefore I will address my comments on this DEA and the proposed expanded Puakea Guest Ranch with regards to the NKCDP.

First off, the on-going activity on TMK 5-6-001:082 must be described for what it is: A commercial hotel and event venue run on land zoned Agriculture 20 acres by an owner living in another state, California. The operation has ignored regulations regarding zoning, building permits, property tax, wastewater disposal, historic sites review and noise abatement. It is not a ranch or other agriculture enterprise. It does not qualify for continued operation under County of Hawaii Ordinance 2018-114 (Bill 108), Rule 23 for Short-term Vacation Rentals.

Growth Management concerns reflected in the NKCDP:

1. Writers of the NKCDP included a caution (page 20, see below) about the issuance of Special Use Permits (SUP) for overnight accommodation on agricultural land, since 513 units of visitor accommodation had been issued by the Planning Department through Special Permits in the early 2000s without appropriate infrastructure allowances. In May 2010 the owner of Puakea Ranch sought and received support of the NKCDP Action Committee in favor of a pending application for a SUP to operate a guest ranch based on representations that the restoration of buildings begun in 2008 were proper, that further restorations would occur, and that the project would be subject of historic review by SHPD. A SUP application was submitted to Planning Department the following year, but not completed. The hotel and event venue has continued to operate without a SUP.
2. At monthly meetings of the Growth Management Group of the NKCDP, concern has been expressed many times over several years that an archaeological survey and preservation plan has not been prepared for the property despite extensive restoration and additional construction. Concern was expressed by neighbors of noise involved with large events on the property. Concern was expressed about increased wastewater and protection of ground water. Christie Cash attended a meeting in 2018 to address these concerns and assured the group she intended to do a Chapter 343 Environmental Assessment and apply for a Special Use Permit "soon." The group asked to be notified and told Ms. Cash of its intention to comment on both.
3. Over the years the community of North Kohala has had to deal with several incidents of developers building their large dream homes and vacation rentals while ignoring the zoning and building rules and regulations, only to come back after being officially cited to apply for "after-the-fact" permits. This is, once again, the case here. The message this sends encourages others who wish to build or restore buildings without permits to go ahead. At the same time, it damages the public's trust in its government. It discourages law abiding residents from reporting perceived violations, since there seems to be no penalty for illegal activity. It results in a loss of tax and permit revenue to the County of Hawaii.
4. This is the wording of the NKCDP in regards to Special Permit on Page 20: *"One of the issues that has raised the most concern with Kohala residents is that of Special Permits, especially those that allow overnight accommodations, such as "retreats." While it is true that 10 of the 17 Special Permits issued in the 2000s*

do allow overnight accommodations, 8 of those 10 are parcels owned by one owner (the New Moon Foundation). Therefore, the bigger problem may be those land owners who are allowing overnight visitors without the appropriate permits. Still, community sentiment is generally that Special Permits that allow large-scale overnight accommodations should not be approved, due to the negative impacts that such developments have on the area's limited infrastructure and small-town feel."

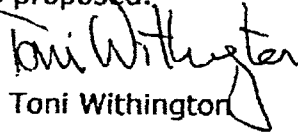
Finally, the activity proposed by the DEA must be consistent with the overall goal of the NKCDP, which states on page 26:

"Thus, the over-arching Goal for achieving the desired Growth Management in Kohala is summarized as:

GOAL: DIRECT NORTH KOHALA'S GROWTH TO AREAS WITHIN AND NEAR EXISTING TOWN CENTERS IN ORDER TO PRESERVE THE DISTRICT'S OPEN SPACE AND CULTURAL RESOURCES; AND TO PROMOTE AGRICULTURE."

In my view, the Kohala Guest Ranch, as described in the DEA, does not meet that standard.

I encourage the County to proceed with the litigation and setting of fines and come to resolution about the non-existing permits before addressing the environmental consequences of the activities proposed.


Toni Withington



October 14, 2019

Toni Withington
POBOX 76
Hawi, HI 96719
[via sundownertoni@yahoo.com only]

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch,
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Ms. Withington:

Thank you for your comment email dated September 23, 2019, in which you stated a concern about the current enforcement action as well as a number of growth management concerns reflected in the NKCDP including a caution about the issuance of Special Permits, archaeological survey and preservation plan, after-the-fact permits, impact on limited infrastructure and small-town feel, and the overall goal of the NKCDP.

Thank you for recognizing the importance of these items. The environmental assessment (EA) was prepared with this understanding. Each item addressed specifically in the DEA with proposed mitigation measures where appropriate. Your comments are summarized below, along with our responses to each:

1. Current enforcement action

The County of Hawaii legally requires the preparation of an EA before accepting the submittal of a special permit application. Without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission. We are simply conforming with legal requirements by preparing an EA prior to a special permit. These issues will be considered at the special permit venue.

2. Permitted uses

We acknowledge your comment regarding the proposed activity on agriculturally zoned land. According to the County of Hawaii Zoning Code (Chapter 25), a Guest Ranch is a permitted use on Agriculturally zoned land with a Special Permit. As mentioned above, without satisfaction of the

Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission.

3. Cultural and historical resources

We acknowledge your comment regarding cultural and historical resources and share your concerns. We envision the Puakea Guest Ranch as a key component of preserving a vital part of Kohala's architectural heritage in a functioning state and to protect and preserve these resources. This is addressed throughout including in Sections 3.2.2 and 3.2.3 as well as in both Appendix 2 and 3 of the EA. In addition, the Hawai'i State Historic Preservation Division (SHPD) has been engaged throughout this process. An example of that is demonstrated in Appendix 4.

4. Noise

We acknowledge your comment regarding noise. This is addressed in Section 3.1.5 of the EA. We have responded to this concern as part of the design of the Proposed Action and are committed to working cooperatively with the neighbors to address future issues.

5. Wastewater disposal

We acknowledge your comment regarding wastewater. This is addressed in Section 3.3.1 of the EA. Any wastewater system proposed will be designed and constructed in accordance with the requirements of the State Department of Health, per Hawaii Administrative Rules (HAR), Title 11, Chapter 62, "Wastewater Systems."

4. After the fact permits

We acknowledge your comment about permitting. We plan to comply with all required permitting requests and subsequent application fees throughout this process. This is not necessarily an environmental issue so not included in the EA.

5. NKCDP

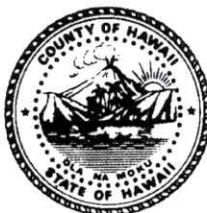
We acknowledge your comments regarding the impact on limited infrastructure and small-town feel, and the overall goal of the NKCDP. We believe that through the preservation of Puakea Ranch these intentions are achieved. This is addressed in Section 3.6.5 of the EA.

We very much appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiicounty.gov only]



Harry Kim
Mayor

Wil Okabe
Managing Director

David Yamamoto, P.E.
Director

Allan G. Simeon, P.E.
Deputy Director

County of Hawai'i
DEPARTMENT OF PUBLIC WORKS
Aupuni Center

101 Pauahi Street, Suite 7 · Hilo, Hawai'i 96720-4224
(808) 961-8321 · Fax (808) 961-8630
public_works@hawaiicounty.gov

MEMORANDUM

Date: September 18, 2019
To: Alex Roy, Planning Department
From: Department of Public Works, Engineering Division *un*
Subject: Draft Environmental Assessment for Puakea Guest Ranch Special Permit
TMK 5-6-001:082
North Kohala District, Island of Hawai'i

We have reviewed the subject Draft Environmental Assessment and have no comments.

Should there be any questions concerning this matter, please feel free to contact Natalie Whitworth of our Kona Engineering Division office at 323-4853.

NW

Copy: ENG-HILO/KONA
Jim Pedersen (via email)
Ron Terry (via email)

2019 SEP 27 PM 2 44

PLANNING DEPARTMENT
COUNTY OF HAWAII

Carter Collins
P.O. Box 485
Kapaau, HI 96755

September 23, 2019

Planning Director Michael Yee
County of Hawaii Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

Subject: Comments on Draft Environmental Assessment (DEA) for
Puakea Guest Ranch -- TMK (3) 5-6-001:082 Puakea, North Kohala

Dear Director Yee,

My name is Carter Collins and I am a six year resident of North Kohala, having migrated here in 2013 from Northern California.

I support the letter and spirit of Toni Withington's written testimony (dated September 23, 2019) regarding the contested matter of pending litigation *County of Hawai'i v. Christine Cash et al.* As a member of North Kohala's Growth Management Group, I am especially sensitive to the treatment of and reverence for native lands here in Hawaii. When an owner ignores the land's history and spirit in the name of profit, I am compelled to speak out.

Reflecting on last year's budget hearings for Hawai'i County, I am reminded of the painful volcano induced deficit in the amount of \$5.1 million the finance committee was confronted with as they tried to balance our budget. The fines assessed to Christine Cash, for example would go a long way toward helping mitigate the amount tax payers would have to make up, approximately 11.76% of that deficit.

Carter Collins





October 28, 2019

Carter Collins
PO BOX 485
Kapa'au, HI 96755

Subject: Comments on Draft Environmental Assessment (DEA) for Puakea Guest Ranch
TMK (3)5-6-001:082, North Kohala, Island of Hawai'i

Dear Mr. Carter:

Thank you for your comment email dated September 23, 2019, in which you stated a concern about the current enforcement action as well as the treatment of native lands.

Thank you for recognizing the importance of these items. The environmental assessment (EA) was prepared with this understanding. Each item is addressed specifically in the DEA with proposed mitigation measures where appropriate. Your comments are summarized below, along with our responses to each below this added personal comment:

You have a 20+ year history with Puakea Ranch manager, Mr. Joshua Alt. When you came for dinner with Mr. Alt's mother, at Yoshi's House, you were very complimentary of our preservation and restoration efforts and our dedication to community agricultural and development/growth values.

Now, it would appear that you are using a volunteer position on the CDP committee and Toni Withington's long standing reputation as a community activist, *fighting any growth*, to manipulate the county planning commission, based on personal feelings associated with the fact that your relationship with Mr. Alt's mother changed after your August 2018 birthday that we all attended, including Mrs. Withington.

As such, your comment letter to the director suggests to me, you have more of a personal vendetta than a concern for the historic and cultural preservation, environmental impacts or the highest and best use of the historic Puakea Ranch Headquarters, formally managed and then owned by Parker Ranch for 100 years before selling off 220 acres to a local developer in 2002.

1. Current enforcement action

The County of Hawaii legally requires the preparation of an EA before accepting the submittal of a special permit application. Without satisfaction of the Hawai'i Revised Statutes (HRS) Chapter 343 process, a special permit cannot be considered by the Planning Commission. We are simply

conforming with legal requirements by preparing an EA prior to a special permit. These issues will be considered at the special permit venue.

2. Cultural and historical resources

We acknowledge your comment regarding cultural and historical resources and share your concerns. We envision the Puakea Guest Ranch as a key component of preserving a vital part of Kohala's architectural heritage in a functioning state and to protect and preserve these resources. This is addressed throughout including in Sections 3.2.2 and 3.2.3 as well as in both Appendix 2 and 3 of the EA. In addition, the Hawai'i State Historic Preservation Division (SHPD) has been engaged throughout this process. An example of that is demonstrated in Appendix 4.

We very much appreciate your review of the document. If you have any questions about the EA, please contact me at (808) 315-0805.

Sincerely,

Christie Cash
Proprietor
The Historic Puakea Ranch

CC: Jeff Darrow, [via Jeff.Darrow@hawaiicounty.gov only]

ENVIRONMENTAL ASSESSMENT
PUAKEA GUEST RANCH

TMK: (3rd) 5-6-001:082
Puakea, North Kohala District, Hawai'i Island, State of Hawai'i

Appendix 2
Cultural Impact Assessment

CULTURAL IMPACT ASSESSMENT

PUAKEA RANCH

PUAKEA AHUPUA'A

NORTH KOHALA DISTRICT,

ISLAND OF HAWAI'I

TMK: (3) 5-6-001:POR. 082

HAUN & ASSOCIATES

ARCHAEOLOGICAL, CULTURAL, AND HISTORICAL RESOURCE MANAGEMENT SERVICES

73-4161 KAAO ROAD, KAILUA-KONA HI 96740

PHONE: 808-325-2402 FAX: 808-325-1520

CULTURAL IMPACT ASSESSMENT

PUAKEA RANCH

PUAKEA AHUPUA'A

NORTH KOHALA DISTRICT

ISLAND OF HAWAI'I

TMK: (3) 5-6-001:POR. 082

By:

Haun & Associates

Prepared for:

Christie Cash, Puakea Ranch
56-2864 Akoni Pule Highway
Hāwī, Hawai'i
96719

January 2019

HAUN & ASSOCIATES

ARCHAEOLOGICAL, CULTURAL, AND HISTORICAL RESOURCE MANAGEMENT SERVICES

73-4161 KAAO ROAD, KAILUA-KONA HI 96740

PHONE: 808-325-2402 FAX: 808-325-1520

SUMMARY

At the request of Christie Cash, Haun & Associates conducted a cultural impact assessment (CIA) of a 14.92 acre portion of TMK: (3) 5-6-001:082; a 32.411 acre parcel in Puakea Ahupua'a, North Kohala District, Island of Hawai'i. The objective of the assessment is to identify any culturally significant resources or traditional cultural practices that occurred within the project area and its immediate vicinity. The assessment relies upon archival research focused on historical documents, previous archaeology studies, previous cultural impact assessment reports, and oral interviews. This assessment addresses potential cultural impacts that future development could have on any traditional cultural practices or resources following the framework set forth by the Hawai'i Supreme Court in the case of Ka Pa'akai O Ka 'Aina vs. the Hawai'i State Land Use Commission (LUC).

Puakea Ranch and its vicinity were in use by Parker Ranch for more than 70 years. Masa Kawamoto was born and raised on the ranch and would often help his mother as she worked around the ranch. He once recalled that he would often go bird hunting with his brother to help his mother whenever the ranch owners would throw parties. Farming and bird hunting were traditional activities practiced by the local ranch families. Michael Gomes, a local historian and author, stated that the only activities that took place on Puakea Ranch were associated with cattle ranching. Those activities ceased at Puakea Ranch once Parker Ranch sold its Puakea holdings and the families were asked to leave.

No traditional cultural practices or properties were identified within the project area and the proposed usage of the property will not have a negative impact on any potential traditional cultural practices or properties located in the vicinity of Puakea Ranch.

Table of Contents

INTRODUCTION	1
Scope of Work	1
Project Area Description	1
Methods	4
BACKGROUND	11
Historical Documentary Research	11
Previous Archaeological Research	28
Previous Ethnographic Research	30
FINDINGS.....	31
CONCLUSION	33
REFERENCES	34
APPENDIX A: LAND COMMISSION AWARDS IN PUAKEA AHUPUA’A (FROM WAIHONA ‘AINA) .37	
APPENDIX B – WEST HAWAII TODAY AND KA WAI OLA PUBLIC NOTICES.....	43
FIGURES	
Figure 1. Portion of 1995 USGS 7.5’ Hāwī Quadrangle showing project area	2
Figure 2. Tax Map Key (3) 5-6-001 showing project area	3
Figure 3. May 15, 2018 aerial view of project area vicinity from Google Earth	4
Figure 4. Current extent of Puakea Ranch.....	5
Figure 5. The Cowboy House (view to northeast)	6
Figure 6. The Toy Box (view to east).....	6
Figure 7. Yoshi’s House (view to north-northeast)	7
Figure 8. Entry to Puakea Ranch from Akone Pule Highway (view to north-northeast)	7
Figure 9. Tree-lined driveway leading to Yoshi’s House (view to southeast)	8
Figure 10. Vegetable garden (view to north)	8
Figure 11. Maintained lawn (view to southeast)	9
Figure 12. Maintained lawn (view to southeast)	9
Figure 13. Ahupua’a boundaries.....	12
Figure 14. Map of the North Kohala District from Tomonari-Tuggle (1988:4)	13
Figure 15, Map of the North Kohala District at Contact from Tomonari-Tuggle (1988:17)	14
Figure 16. Tomonari-Tuggle’s (1998) map of the Kohala Field System showing project area	16
Figure 17. Portion of Lydgate’s 1893 Hawai’i Register Map 1705.....	20
Figure 18. Map of the North Kohala District in the Later 19th Century from Tomonari-Tuggle (1988:41)....	22
Figure 19. February 13, 1920 article from The Pacific Commercial Advertiser (from newspapers.com).....	23
Figure 20. February 9, 2932 articles from The Honolulu Advertiser (from newspapers.com).....	26
Figure 21. Portion of 1930 USGS Hāwī Quadrangle showing project area	27
Figure 22. 1976 USGS aerial photograph of project area vicinity.....	27
Figure 23. Previous archaeological work.....	29
Figure 24. Masatsu Kawamoto at Puakea in the home he was born in (courtesy of Christie Cash, taken 30 Oct 2018)	31
TABLES	
Table 1. Land Grants in Puakea Ahupua’a	18
Table 2. Previous archaeological work in Puakea Ahupua’a and surrounding areas	30

INTRODUCTION

At the request of Christie Cash, Haun & Associates conducted a cultural impact assessment (CIA) of a 14.92 acre portion of TMK: (3) 5-6-001:082; a 32.411 acre parcel in Puakea Ahupua'a, North Kohala District, Island of Hawai'i (**Figure 1** and **Figure 2**). The objective of this CIA is to identify any culturally significant resources or traditional cultural practices that occurred within the project area and its immediate vicinity. The CIA relies upon archival research focused on historical documents, previous archaeology studies, previous CIA reports, and oral interviews. This assessment addresses potential cultural impacts that future development could have on any traditional cultural practices or resources following the framework set forth by the Hawai'i Supreme Court in the case of *Ka Pa'akai O Ka 'Aina vs. the Hawai'i State Land Use Commission (LUC)*. This CIA attempted to make specific findings concerning:

- The identity and scope of "valued cultural, historical and natural resources" in the petition area, including the extent to which traditional and customary native Hawaiian rights are exercised in the petition area;
- The extent to which those resources, as well as traditional and customary native Hawaiian rights, will be affected or impaired by the proposed action; and
- The feasible action, if any, to be taken by the agency to reasonably protect native Hawaiian rights, if they are found to exist.

This CIA is prepared in conjunction with a Special Use Permit application for the County of Hawai'i Planning and Building Departments. The landowners propose to operate the Puakea Ranch as a "Guest Ranch". The CIA was conducted between August and December 2018. Described in this report are the project scope of work, methods, background information, CIA findings, potential impacts to traditional cultural practices, and mitigation efforts if applicable.

Scope of Work

In order to satisfy Act 50 of *Ka Pa'akai O Ka 'Aina vs. Land Use Commission* the following specific tasks were determined to constitute an appropriate scope of work for the project:

1. Conduct background review and research of existing ethnographic, historical, anthropological, sociological documentary literature relating to traditional cultural practices and resources in the project area and its immediate vicinity.
2. Identify and consult with individuals and organizations to identify knowledgeable individuals with expertise concerning the types of cultural resources, practices, and beliefs found in the vicinity of the project area
3. Conduct ethnographic/oral historical interviews with knowledgeable individuals; and
4. Prepare and submit a CIA Report

Project Area Description

The project area is an irregularly-shaped 14.92 acre area located within Puakea Ranch at elevations ranging from approximately 530 to 605 feet. The elevations presented in this report are in feet above mean sea level (AMSL). **Figure 3** is an aerial view of the project area taken on May 15, 2018.

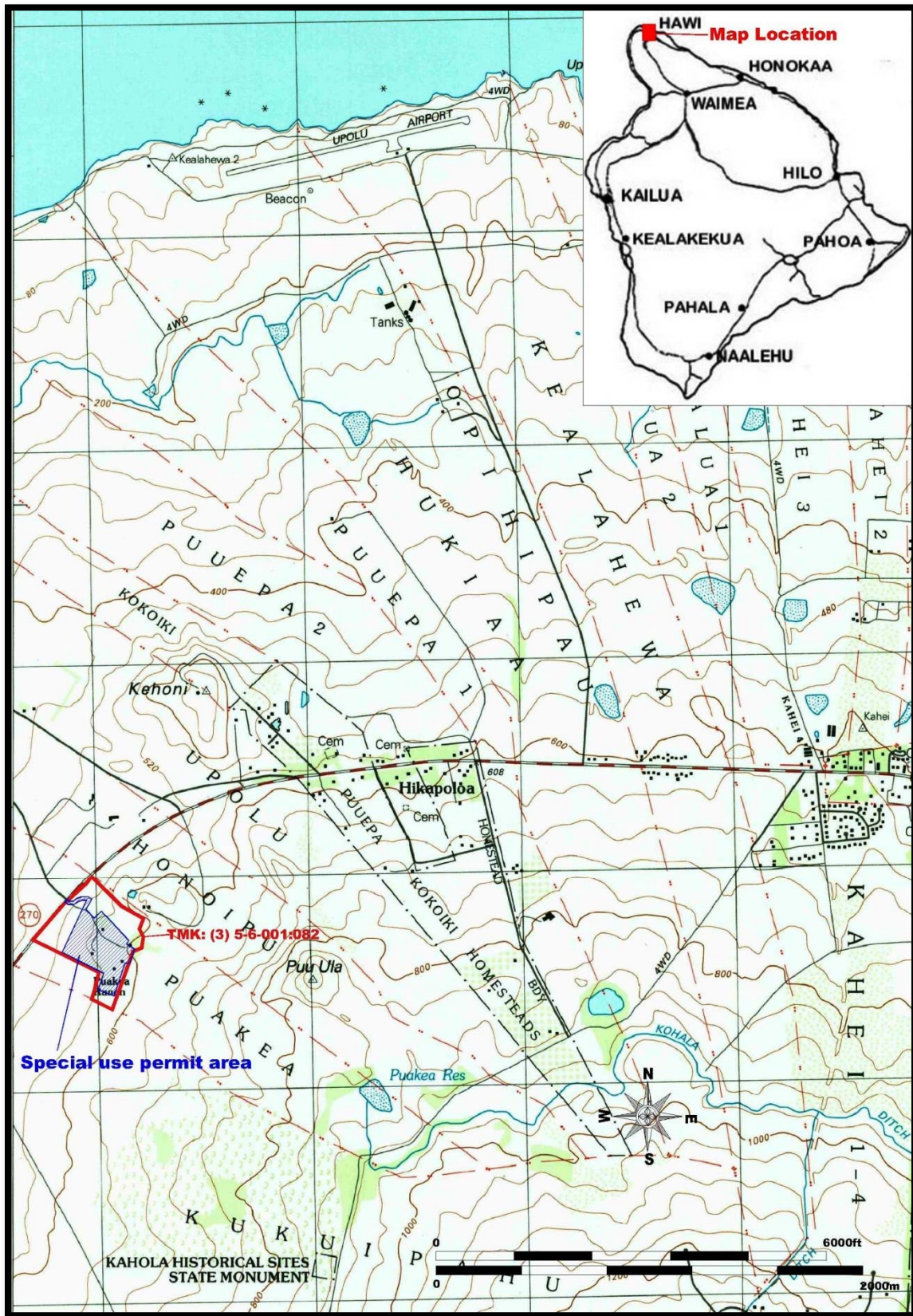


Figure 1. Portion of 1995 USGS 7.5' Hāwī Quadrangle showing project area

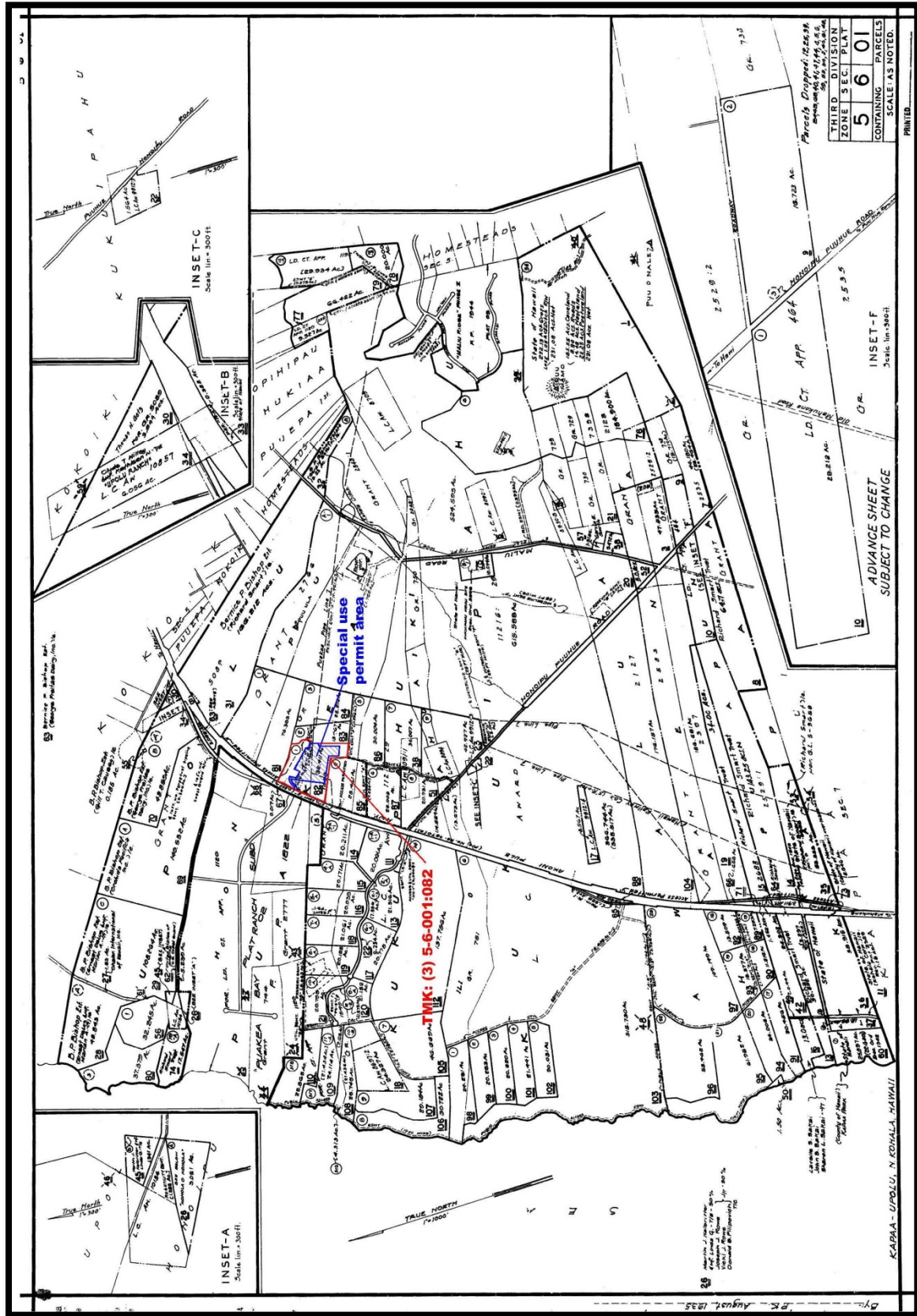


Figure 2. Tax Map Key (3) 5-6-001 showing project area



Figure 3. May 15, 2018 aerial view of project area vicinity from Google Earth

The Puakea Ranch headquarters was purchased by Christie Cash and her partner James Nelson in 2005. Their desire was to create a “low impact, eco-minded, low-density place for families that was an alternative to the resorts.” (<https://keolamagazine.com>). She took great efforts to restore the ranch buildings to their original condition and today the Puakea Ranch provides overnight accommodations for tourists. The area was informally recorded by the landowners in a June 2009 National Register of Historic Places Registration Form. The ranch buildings were subsequently assigned SIHP Site designation 50-10-2-9107. The current extent of the facility, comprising the 32.411 acre TMK: (3) 5-6-001:082 is depicted in **Figure 4**. The buildings consist of following: The Saddle House, James Cottage (built 1920s), The Cowboy House (1880s; **Figure 5**), The Toy Box (**Figure 6**), The Tool Shed, The Chicken Coop, The Tree House, Yoshi’s House (1940s; **Figure 7**) and Miles Away (1930s).

The special use permit area is accessed by a gravel and dirt driveway that extends inland from the Akoni Pule Highway (**Figure 8**) and a java plum tree-lined driveway (**Figure 9**) leads Yoshi’s House at the eastern end of the property. The project area is bordered on the east, west and portions of the north and south sides by rock walls. It encompasses the structures described above along with a vegetable garden (**Figure 10**), a pavilion, and pasture. The majority of the project area is comprised of a maintained grass lawn (**Figure 11** and **Figure 12**) and areas of dense guinea grass (*Panicum maximum*), with stands of *koa haole* (*Leucaena glauca*) and *kiawe* (*Prosopis pallida*). Additional vegetation in the project area consists of night-blooming cereus (*Hylocereus undatus*), hibiscus (*Hibiscus tiliaceus*), macadamia nut (*Macadamia integrifolia*), royal poinciana (*Delonix regia*), java plum (*Syzygium cumini*), monkey pod (*Samanea saman*), dragonfruit (*Hylocereus undatus*), and various ornamental plants.

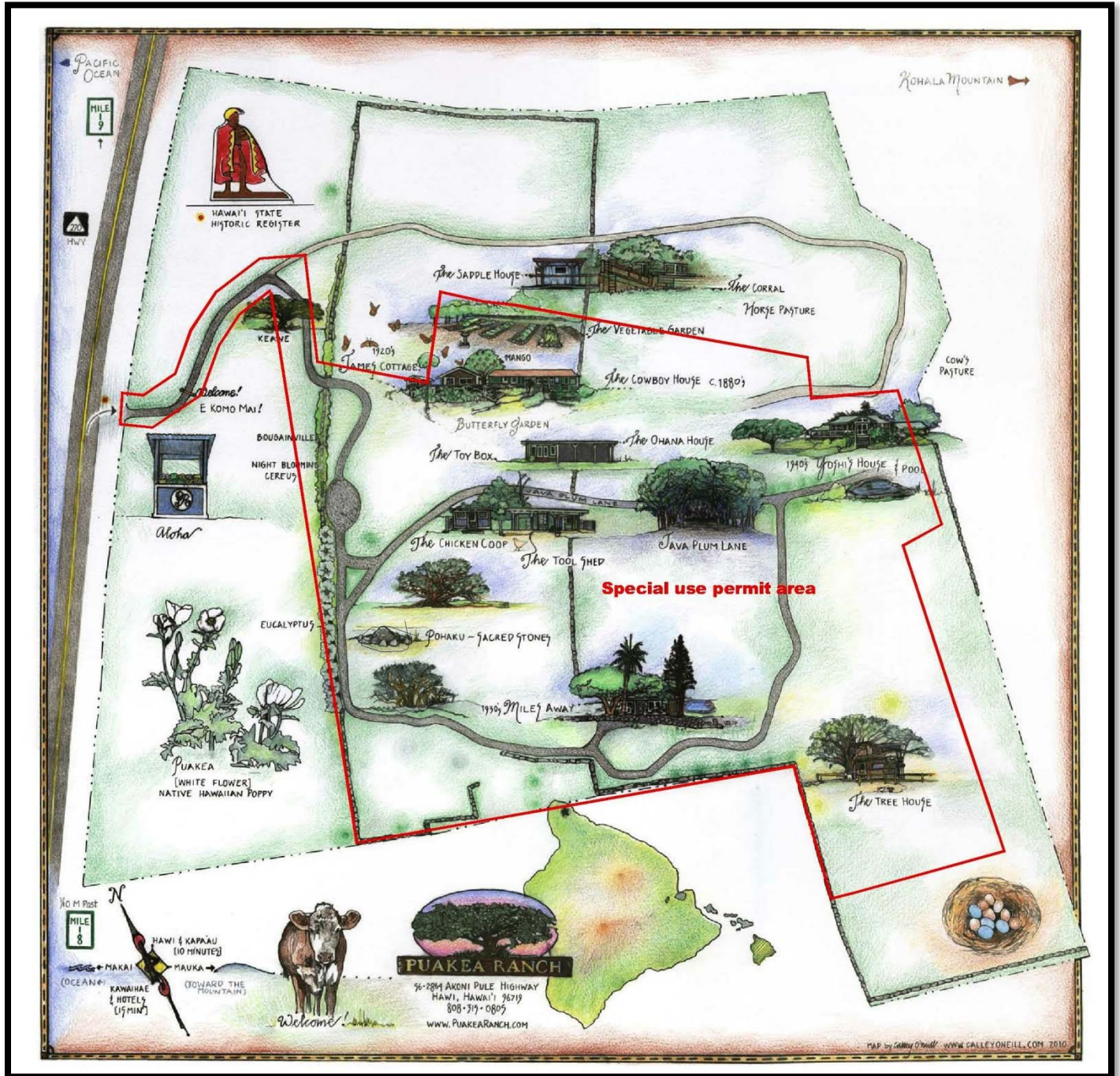


Figure 4. Current extent of Puakea Ranch



Figure 5. The Cowboy House (view to northeast)



Figure 6. The Toy Box (view to east)



Figure 7. Yoshi's House (view to north-northeast)



Figure 8. Entry to Puakea Ranch from Akone Pule Highway (view to north-northeast)



Figure 9. Tree-lined driveway leading to Yoshi's House (view to southeast)



Figure 10. Vegetable garden (view to north)



Figure 11. Maintained lawn (view to southeast)



Figure 12. Maintained lawn (view to southeast)

Methods

Archival research was conducted at the Hamilton Library Hawaii and Pacific Collection at the University of Hawaii-Manoa, the University of Hawaii-Hilo Hawaiian Collection, the Land Survey Office and the Archives Division of the Hawaii Department of Accounting and General Services, the Bishop Museum Archives, State Historic Preservation Division library, State Survey Division, and the Hawaii State Public Libraries in Honolulu and Hilo.

Informal "talk story" interviews were conducted with knowledgeable individuals in a manner that allowed the individual to discuss the issues that were most important to them about the project area and the proposed project. The individuals that chose to participate in this CIA were residents of Kohala and were knowledgeable about the area.

BACKGROUND

Historical Documentary Research

The project area is situated in the *ahupua'a* of Puakea near the end of Hawai'i Island (**Figure 13**). The project area is located within the boundaries of the historic Puakea Ranch headquarters area and is situated approximately 100 meters inland of the Akoni Pule Highway (Highway 270). The project area is located approximately 800 meters seaward of Puu Ula. An unnamed *puu* or hill is located adjacent to the project area to the north.

Puakea is literally translated as "white blossom" (Pukui, Elbert and Mookini 1976: 191). The *ahupua'a* originates at the shoreline between Puakea Point and Hianaula Point and extends inland 4,100 meters (2.5 miles) to approximately 1,240 ft elevation. It is bordered on the north by Honoipu Ahupua'a and on the south by Kukuipahu Ahupua'a.

Tomonari-Tuggle (1988) presents a comprehensive historical overview of the North Kohala district, separating the area into two distinct geographic zones; the windward and leeward areas which are divided by the ridges of the Kohala Mountain range in a northwest by southeast direction (**Figure 14**). This line extends between Pu'u Kahone in the northwest to Pu'u Pili in the southeast and serves as the demarcation between the dry leeward side and the relatively wet windward side. The project area is located in the leeward area. According to Tomonari-Tuggle (1988:5):

The long ridge of Kohala Mountain lies perpendicular to the predominant moisture-laden northeast trade winds and acts as a deflector, pushing the trades upward, where the resultant cooling condenses the moisture, forming clouds and rain over the summit. The rainfall decreases on the leeward side as the air warms in its return to lower elevations.

High rainfall is centered over the head of the windward valleys, where average measurement is 200 inches. At the mouth of the Honokane Nui Valley, it is 60 to 80 inches, decreasing northward toward Hawi where it is 50 inches per year. On the leeward side, median annual rainfall is approximately 60 inches at Pu'u Hue, which is 579 m (1900 ft) above sea level (Taliaferro 1959:136-137) and approximately 13 inches at Mahukona at the coast. (Tomonari-Tuggle 1988:132-133).

Tomonari-Tuggle cites several historical accounts that document the extensive agricultural use of Kohala. The extent of the agricultural fields at contact is presented in **Figure 15**. According to this figure, the project area is located in the area of non-irrigated agriculture. The During Lt. King's 1779 exploration of the Kohala region, he states:

The country, as far as the eye could reach, seemed fruitful and well inhabited...[three and four miles inland, plantations of taro and potatoes and wauke] neatly set out in rows. The walls that separate them are made of the loose burnt stone, which are got in clearing the ground; and being entirely concealed by sugarcane planted close on each side, make the most beautiful fences that can be conceived. [The exploring party stopped six or seven miles from the sea] at the second but they found among the plantations...To the left a continuous range of villages, interspersed with groves of coconut trees spreading along the sea-shore; a thick wood behind this; and to the right, an extent of ground laid out in regular and well-cultivated plantations, as far as the eye could reach (cited in Tomonari-Tuggle 1988:16-18).

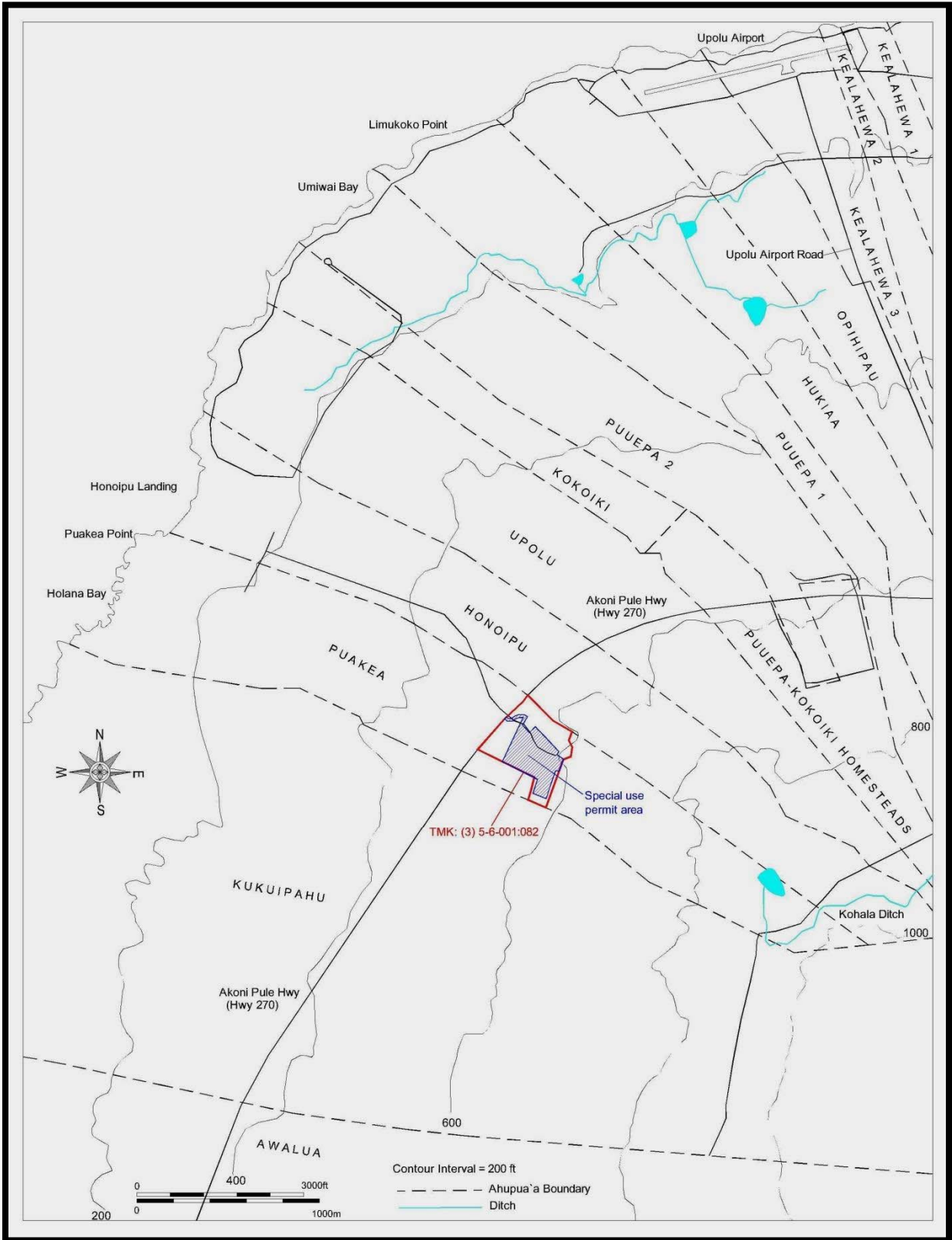


Figure 13. Ahupua'a boundaries

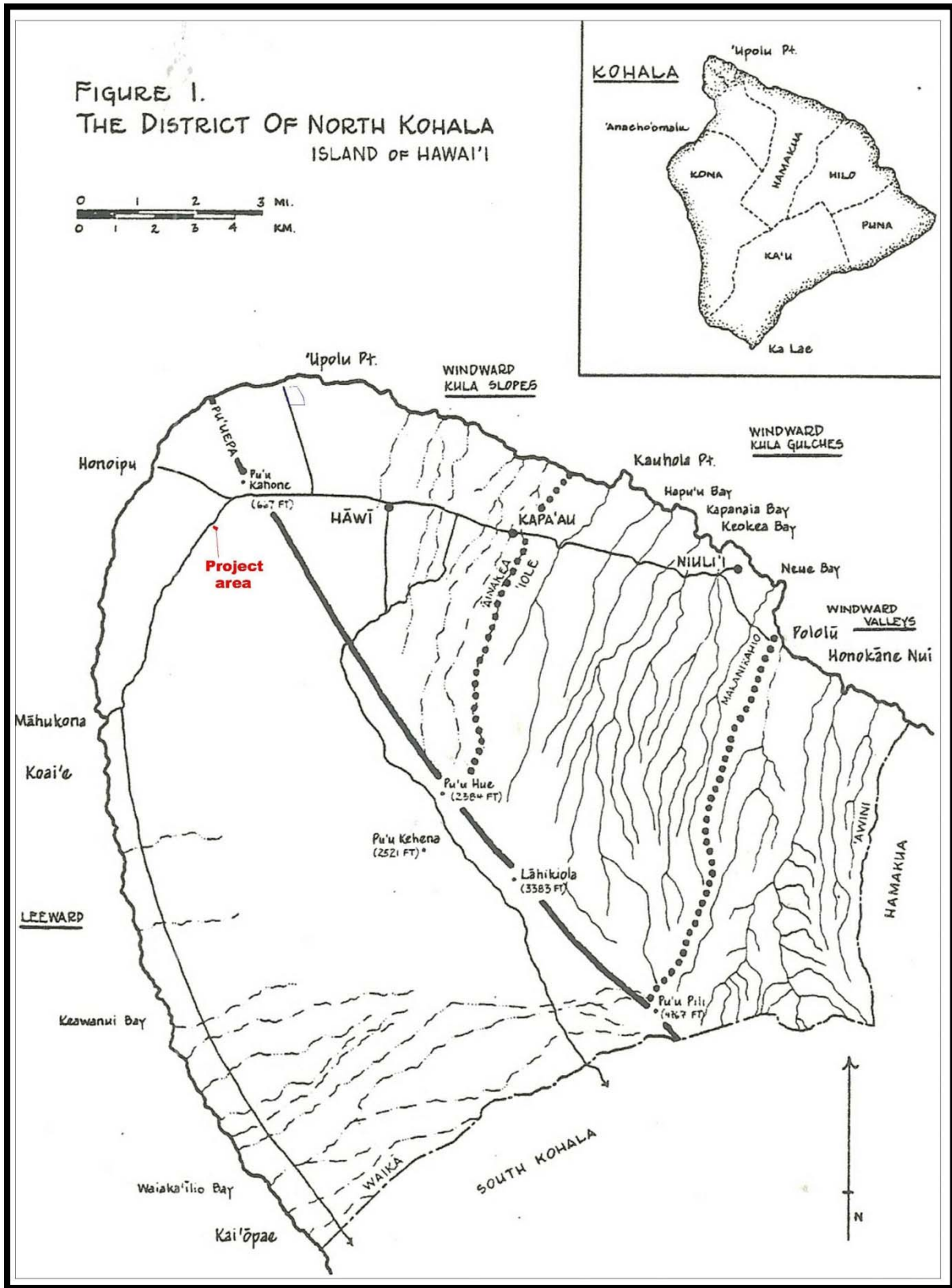


Figure 14. Map of the North Kohala District from Tomonari-Tuggle (1988:4)

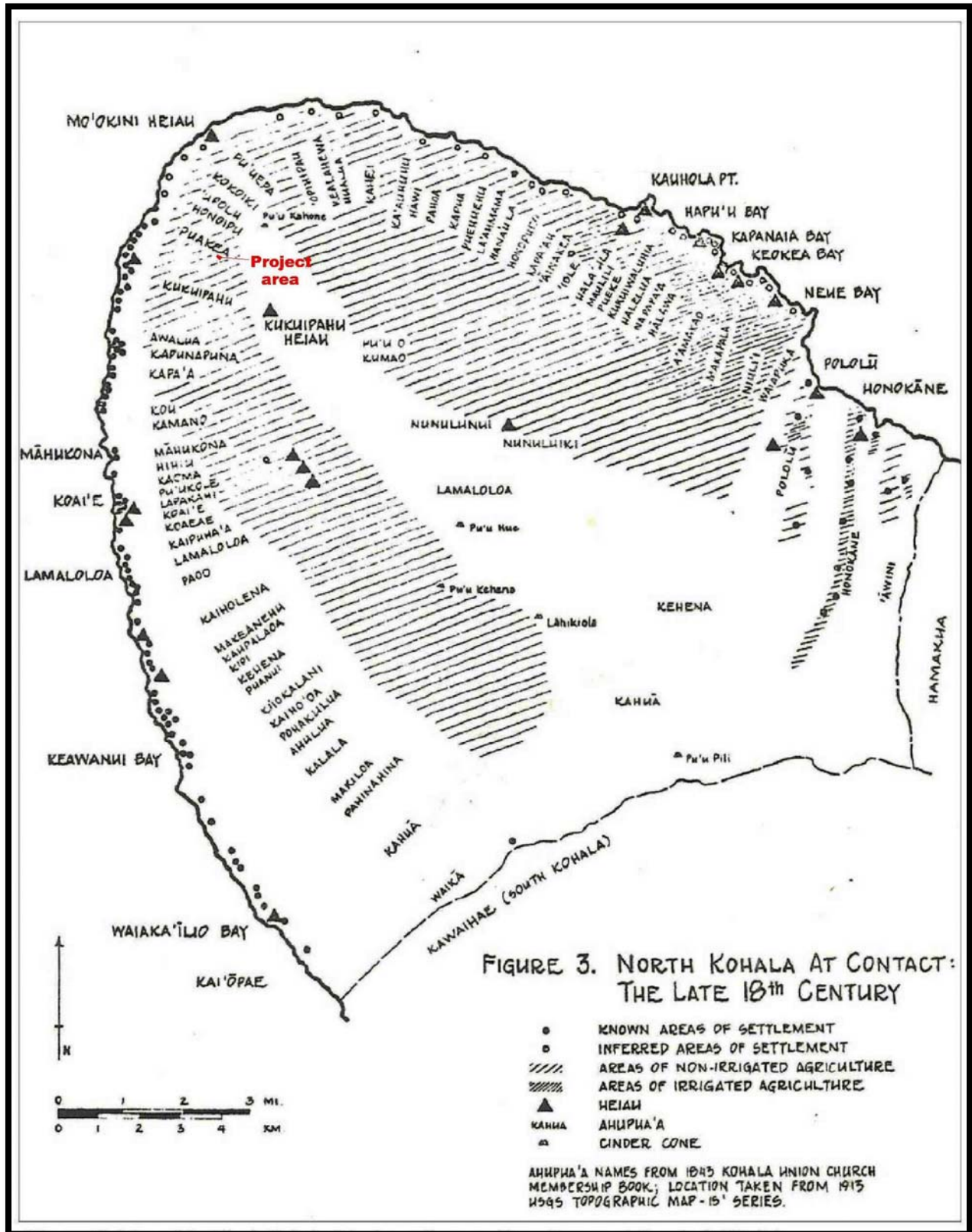


Figure 15, Map of the North Kohala District at Contact from Tomonari-Tuggle (1988:17)

Similar observations were made in 1793 by Archibald Menzies and in 1823 by William Ellis. According to Ellis, "Streams of water were frequent, and a large quantity of ground was cultivated on their banks, and in the vicinity (1963:19)", and Menzies states:

From the north-west point of the island [Upolu Point], the country stretches back for a considerable distance with a very gradual ascent, and is destitute of trees or bushes of any kind. But it bears every appearance of industrious cultivation by the number of small fields into which it is laid out (cited in Tominari-Tuggle1988:20).

As indicated above, the project area is located in Tomonari-Tuggle's (1998) Leeward area. The agricultural use of this area is characterized by a, " ...massive field system [the Kohala field system] which sweeps across the leeward slopes of Kohala [and] reaches the coast at the ahupua'a of Kukuipahu" (1988:II-23). This field system extended from the shoreline inland to the forests, and was characterized by cross slope walls designed to block the prevailing trade winds. Using aerial photographs, Tomonari-Tuggle created a map depicting the extent of the Kohala Field System (**Figure 16**). As indicated in this figure, the present project area is located along the northern fringes of the complex.

The North Kohala District is of particular significance as the birthplace of Kamehameha I, who was born just to the south Mo'okini Heiau (see **Figure 15**). The district was also the place where his armies gathered to prepare for war and was a training ground for young warriors (I'i 1959:15). According to the National Park Service website, the Mo'okini Heiau is one of the first *luakini* or sacrificial *heiau* in the Hawaiian Islands. It is described as follows:

Tradition says that a temple was first built on the northernmost tip of the Island of Hawai'i sometime in the 5th century by the high priest Mo'okini. Later oral tradition says that the current *heiau* was built on the older temple between the 13th and 14th centuries by Pa'ao, a legendary priest from either Tahiti or Samoa who is said to have introduced the Hawaiians to human sacrifice, the walled *heiau*, and several types of *kapu* – the system of religious, political, and social laws that governed every aspect of daily life. Pa'ao was said to have lived near Mo'okini Heiau and founded a lineage of priests that served the *ali'i 'ai moku* (paramount chief) of the Island of Hawai'i through the early part of the 19th century.

Ancient Hawaiians had many types of *heiau*, each with their own distinct function and use by particular segments of society. *Heiau* ranged in size from single upright stones to massive and complex structures. Larger *heiau* were built by *ali'i* (chiefs), but the largest and most complex, the *luakini heiau* (sacrificial temple), could only be constructed and dedicated by an *ali'i 'ai moku*. *Luakini heiau* were reserved for rituals involving human or animal sacrifice and were generally dedicated to the war god *Ku*. Rituals performed at a *luakini heiau* highlighted the *ali'i 'ai moku's* spiritual, economic, political, and social control over his lands and his authority over the life and death of his people.

Mo'okini Heiau was active through the early part of the 19th century and was Kamehameha I's war temple, housing his family's war god *Ku-ka-'ili-moku* before the transfer of the god to Kamehameha's new war temple Pu'ukohola Heiau, 21 miles down the coast near Kawaihae. Kamehameha I's son and heir Liholiho also used Mo'okini Heiau. In 1819, after his father's death, Liholiho ended kapu and abolished that part of the Hawaiian religion that depended on *heiau*. In spite of royal orders that they be destroyed, Mo'okini and several other large *heiau* were spared. It was believed that they had acquired *mana* (spiritual energy), which protected them against human destruction.

(<https://www.nps.gov>)

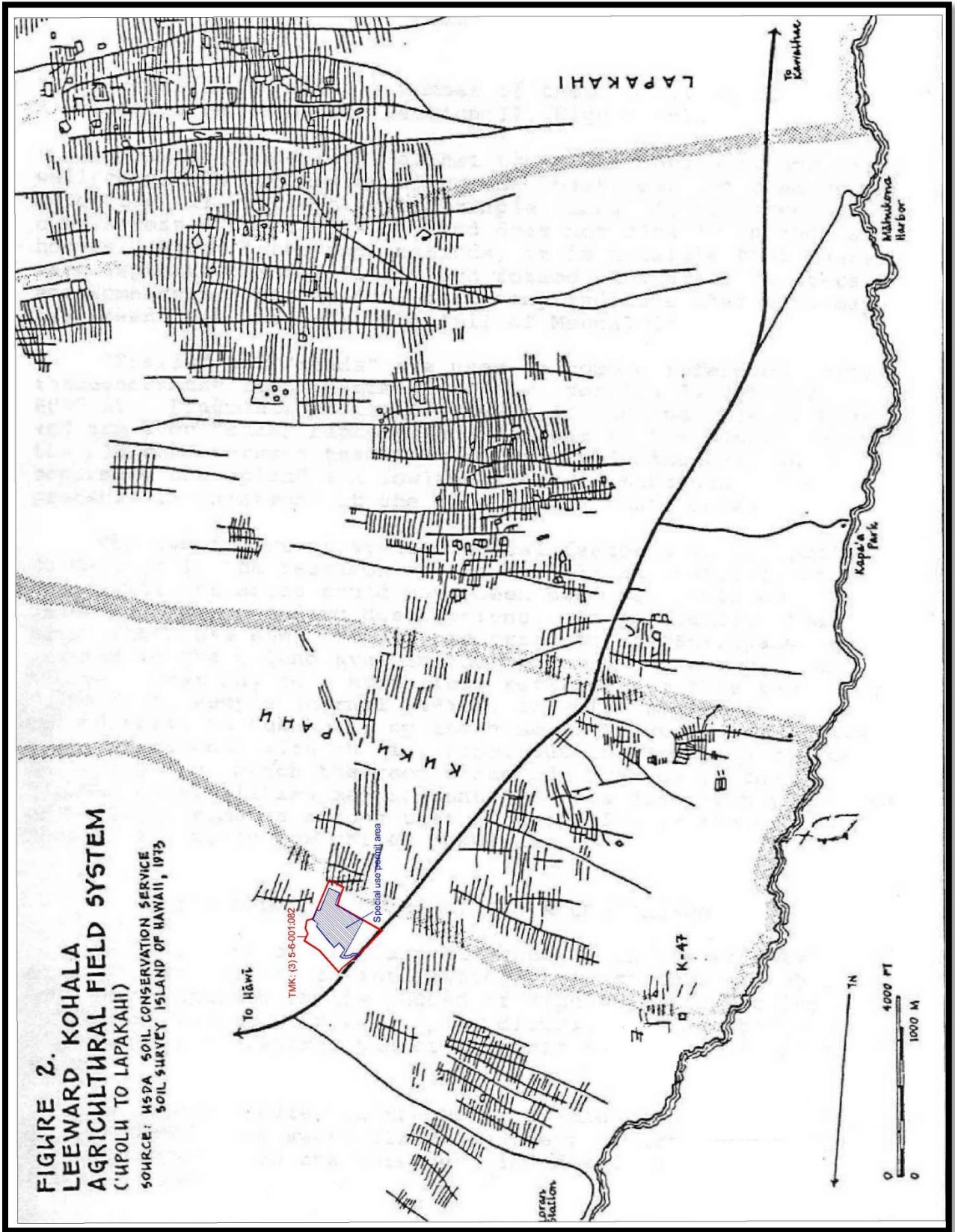


Figure 16. Tomonari-Tuggle's (1998) map of the Kohala Field System showing project area

In January 1778 Cook landed in Waimea, Kaua'i and the culture of old Hawaii began its spiraling change (Day 1992). Cook left Hawaii for several months, but returned later in the year. Kalani'ōpu'u was fighting Kahekili's forces in Wailua, Maui on November 19, 1778 when Cook's ship was sighted on his return trip to the islands. Kalani'ōpu'u visited Cook on the *Resolution*, while Kahekili visited Clerke on the *Discovery* (Kuykendall and Day 1976:16).

When Cook sailed into Kealakekua Bay on January 17, 1779, Kalani'ōpu'u was still fighting Kahekili on Maui. At this time Kahekili's brother Ka'eo-kulani was ruling chief of Kaua'i; Ka-hahana was ruling chief of O'ahu and Molokai; Kahekili'ahumanu of western Maui, Lāna'i and Kaho'olawe; and Kalani'ōpu'u was ruling chief of Hawaii and Hāna (Kamakau, 1992:84-86, 92, 97-98). On January 25th Kalani'ōpu'u visited Cook again at Kealakekua Bay, presenting him with several feather cloaks. In February Cook's plan to kidnap Kalani'ōpu'u as a hostage was thwarted and Cook was killed following a skirmish over a stolen cutter (Kuykendall and Day 1976:18).

Following contact with Westerners, the population of North Kohala declined significantly. According to State Statistician Schmitt (1977:27), between 1832 and 1835, the population in this area declined 26%. This decline was due in large part to the introduction of diseases by the early visitors. This decline accompanied a shift in settlement away from the leeward coasts to the interior and to windward areas.

The economy of the islands experienced change as industry and capitalism emerged. The sandalwood trade was established by Euro-Americans in 1790 and by 1805 had become a burgeoning enterprise (Oliver 1961). By the 1820's, the sandalwood trade was wreaking havoc on the commoners who were weakening with the heavy production, exposure, and famine just to fill the coffers of the ali'i who were no longer under any control constraints (Oliver 1961:261; Kuykendall and Day 1976:42; Bushnell 1993:212). The lack of control of the sandalwood trade was to soon create the first Hawaiian national debt as promissory notes and levies were initiated by American traders and enforced by American warships (Oliver 1961:261, 262). "In the 1820s, the sandalwood trade was at its peak and every tree found was cut for its value. The forests of Kohala, which reached almost to the Kawaihae shore as late as 1815, contained an abundance of the coveted wood, presumably the dry land species" (n.a. 1967:16).

The Hawaiian culture was well on its way towards Western assimilation as industry in Hawaii went from the sandalwood trade, to a short-lived whaling industry, to cattle ranching, and the more lucrative, but insidious sugar industry. Sugar cane was grown on all islands and when Cook arrived, he wrote of seeing sugar cane plantations. The Chinese on Lāna'i are credited with first producing sugar as early as 1802; however, it was not until 1835 that sugar became established commercially, primarily to replace a waning sandalwood industry (Oliver 1961:263; Kuykendall and Day 1976:92).

In the 1840s, political acts of the Hawaiian Kingdom government would change the land tenure system in Hawai'i. All lands were segregated into one of three categories: "Crown Lands" owned by the occupant of the throne, "Government Lands" controlled by the state, and "*Konohiki* Lands" controlled by the chiefs; and "were all subject to the rights of native tenants" (Chinen 1958:29, Beamer 2014:143). In 1846, King Kamehameha III appointed a Board of Commissioners commonly known as the Land Commissioners, to "confirm or reject all claims to land arising previously to the 10th day of December, AD 1845." Notices were frequently posted in *The Polynesian* (Moffat and Kirkpatrick, 1995); however, the legislature did not acknowledge this act until June 7, 1848 (Chinen 1958:16; Moffat and Kirkpatrick 1995:48-49) and the act is known today as *The Great Māhele*. In 1850, the Kingdom government passed laws allowing foreigners to purchase fee simple lands (Speakman 2001:91). The Kuleana Act of 1850 allowed for fee simple land ownership by commoners.

The Waihona ‘Aina (2000) Māhele Database; which is a compilation of data from the Indices of Awards (Indices 1929), Native Register (NR n.d.), Native Testimony (NT n.d.), Foreign Register (FR n.d.) and Foreign Testimony (FT n.d.) provides information on the Land Commission Awards (LCA) during the Māhele. This database indicates that two claims were made in Puakea Ahupua‘a. LCA 8746 was claimed by Keawe and LCA 8879B by Kamalamailalo. Only LCA 8879B was subsequently awarded. The location of this LCA is not depicted on available tax maps of the area. LCAs 8746 and 8879B are presented in detail in **Appendix A**.

LCA 8746 to Keawe describes an enclosed house lot with two houses, in the ‘ili of Laleakone with two houses on it surrounded by public land. The land passed from Keohokalole to Kekuannui and from Kekuannui to Keawe. LCA 8879B to Kamalamailalo describes a fenced house lot with five houses, three of which were owned by Kamalamailalo and two that were owned by his father Kaulemamoku, The land was owned by Kamalamailalo since the time of Kamehameha I.

The land of Puakea (and the surrounding *ahupua‘a*) were divided into land grants between 1852 and 1862. **Figure 17** is a portion of Lydgate’s 1893 Hawai‘i Register Map 1705 showing the project area obtained from the Archives Division of the Hawai‘i Department of Accounting and General Services (<http://ags.hawaii.gov/survey/map-search>). This map indicates that there are nine grants in Puakea Ahupua‘a. **Table 1**, compiled from information obtained the Waihona ‘Aina (2000) Māhele Database indicates that these grants ranged in area from 18 to 320 acres. According to **Figure 17**, the majority of the Puakea Ranch Headquarters area (TMK: (3) 5-6-001) is situated in Grant 2361 to Henry Christiansen, with a small portion located in Grant 1999 to Kahionamaka. The present project area is located in Grant 2361.

Table 1. Land Grants in Puakea Ahupua‘a

Grant	Grantee	Ahupua‘a	Year obtained	Grant acreage
744	Paahao	Puakea 1	1852	50.2
745	Kaniho	Puakea	1852	18
1549	Kaluhilau	Puakea 2	1855	24.7
1550	Malamailalo	Puakea 2	1855	88.5
1958	Papa	Puakea	1855	19.32
1999	Kahionamaka	Puakea	1856	107.65
2361	Henry Christiansen	Puakea and Honoipu	1857	320
2777	Henere	Puakea	1861	32
2848	Henry Christiansen	Puakea, Honoipu and Lahuiiki	1862	77.3

By 1858 at least 2,119 foreigners lived in Hawaii. Many were merchants who traded and provided provisions, ranchers and missionaries, who lived in various locations throughout the islands. “Foreigners engaged in agricultural pursuits with the idea of reaping a profit from the land, in contrast with the Hawaiians, who carried on...subsistence agriculture” (Coulter 1971:11). In the 1860s, the U. S. Civil War brought about a boost for the sugar industry in Hawai‘i as sugar plantations in the South were boycotted or destroyed. And while Rev. Lorenzo Lyons was busy building churches; *Imiola* in Waimea, *Hoku Loa* at Puako and one at Kawaihae (n.a. 1967:18-19), Rev. Elias Bond was getting involved in the sugar business.

In 1860, Rev. Bond engaged his “long-time acquaintance” (Stephenson 1977:7), Samuel N. Castle in founding the Kohala Sugar Company on lands owned by Bond and his neighbor Dr. James Wight. The first crop of the Kohala Sugar Company was harvested in January 1865 (KTF 1975:69). Kohala’s transition was a reflection of what was happening elsewhere in Hawaii, as the sugar industry grew. The industry brought

in tens of thousands of laborers from Asia, Europe, the Americas, Oceania, and Africa to work on the many plantations and mills that were being established on all major islands (Oliver 1961:123). Bond's influence on the expansion of the Kohala sugar industry is described by Tomonari-Tuggle:

When Elias Bond directed his efforts to initiating sugar as a major agricultural industry in Kohala, he could not have foreseen the incredible success at his modest venture. His primary concern was to develop a means for Hawaiian people of the district to compete successfully in the market economy that had evolved in Hawaii. What resulted was a vigorous, stable, and competitive industry which survived over a century of changing economic situations. For the Hawaiian people, however, the impact was not what Bond anticipated.

The "triumphant march" brought along not merely a strengthened economy but a new and prevailing resource, the sugar industry, which abruptly interrupted the process of indigenous adaptation to Westernization and instituted fundamental changes to the demographic composition of the community, to the organization of settlements, and to the patterns of land use. Kohala during this 50 year period was a frontier community characterized by a variety of people, settlements, and commercial ventures. Newcomers to the district were filling an economic void with numerous and diverse endeavors, from which only a few would emerge successful. The void presented a challenge and what already existed in the district was insignificant in terms of what could potentially develop.

The nature of the community and the organization of land was drastically altered. The Hawaiian population, already decimated and outmigration, was insufficient of the needs of the market-oriented agriculture, and waves of immigrant labor from the Orient, Portugal, Puerto Rico and the Philippines arrived. Americans, British, and other northern Europeans came as managers and administrators. All were pioneers, leaving family, friends, and homes to seek better lives in the Kohala sugar frontier.

The sugar mills and their associated plantations held a collective preeminence as major agents of change and development in the district. Kohala Sugar Company. Bond's model for economic security, was incorporated in 1863. After a decade of struggling, the company finally showed a credit balance in 1872, which coincided with the Reciprocity Treaty of 1876 between the United States and Hawaii. Although Bond maintained a paternal watch over the welfare of his congregation of laborers, his influence in the operation of the mill and plantation eventually waned before the demands of the profit-motive and his increasing age.

By the time of Bond's death in 1896, the company was flourishing and competition had arisen in the form of five other sugar mills. Spurred on by the Reciprocity Treaty, sugar pioneers saw the potential of commercial development in Kohala. Dr. James Wight, one of the early haole residents of the district, started the first of the other mills in 1873 at Halawa. In 1874, Union Mill and Plantation Co. started by the Hinds of Maui and later headed by James Renton, was set up in Honomaka'u. Judge C.F. Hart, formerly of Kona, moved to Kohala to start Niuli'i in 1877; originally milling native-grown cane, he soon expanded into a field operation as well. R.R. and John Hind moved to Hawi after selling Union Mill and set up the Hawi Mill and Plantation Co. and its two sugar-growing subsidiaries, Puakea and Homesteads Plantations in 1881. In an effort to improve operations, the Hawi Company constructed the Hoesa Mill in 1904, Star Mill in Kapa'au, operated only briefly in the 1880s. (Tomonari-Tuggle 1988:40-42)

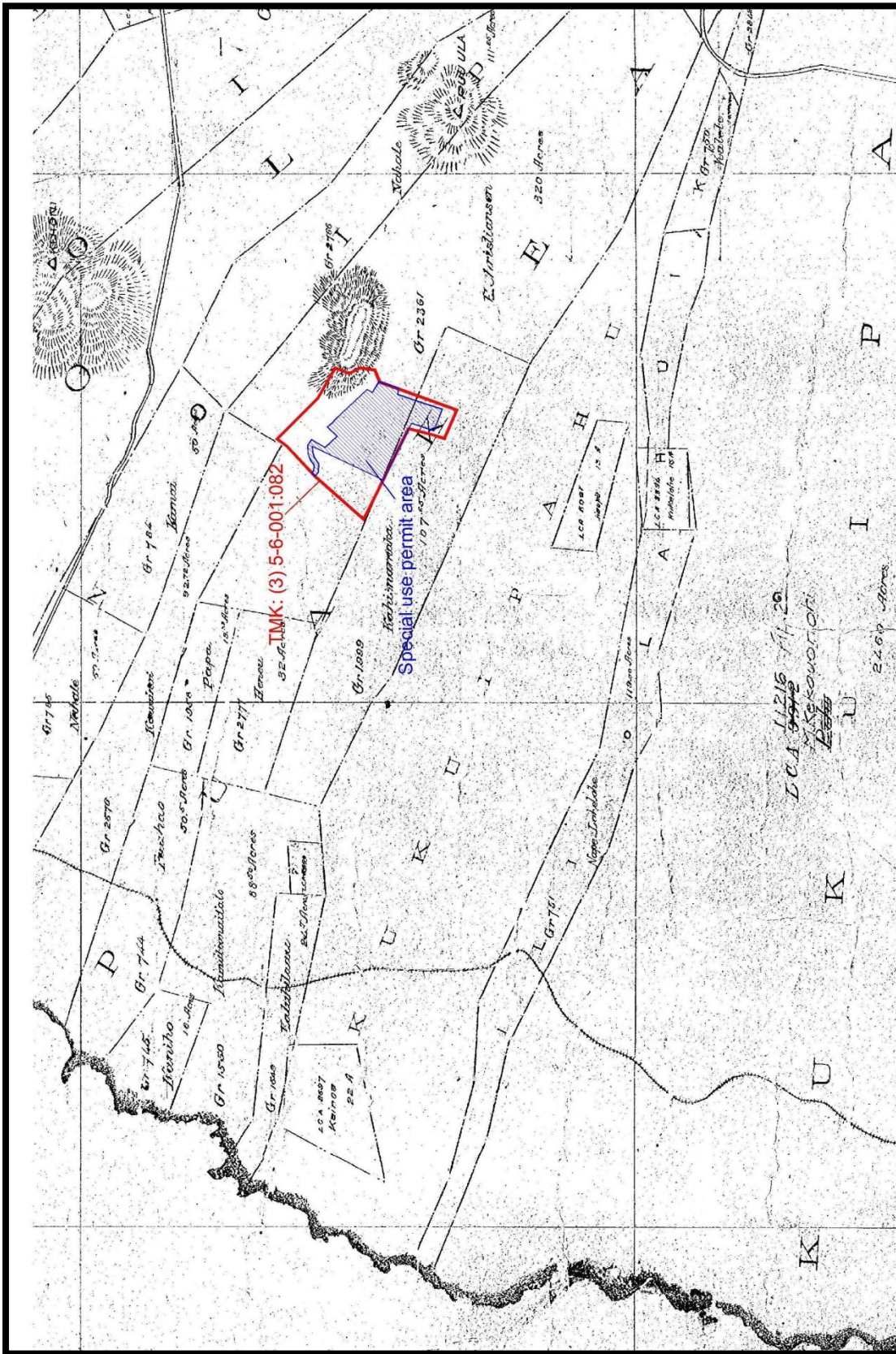


Figure 17. Portion of Lydgate's 1893 Hawai'i Register Map 1705

Figure 18 is Tomonari-Tuggle's (1988:41) map of the Kohala region in the later 19th Century depicting the above mentioned camps and mills. This map indicates that the project area was not under sugar cane cultivation. The burgeoning sugar industry also resulted in the development of a rail system used to transport the cane from the fields to mills.

The demands of the successful sugar production stimulated the formation of two supportive enterprises. To service mills, the Hawaiian Railroad Company, started by S.G. Wilder in 1881 and completed in 1883, ran from Mahukona to Niuli'i over 17 trestles and almost 20 miles of rail. Previously dependent on ox-cart transport of cane to landings at Hapu'u Kauhola Pt., and Honoipu, the mills, with one exception, now had efficient access to a landing at Mahukona on the sheltered lee side of the district. Hawi Mill continued to use its landing at Honoipu. In 1884, the rail company carried 20,000 tons of freight and 6,000 passengers (Best 1978:43), proving itself a viable and nearly indispensable means of transportation. At the end of the century, the line was purchased by a conglomerate of plantations; again Hawi refused participation, although it eventually joined in 1912. (Tomonari-Tuggle 1988:42)

In 1897, the Hawaiian Railroad Company was dissolved and a new company, the Hawaii Railway, was incorporated. The Hawaii Railway was sold in 1899 to the four Kohala sugar plantations that it served (Union Mill, Halawa Plantation, Kohala Plantation, and Niuli'i Plantation). The Hāwī Mill and Plantation preferred to haul cane by wagon to its landing at Honoipu until 1912 when it also purchased a share of the railroad. Passenger service by the railroads ended by 1920 as automobiles became more common. The Hawaii Railway was disincorporated in 1937 and reincorporated as the Mahukona terminals. The railroad was eventually abandoned in 1939 (Best 1978:42-48). As indicated in **Figure 18** the portion of the railroad in Puakea Ahupua'a is located approximately 1,100 meters seaward of the project area

Not everyone was in favor of the railroad and its impact on the community. Condē cites an 1882 letter from a farmer whose land was being:

...ruthlessly destroyed by the railroad overseers of S.G. Wilder. This act is equal to that of plain murder, because the livelihood of myself and my family is reduced to nothing, that is. My plants and that of my family are covered with dirt, the taro, banana, ti leaves, coffee, mango, orange, bamboo, and other plants. My property is filled with fruits, but these days it is reduced to naught. (Condē 1971:40)

The expansion of the Kohala sugar industry in the 1920s and 1930s required a significant labor force and immigrants primarily from China and Portugal began arriving. The camps where the immigrants lived were typically located in close proximity to the fields so that the workers could walk to work (Schweitzer 2003). In order to supply the needs of the burgeoning immigrant population a variety of associated business emerged.

The population of the region went into decline, due in part to young people being lured from the country to larger towns and cities, especially Honolulu. Between 1940 and 1950 the population declined 17% to 4,456 people. By 1960, there were only 3,386 people in Kohala (Schmitt 1977:12). In 1975 the Kohala Mill closed its doors because of the declining population and disputes between the unions and management.

As discussed above, Henry Christensen purchased Grant 2361 (location of project area) and Grant 2848 in the interior of Puakea Ahupua'a and surrounding areas (see **Figure 17**). A sheep ranch was initially established along with some sugarcane cultivation; however, the latter was unsuccessful due to the crude equipment available at the time (Henke 1929:41).

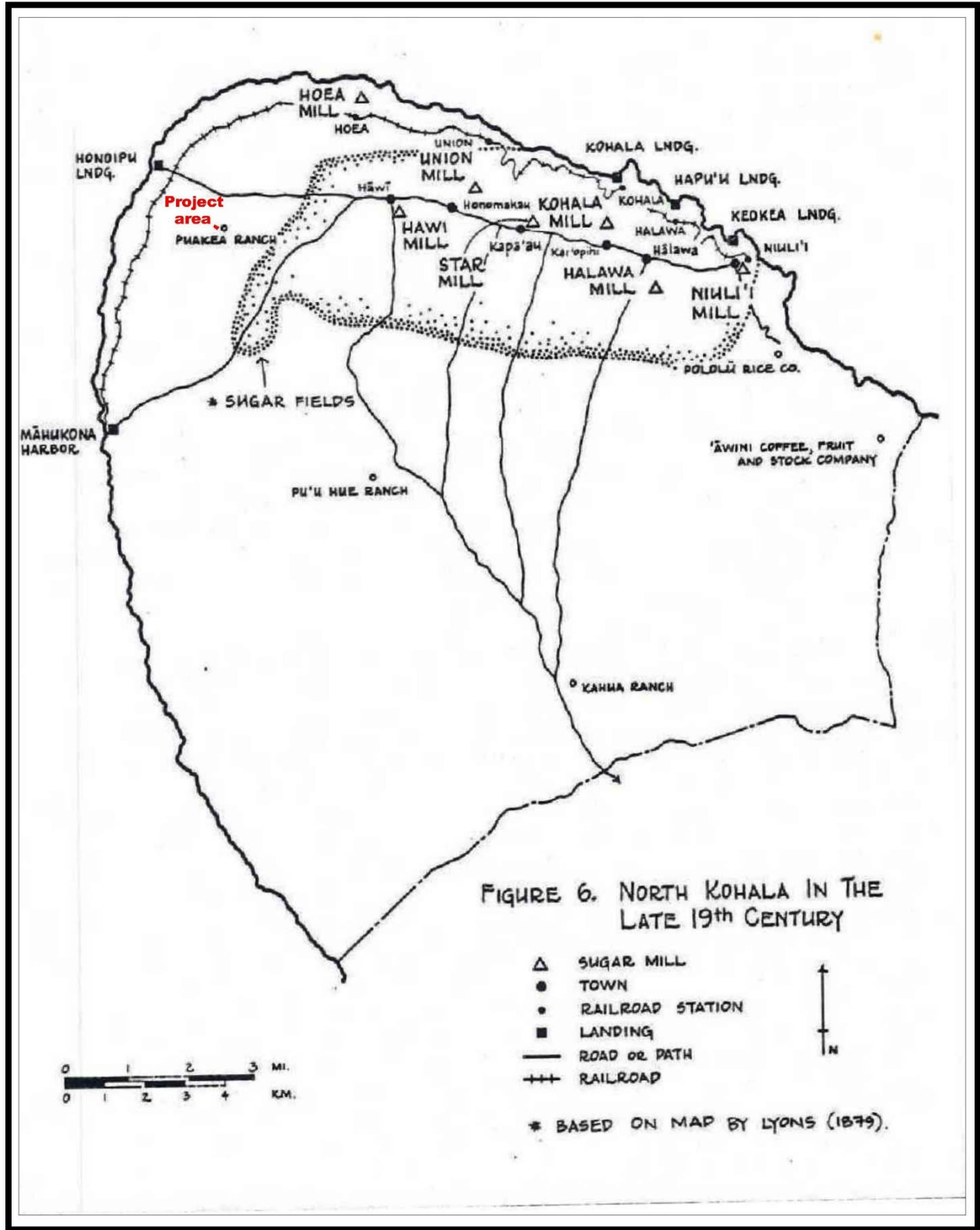


Figure 18. Map of the North Kohala District in the Later 19th Century from Tomonari-Tuggle (1988:41)

Christensen's land in Puakea and Kukuipahu were purchased by Dr. James Wight around 1875 and subsequently established a sugarcane and ranching operation on the property. Dr. Wight settled in Kohala in late 1840s after a ship he was traveling on wrecked off the coast of Mahukona. He operated a drug store in the area and also served as a Circuit Judge between 1852 and 1863. He was later was elected to the House of Representatives and subsequently to the House of Nobles under the Hawaiian Monarchy (Clark et al. 2013:31).

Dr. Wight obtained a substantial interest in the Kohala Sugar Plantation and established another plantation in Halawa. He constructed an animal-powered sugar mill at Puakea According to an article in The Pacific Commercial Advertiser (precursor to the Honolulu Advertiser) a total of 1,118 tons of sugarcane were produced at Puakea in 1919 with an estimated 1,050 tons to be produced in 1920 (Figure 19).

THE PACIFIC COMMERCIAL ADVERTISER

SUGAR and PLANTATIONS



Shipments To First of Month, 39,493 Tons

Shipments of 1920 Hawaiian sugars to February 1 totaled 39,493 tons, as compared with 64,853 tons shipped to February 1, 1919. The following tabulation will show the shipments for each year classified:

	1920	1919
Sugar Factors	35,758	58,847
Western	1,869	4,006
Refined	1,873	2,000
Total	39,493	64,853

Shipments since February 1 have been: Western Sugars, 2,143; Factors', 10,637; refined, 530—a grand total to date of 32,803 tons, of which 2405 tons is refined.

Olaa's First Shipment
Several mills have shipped their first sugars since the last report a week ago. Olaa sent 413 tons by the Matson steamer Mat'onia, which sailed from Honolulu Wednesday; Onomea shipped its first lot by the Matsonia, 1200 tons; and the Matson schooner Annie Johnson, from Mahukona, February 4, for San Francisco, took the following first shipments: Puakea, 194 tons to Western; Union Mill, 494; Hawi, 992, the two last being to Crockett. The Annie Johnson's cargo totaled 1690 tons.

The Matson steamer Sachem, sailing February 7, took 831 tons for Crockett. The Mat'onia took 6420 tons to Crockett and 530 tons of refined.

Loadings in Near Future
Steamers to sail in the near future will load at ports and take shipments approximately as follows:
Glorietta, Port Allen, 3000 tons to Western; Manoa, Hono'u'u and Kahu'u'l, about 6000 tons; Silverado, Honolulu and Mahukona, 3200 tons, part Western; Meriden, Kahului, 3200, all Western. The size of the Maui's cargo is uncertain.

The following table shows shipments to February 1 by plantations (Pacific Sugar Mill includes Honokaa; Laie includes Koolau Agricultural):

	1920 Estimates	Shipments to Feb. 1	1919 Crop
HAWAII			
Olaa Sugar Co., Ltd.	23,000	.....	23,403
Waialeale Mill Co.	5,000	.....	11,642
Hilo Sugar Co.	13,200	.....	14,488
Hawaii Mill Co., Ltd.	2,000	.....	2,763
Onomea Sugar Co.	16,700	.....	19,088
Papeete Sugar Co.	9,100	.....	9,087
Honolulu Sugar Co.	8,500	.....	8,046
Hakaha Plantation Co.	13,500	69	18,864
Lanipahoehoe Sugar Co.	12,500	187	8,208
Kaunakakai Sugar Co., Ltd.	6,000	.....	4,857
Honokaa Mill Co.	2,000	.....	11,084
Puuhou Sugar Plantation Co.	7,500	267	6,482
Honokaa Sugar Co.	11,000	.....	13,841
Pacific Sugar Mill		254	
Niihii Mill and Plantation	1,500	.....	2,296
Halawa Plantation	2,000	.....	2,115
Kohala Sugar Co.	5,000	.....	7,325
Puuhou Mill Co.	1,800	.....	2,310
Hawi Mill and Plantation	6,500	.....	8,657
Puakea Plantation	1,050	.....	1,118
Kona Development Co., Ltd.	2,500	.....	2,305
Hutchinson Sugar Plantation Co.	6,400	.....	7,868
Hawaiian Agricultural Co.	16,000	2267	16,518
Total	176,082	3296	267,731

Figure 19. February 13, 1920 article from The Pacific Commercial Advertiser (from newspapers.com)

According to Henke's *A Survey of Livestock in Hawaii*, the history of the ranch is described below:

Dr. James Wight acquired the Puakea Ranch lands about 1875 and continued with the sheep ranch, the sheep at that time numbering about 7000 head of the Merino breed. Robert Mason acted as manager from about 1875 to 1882 and was followed by Hans Martinsen, who continued till 1886, when J. H. MacKenzie became manager for Dr. Wight and continued to 1901.

Dr. Wight about 1886 imported two Maltese jacks at a cost of \$1400 and he was probably one of the first men to breed mules in Hawaii.

Since the sheep suffered from scab, and wild dogs killed many, cattle were substituted for the sheep in the eighties and there were few or no sheep left after 1890. Two Shorthorn bulls were imported from California and bred to the native cattle and Shorthorn blood predominated on Puakea Ranch till 1901, although some Hereford blood was introduced as early as 1889. Beef had little value at this time and many cattle were sold as work oxen for the cane fields.

While Mr. MacKenzie was manager water was brought eight miles from the Kohala mountains, some wells were dug near the beach and some fences built. When Arthur Mason became manager in 1901 the ranch had about 3000 cattle. During the next twenty years Hereford blood gradually replaced the Shorthorns. Eighteen Herefords, eight bulls and ten cows were imported from Oregon in 1908 at a cost of \$130 each and five bulls were imported from Kentucky in 1920 at a cost of \$500 each. (Henke 1929:41-42)

Following the death of Dr. Wight on September 2, 1905 at the age of 91. The ranch was operated by Robert Shingle, E. H. Wodehouse, and A. W. T. Bottomley, trustees for the James Wight Estate. According to Adams and Athens (1994:18) by 1910, 8,758 acres of land were under the control of the Puakea Ranch. Water to the ranch and sugar mill were supplied by the Kohala Ditch, which supplied several plantations in the area emptying into a reservoir in Puakea. The supply of water was inadequate for the successful cultivation of sugarcane and the last cane crop was harvested in 1930. (Clark et al. 2013:31).

According to Henke, the Puakea Ranch also included an area formerly known as Puuhue Ranch (1929:40). "The headquarters of the Puuhue Ranch operated as a separate ranch previous to about 1906 when an amalgamation with Puakea Ranch was effected which will expire in 1930..."(1929:40). The characteristics of the combined ranches are described as follows:

These combined ranches run from the sea to an elevation of about 4000 feet and have a total area of about 25,000 acres and at present have about 5000 Herefords, 350 light horses and 10 Berkshire sows.

Good Hereford bulls as well as females have been imported from time to time and the ranches at present have 85 range bulls and 75 selected females that are bred to specially good bulls for the production of the range bulls. The range bulls are segregated from the cattle from July to February.

The rainfall at the Puakea Ranch headquarters has varied between 30 and 63 inches since 1920. The water needed for the cattle comes from the Kohala mountains.

Paspalum dilatatum has been planted quite extensively and has done very well. *Koa haole* (*Leucaena glauca*) is being experimented with as a promising low land forage crop. Pigeon peas (*Cajanus indicus*) have not been extensively tried, although results of such attempts as have been made with this legume have not been too encouraging. Plenty of Bermuda grass (*Cynodon dactylon*) and some red top (*Tricholaena rosea*) is found on the lower and intermediate elevations and Hilo grass (*Paspalum conjugatum*) is quite abundant on the upper lands. A scattering of Ohia lehua trees is found over the upper section with practically all their branches on the leeward side of the tree, which is indicative of the strong winds that prevail much of the time.

The ranches are in need of more fences and paddocks to facilitate segregation and control of the animals at different ages and to give newly planted grasses an opportunity to get started while the cattle are kept out of certain sections for a time. These paddocks are included in the plans for the development of the ranches.

Cattle are marketed from two years of age to about five, at which time they weigh about 450 to 650 pounds dressed weight. About 500 to 600 are shipped to Honolulu annually, with an additional 180 slaughtered on the ranch for consumption in the Kohala district. Cattle for Honolulu are loaded at Kawaihae. The Mahukona beach is not suitable for loading cattle on the Inter-Island boats.

It is planned to reduce the number of horses which are kept for sale to various parties. No mules are produced on the ranch at the present time. (Henke 1929:41)

As many landowners did, Dr. Wight brought in laborers to work the land, contributing to a wave of 185,000 Japanese immigrants who came to Hawai'i in the 19th and 20th Centuries (<https://keolamagazine.com>). Zenjiro Kawamoto and his wife Wasa Watabayashi immigrated to North Kohala from Hiroshima as part of the wave of Japanese immigration. They settled at the Puakea Ranch and moved into what would eventually be call the "Cowboy House" (see **Figure 4**). The Kawamotos raised three children at the ranch, consisting of Masato (Johnny), Yoshio (Yoshi) and Thelma and the family went on to oversee the operations of the Puakea Ranch for four generations.

The Parker Ranch began leasing the Puakea Ranch lands from the James Wight Estate in 1932, agreeing to a twenty year lease agreement for a fee of \$2,500 per year. The lease of the ranch land is memorialized in a February 9, 1932 article in the Honolulu Advertiser (**Figure 20**). The Parker Ranch eventually purchased the Puakea Ranch lands outright in 1944 and eventually purchased the land in 1944 (<https://puakearanch.com>).

Figure 21 is a portion of the USGS 1930 Hāwī quadrangle showing the location of the project area and the Puakea Ranch headquarters. The headquarters are situated on the *mauka* side of the historic road that follows the path of the current Akoni Pule Highway. The map also shows a road extending seaward to Honoipu Landing and the railroad extending throughout Puakea Ahupua'a at approximately 170 to 200 ft elevation. A cluster of building is located inland of Honoipu Landing and three houses are present mauka of the railroad line.

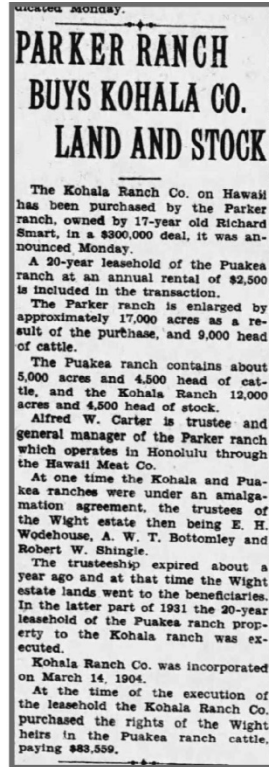


Figure 20. February 9, 1932 articles from The Honolulu Advertiser (from newspapers.com)

Figure 22 is a portion of an aerial view of the project area vicinity taken on December 20, 1976 by the U.S. Geological Survey and obtained from the University of Hawai'i at Manoa online library (<http://magis.manoa.hawaii.edu>). This photograph shows the extent of the Puakea Ranch headquarters at this time.

In the 1980s the Parker Ranch subsequently sold 200 acres of the Puakea Ranch lands to a real estate developer and the Kawamoto family and other ranch employees were asked to relocate. The Puakea Ranch headquarters, including the present project area subsequently fell into disrepair.

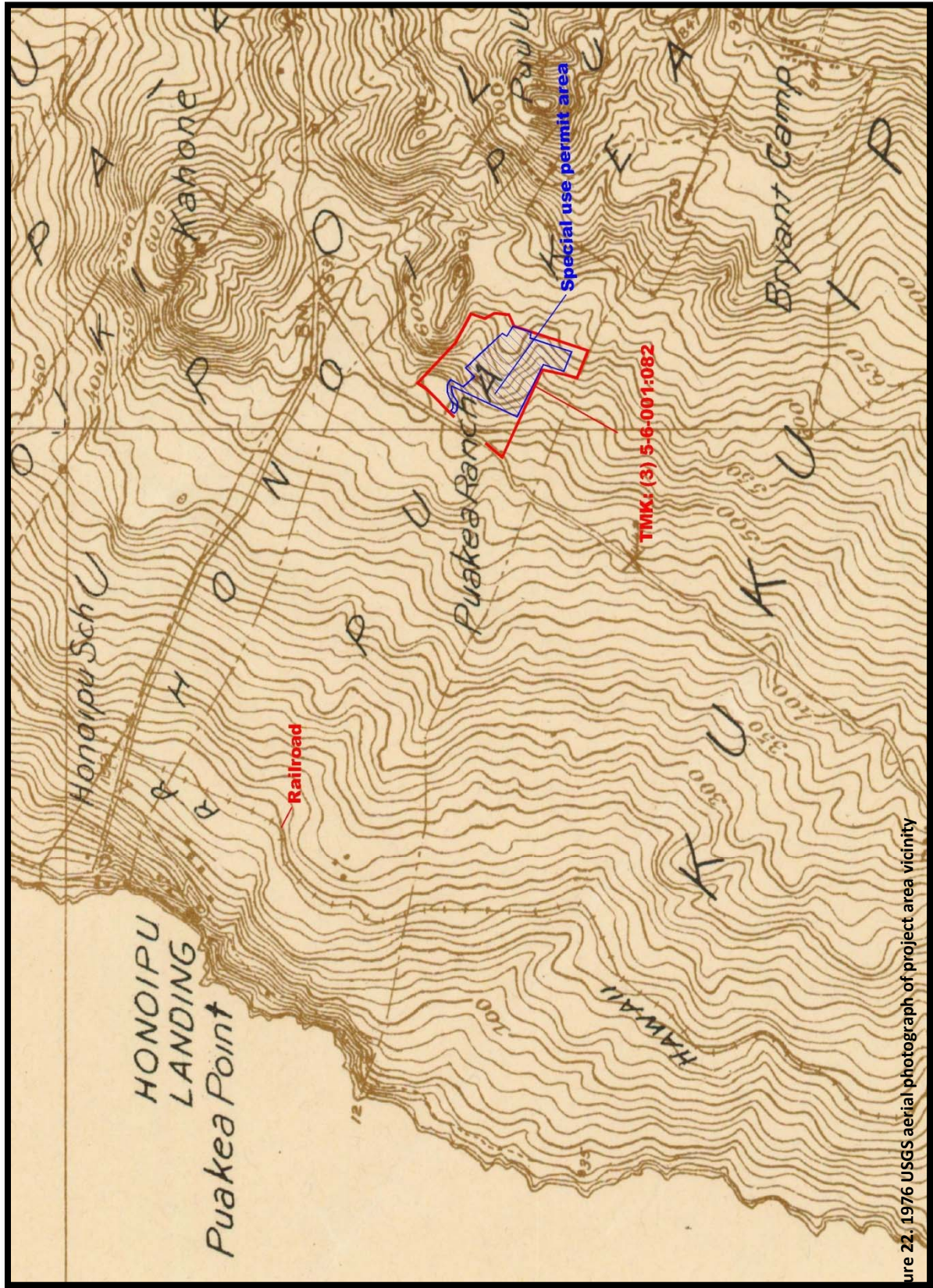


Figure 22. 1976 USGS aerial photograph of project area vicinity

Figure 21. Portion of 1930 USGS Hāwī Quadrangle showing project area

Previous Archaeological Research

A considerable amount of archaeological research has been conducted within Puakea Ahupua'a, including the entirety of the portion of the *ahupua'a* seaward of the Akoni Pule Highway. These projects, totaling more than 750 acre are shown in **Figure 23** and summarized in **Table 2**. Not included in the figure or table are Statewide Survey of Historic Places survey that extended along the west coast of Hawai'i Island and the historical overview of the North Kohala district by Tomonari-Tuggle (1988). The sites identified during these projects were subsequently documented during surveys by Bury et al. (2006), Clark et al. (2013), Rosendahl (1982a, 1982b) and are included in those entries.

The prior archaeological studies in the area indicate widespread disturbance associated with historic cattle ranching. Despite this disturbance, 60 sites have been documented. This equates to an estimated density of 13 sites per acre.

Between 1982 and 1993 a series of field inspections, reconnaissance surveys and excavation projects were conducted of a 440 acre parcel that extends from the shoreline at Honoipu Landing inland to the Akoni Pule Highway. These projects were conducted by Barrera (1984, 1992, 1993) and Rosendahl (1982a, 1982b, 1984). These combined projects identified a total of 22 sites comprised predominately of pre-contact to early historic habitation sites, along several agricultural and burial sites. A portion of the historic railroad grade that extends through the area was also documented.

Clark and Rechtman (2005) conducted an archaeological inventory survey of a 215 acre parcel in Puakea and Kukuipahu Ahupua'a. This survey area extended inland from the Bury et al. (2006)/Clark et al. (2013) project area east to the Akoni Pule Highway. Large portions of the area had been mechanically cleared for pasture improvement; however, 13 sites were documented. The sites consisted of a platform, two habitation complexes, a habitation/resource procurement area, a modified outcrop/wind break, a complex comprised of a water tank, a concrete water trough, and two foundations, a concrete survey marker, a cairn and five modified outcrops/alignments

Bury et al. (2006) conducted an archaeological inventory survey of a 78.5 acre parcel in coastal Puakea, extending from the shoreline at Holana Bay inland to approximately 200 ft. Portions of this area were subsequently examined by Clark et al. (2013). A total of 25 sites have been identified in this area consisting of two survey markers, a portion of the railroad grade that extends through the area, World War II Navy tower installation, eight pre-contact to early historic habitation complexes, three habitation enclosures and two enclosure remnants, two burial platforms, two alignments, a mound and three cairns.

The area immediately to the south of the present by Corbin and Rosendahl (2006). The area was comprised of former Puakea Ranch pasture land that had been previously grubbed. No archaeological sites or features were identified during this project.

Based on the archaeological work conducted in the area, the majority of the habitation sites in Puakea are located in the coastal areas. The interior portions, including the present project area are located along the northern fringes of the vast agricultural complex known as the Kohala Field System as defined by Tomonari-Tuggle (1988; see **Figure 16**).

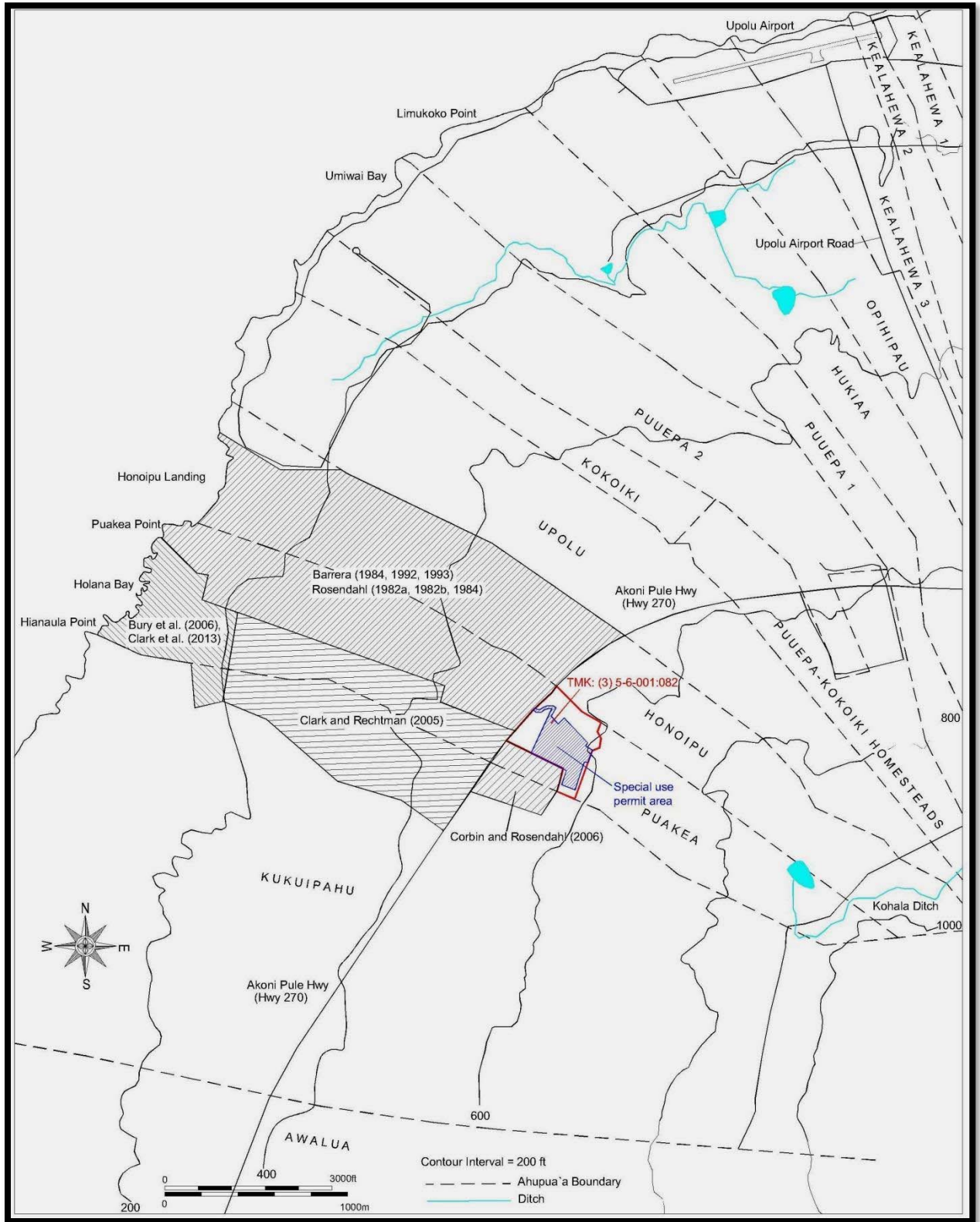


Figure 23. Previous archaeological work

Table 2. Previous archaeological work in Puakea Ahupua'a and surrounding areas

Author	Ahupua'a	Study Type*	Elevation (ft AMSL)	Acreage	No of sites	Historic use
Bury et al. (2006), Clark et al. (2013)	Puakea and Kukuipahui	Archaeological Inventory Survey	0-200	78.4	25	Cattle ranching
Barrera (1984, 1922, 1993), Rosendahl (1982a, 1982b, 1984)	Puakea and Honoipu	Field inspection, Reconnaissance, Excavation	0-550	440.0	22	Cattle ranching
Clark and Rechtman (2005)	Puakea and Kukuipahui	Archaeological Inventory Survey	200-500	215.0	13	Cattle ranching
Corbin and Rosendahl (2006)	Puakea and Kukuipahui	Archaeological Inventory Survey	450-550	24.6	0	Cattle ranching
Total				758.0	60	

Previous Ethnographic Research

The current landowner, Ms. Christie Cash, has conducted extensive research into the Puakea Ranch and the people who called it home. In an October 24, 2017 letter to the architecture branch of the SHPD requesting permission to reconstruct several structures on the property, Ms. Cash provides insight into the Kawamoto family who oversaw the operations of the Puakea Ranch for generations, and a general historic of the ranch. According to Ms. Cash:

Because these structures no longer exist and only foundations or ruins remain, we must rely on the oral history of Masa and Thelma Kawamoto who lived at Puakea and were both born at Puakea in the Cowboy House in the 1920's. As children, their mother worked for the family in the "big house" and Masa described it as a large two-story home with many bedrooms. According to Masa, many big parties and gatherings were held and his mother worked the parties as kitchen help. Masa and Yoshi would hunt pheasants for the parties and his mother would prepare them. He described this to me when he came to visit Puakea and teach me the history he could.

From 1870-1928, descendants and relatives of James Wight of Kohala resided in the home and managed Puakea Planation and Ranch. The home was considered to be a grand estate and many parties and gatherings were hosted at the home, as "The Society" was a very important part of the predominantly British culture of North Kohala Sugar's growers and Mill owners. Prominent Plantation Families of the time including Mrs. & Mrs. H. R. Bryant, Mr. & Mrs. James S. Wight, Mr. Robert Leighton Hind and Mr. & Mrs. H.P. Woods were all residences of the estate home from 1870-1940.

Beginning in 1928-1932, management of Puakea was controlled Mr. John Hind, who was the president of the Puakea Plantation Company. Beginning in the 1930s, Parker Ranch also took a greater interest and control of Puakea. In 1944, Richard Smart purchased Puakea Ranch from the James Wight Estate where it had been part of the vast Wight Estate holdings beginning in the 1850s.

FINDINGS

Public notices were published in the August 24 and 26 2018 issues of West Hawaii Today newspaper and in the September 2018 edition of the Office of Hawaiian Affairs (OHA) newsletter, *Ka Wai Ola*, searching for people that were knowledgeable of the project area and its vicinity (Appendix A). No one responded to the public notices. OHA and members of the North Kohala community were contacted in an effort to identify persons with an intimate knowledge of the project area and Puakea Ahupua'a. Ms. Cash recommended that we speak Masa Kawamoto (a former resident of the ranch). David Gomes (a local historian) and Michael Gomes (a local historian). Shane Palacat-Nelson of OHA recommended that we contact Fredrico Cachola (a prominent member and cultural practitioner of North Kohala).

Masatsu "Masa" Kawamoto was born on the premises of Puakea Ranch in the Cowboy house in 1922 (Figure 24). Unfortunately, Masa is 96 years old and does not remember much of his childhood time at Puakea Ranch. Masa was a Parker Ranch foreman, a rodeo champion, and a member of the 100th Battalion/442nd Infantry Regiment during World War II. In November of 2011, Masa Kawamoto was awarded the Congressional Gold Medal for his service during World War II as part of the 100th Battalion/442nd Infantry Regiment. His wife, Eunice, brought him to the ranch for an interview on October 30, 2018. She said that whenever she drives him by the ranch he would point out that he used to ride horses there. When asked if he could recall any traditional practices on the ranch he was unresponsive.

Eunice, though, recalled that before the land in the area was sold off the families would farm and grow their own produce; people would hunt birds as well but none of that has happened in the area since all of the families moved out. Eunice also mentioned that while Masa may not remember much he did have a chance to speak with Ms. Cash a few years ago and was able to pass his story along to her then. Christie did share that Masa was born and spent his early years at Puakea Ranch. Masa and his brother Yoshi would help their mother when she would work up at the "big house."



Figure 24. Masatsu Kawamoto at Puakea in the home he was born in (courtesy of Christie Cash, taken 30 Oct 2018)

David Gomes is a local historian and luthier currently residing in Hāwī. He was happy to have the chance to speak about Puakea Ranch and Ahupua'a but said that his brother, Michael Gomes, was a better source of information.

Michael Gomes is a lifelong resident of Kohala and a local historian. He co-authored the book *Kohala 'Āina a History of North Kohala* with Sophia V. Schweitzer. Mr. Gomes was interviewed via phone on December 6, 2018. Mr. Gomes discussed Puakea Ranch during the tenure of James Wight and his family as owners and then being eventually sold off to Parker Ranch in the mid-1940s. Dr. James Wight owned land that stretched from Hālawa to Māhukona. Dr. Wight built the first animal-powered sugar mill in Kohala to process the sugar from his sugar plantation. Mr. Gomes stated that sugar did not grow well at Puakea Ranch even though Wight used the area to process the sugar from the leeward side of Kohala. Pineapple did grow well in leeward Kohala and was cultivated in the vicinity of Puakea Ranch. When asked he was aware of any traditional cultural practices or places within Puakea Ranch or its vicinity Mr. Gomes stated that the only activities that he could think of were associated with ranching since the Puakea Ranch area has been ranch land for the past 70 years.

Fedrico Keakaokalani Cachola, Jr. was born and raised in Kohala and has spent his life devoted to enriching the lives of Hawai'i's youth. He was a teacher at Wai'anae Intermediate, vice principal at Nānākuli High School and principal of Nānāikapono Elementary on O'ahu. He is a cultural practitioner and well respected for his knowledge of Kohala. He was contacted via email in October regarding this project. He was willing to share his *mana'o* (thoughts) on the project and requested more information on the scope of this CIA. Mr. Cachola did not respond to further contact after further project details were provided.

No traditional properties or ongoing practices were identified during this CIA. Parker Ranch leased the property in the 1920's and bought it in the mid-1940s. The local families that lived and worked on the ranch would farm to raise their own produce or hunt birds in the area. These activities have not taken place since the ranch families moved away once Parker Ranch sold its holdings in Puakea.

CONCLUSION

The objective of this CIA is to identify any culturally significant resources or traditional cultural practices that occurred within the project area and its immediate vicinity. The CIA was conducted following the framework set forth by the Hawai'i Supreme Court in the case of *Ka Pa'akai O Ka 'Aina vs. the Hawai'i State Land Use Commission* (LUC).

This CIA was prepared in conjunction with a Special Use Permit application for the County of Hawai'i Planning and Building Departments. The landowner proposes to operate the 14.92 acres special use permit area of Puakea Ranch as a "Guest Ranch."

An archaeological inventory survey (AIS) of a 2.14 acre portion of the property was conducted in October 2018 and identified three historic features of a previously identified site (Site 9071) within the project area, two historic concrete slabs and a ranch wall (Haun and Henry 2018). The portion of Site 9071 within the project area has retained its integrity. It was assessed as significant for its associations with sugar cane cultivation and cattle ranching which are activities that contributed to the broad patterns of history (NRHP Criterion A). Site 9071 is also associated with Dr. James White (NRHP Criterion B), is an excellent site type example (NRHP Criterion C) and has the potential to yield information which may broaden our understanding of the local history (NRHP Criterion D).

Previous ethnographic research showed that sugar and ranching were the prominent economic activities for this area. The early 20th Century showed a shift from sugar cultivation to ranching at Puakea Ranch. There was not enough water to make sugar cane cultivation lucrative. Parker Ranch began leasing Puakea Ranch and its surrounding lands in the 1920s and bought the lands in the mid-1940s.

Masa Kawamoto, born and raised at Puakea Ranch, a cowboy and World War II veteran, and his wife, Eunice, once recalled farming and bird hunting activities taking place in and around Puakea Ranch. Michael Gomes, a local historian and author, noted that the only activities he could recall for Puakea Ranch were all associated with ranching. Once Parker Ranch sold its Puakea holdings the families that lived on and around the ranch were asked to leave and those activities no longer take place at Puakea Ranch.

No traditional cultural properties or practices were identified within the project area during this study. Traditional cultural practices and properties may be present in Puakea Ahupua'a, but the proposed use of the ranch should not interfere or have a negative impact upon them.

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APPENDIX A: LAND COMMISSION AWARDS IN PUAKEA AHUPUA‘A (FROM WAIHONA ‘AINA)

Claim Number: **08746**
 Claimant: **Keawe**
 Other claimant:
 Other name:
 Island: **Hawaii**
 District: **Kohala, North**
 Ahupuaa: **Puakeaiki, Puakeanui**
 Ili: **Puoneo, Puulaula, Kalipahale, Paehala, Haliipalala, Laleakone**

Apana:	7	Awarded:	0
Loi:		FR:	
Plus:		NR:	34v8
Mala Taro:		FT:	77v4
Kula:		NT:	121v4
House lot:	1	RP:	
Kihapai/Pakanu:	6	Number of Royal Patents:	
Salt lands:		Koele/Poolima:	No
Wauke:		Loko:	No
Olona:		Lokoia:	No
Noni:		Fishing Rights:	No
Hala:		Sea/Shore/Dunes:	No
Sweet Potatoes:		Auwai/Ditch:	No
Irish Potatoes:		Other Edifice:	No
Bananas:		Spring/Well:	No
Breadfruit:		Pigpen:	No
Coconut:		Road/Path:	Yes
Coffee:		Burial/Graveyard:	No
Oranges:		Wall/Fence:	No
Bitter Melon/Gourd:		Stream/Muliwai/River:	No
Sugar Cane:		Pali:	No
Tobacco:		Disease:	No

Koa/Kou Trees:	Claimant Died:	No
Other Plants:	Other Trees:	
Other Mammals: No	Miscellaneous:	3

**No. 8746, Keawe, January 14, 1848
N.R. 34v8**

Puakea is the Ahupua`a claim. It was from Keohokalole to Kekuanui, from Kekuanui to me, Keawe. /I have held it/ for fifteen years, that is my claim for land.
KEAWE

**F.T. 77v4
No. 8746, Keawe**

Kaahue sworn, testifies that claimant occupies one piece of land in Ili of Puuoneo, Ahupuaa Puakeaiki, thus bounded:

South by waste land
West by waste land
North by public highway
East by Ili of Puulaula.

Also one lot in Ili of Puulaula, Ahupuaa aforesaid.
South by land held by Kailiahi
West by waste land
North by waste land & public highway
East by Ahupuaa Honoipu.

Also one piece in Ili of Kalepahale, same Ahupuaa.
South by land held by Kauiho
West by land held by Kailiahi
North & East by waste land.

Also one piece in Ili of Paehala, same Ahupuaa.
South by land held by Keawekipi
West by land held by Paahao
North & East by waste land.

Also one lot in Ili of Haliipalala, same Ahupuaa.
South by land held by Keawekipi
West by land held by Kupihi
North & East by waste land.

Also lot no. 2 in Ili of Puuoneo, bounded:
South, West, North, East by waste land.

All the above-described lots consist of dry land, partly cultivated, unfenced & no houses on premises.

Also one lot consist of one equal half of an enclosure belonging to claimant. Keohokalole, situated in Ili of Laleakone, Ahupuaa Puakeanui. Said enclosure is surrounded by public, i.e. made land belonging to Keohokalole.

Kehuanui (konohiki) gave the above lands to claimant A.D. 1833.

Kalamailalo, sworn, affirms as above.

**N.T. 121-122v4
No. 8746, Keawe, October 4, 1848**

Kaaua, sworn and stated, I have seen in the ili land of Puakeaiki ahupuaa, 6 sections.

1. Section I - Puuoneo Ili.
Mauka by idle land
Kohalawaho by idle land

Makai by street
Hamakua by Puulaula Ili.
It has been cultivated; there is no house.

2. Section II - Puulaula Ili.
Mauka bt Kailiahi's land
Kohalawaho by idle land
Makai by a street and idle land
Hamakua by Honoipu ahupuaa.
Cultivation has been done; there is no house.

3. Section III - Kalipahale Ili.
Mauka by Kauiho's land
Kohalawaho by Kailiahi's land
Makai by idle land
Hamakua by idle land.
This has been cultivated; no house.

4. Section IV - Paehala Ili.
Mauka by Keawekipi's land
Kohalawaho by Paahao's land
Makai by idle land
Hamakua by idle land.
Cultivated has been done; no house.

5. Section V - Haliipalala Ili.
Mauka by Keawekipi's land
Kohalawaho by Kupihi's land
Makai by idle land
Hamakua by idle land.
A portion of it has been cultivated; no house.

6. Section VI - Puuoneo Ili land.
Mauka by idle land
The rest of the boundaries are Idle land
Some of it have been cultivated.

7. Section VII - Ili land in Laleakone ahupuaa named Puakeanui.

Mauka and the rest of the boundaries are Keohokalole's land. Two houses are there, one of which is for Keawe, one for Kaaua and another house is for Keohokalole in his /Keawe?/ claim.

Kekuanui had given him his interest in 1833; no one has objected.

Kalamailalo, sworn and stated, I have known [Left blank] [as] Kaaua has related here.

[No. 8746 not awarded]

Claim Number: 08879B
 Claimant: Kamalamailalo
 Other claimant: Kaulemamoku, father
 Other name:
 Island: Hawaii
 District: Kohala, North
 Ahupuaa: Puakea
 Ili: Kaawikiwiki, Puumanu, Lelekoae, Maliu

Apana:	4	Awarded:	1
Loi:		FR:	
Plus:		NR:	
Mala Taro:		FT:	
Kula:		NT:	118v4
House lot:	1	RP:	
Kihapai/Pakanu:	4	Number of Royal Patents:	
Salt lands:		Koele/Poolima:	No
Wauke:		Loko:	No
Olonā:		Lokoia:	No
Noni:		Fishing Rights:	No
Haia:		Sea/Shore/Dunes:	No
Sweet Potatoes:		Auwai/Ditch:	No
Irish Potatoes:		Other Edifice:	No
Bananas:		Spring/Well:	No
Breadfruit:		Pigpen:	No
Coconut:		Road/Path:	No
Coffee:		Burial/Graveyard:	No
Oranges:		Wall/Fence:	No
Bitter Melon/Gourd:		Stream/Muliwai/River:	No
Sugar Cane:		Pali:	No
Tobacco:		Disease:	No
Koa/Kou Trees:		Claimant Died:	No
Other Plants:		Other Trees:	
Other Mammals:	No	Miscellaneous:	Awarded 1 apana, also 102B dead claim, 5 houses

**No. 8879B, Kamalamailalo
 F.T. 107v4**

Kaaua, sworn, testifies that claimant occupies six lots of land in the Ahupuaa of Puakea, thus situated & bounded:

1st lot - in Ili of Kaawikiwiki.
 South by land held by Moku
 West by land held by Makuahine
 North by land held by Kikau
 East by land held by Keaulumoku.

2d lot in Ili of Puumanu.
 South by land held by Kaaloa
 West & East by land held by Keauluoku
 North by land held by Moku.

3d lot in Ili of Lelekoae (no. 1)
 South by land held by Moku
 West by land held by Kikau
 North by land held by Keaweopala
 East by land held by Makuahine.

4th lot in Ili of Maliu.
 South East by land held by Moku
 West by land held by Kanoena
 North by land held by Kaloa.

5th lot in Ili of Lelekoae (No. 2)
 South by land held by Makaokaia
 West by land held by Makuahine
 North by land held by Moku
 East by land held by Kamikana.

Said lots are dry land, cultivated in part, unfenced.

6th lot in Ili Lelekoae (No. 3) occupied as a house lot. It is fenced with wall. Five houses stand upon the premises, belonging to claimant & family.

Title extends back to reign of Kamehameha I through parents of claimant. Uncontested.

Moku, sworn, testifies as above.

N.T. 118-120v4

No. 8879B, Kamalamailalo, October 5, 1848

No. 102B, (Dead claim)

Kaaua, sworn, and stated: I have seen there are in the Puakea ahupuaa in Kohala, Hawaii.

1. Section I - Kaawikiwiki Ili.

Mauka by Moku's land
 Kohalawaho by Makuahine's land
 Makai by Kikau's land
 Hamakua by Keaulumoku's land.
 This section has been cultivated and there is no house.

2. Section II - Puumanu Ili.

Mauka by Koloa's land
 Kohalawaho by Keaulumoku's land
 Makai by Moku's land
 Hamakua by Keaulumoku's land.
 It has been cultivated and there is no house.

3. Section III - Lelekoae Ili.

Mauka by Moku's land
 Kohalawaho by Kikau's land
 Makai by Keaweopala's land
 Hamakua by Makuahine's land.
 It has been cultivated; there is no house.

4. Section IV - Malii Ili.

Mauka by Moku's land
 Kohalawaho by Kanoena's land
 Makai by Kaloa's land
 Hamakua by Moku's land.
 It has been cultivated; there is no house. The house-lot section is in the ili land of Leleakoae. It has a fence and there are 5 houses, 3 of which are for him /Kalamailalo/ and 2 for Kaulemamoku, who is his father.

This had been acquired by his parents during the time of Kamehameha I; no one has objected.

Moku, sworn and stated, I have known [Left blank] [as] Kaana has related here.

[Award 8879B; Leleakoae Puakea nui N. Kohala; 1 ap.; 4.3 Acs; No. 102B not awarded]


APPENDIX B – WEST HAWAII TODAY AND KA WAI OLA PUBLIC NOTICES

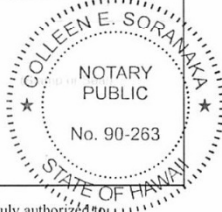
AFFIDAVIT OF PUBLICATION

IN THE MATTER OF
PUBLIC NOTICE

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}

STATE OF HAWAII }
} SS.
City and County of Honolulu }

Doc. Date: AUG 27 2018 # Pages: 1
 Notary Name: COLLEEN E. SORANAKA First Judicial Circuit
 Doc. Description: Affidavit of
Publication

 Notary Signature AUG 27 2018
 Date



PUBLIC NOTICE
 Haun & Associates is conducting a cultural impact assessment (CIA) for a portion of TMK: (3) 5-6-001:Por. 082 situated in Puakea Ahupua'a, North Kohala District, Island of Hawaii. The CIA is being prepared in conjunction with Special Use Permit application to operate Puakea Ranch as a "Guest Ranch" offering activities and events to guests and the local community. All persons having information on traditional cultural practices, resources and places located within Puakea Ahupua'a and the vicinity of the project parcel are hereby requested to contact Solomon Kailiwha, Haun & Associates, 73-4161 Kaao Place, Kailua Kona, HI 96740, (808) 325-2402 within thirty (30) days of this notice.
 (WHT1125777 8/24, 8/26/18)

Gwyn Pang being duly sworn, deposes and says that she is a clerk, duly authorized to execute this affidavit of Oahu Publications, Inc. publisher of The Honolulu Star-Advertiser, MidWeek, The Garden Island, West Hawaii Today, and Hawaii Tribune-Herald, that said newspapers are newspapers of general circulation in the State of Hawaii, and that the attached notice is true notice as was published in the

Honolulu Star-Advertiser 0 times on:
MidWeek 0 times on:
The Garden Island 0 times on:
Hawaii Tribune-Herald 0 times on:

West Hawaii Today 2 times on:
08/24, 08/26/2018
Other Publications: 0 times on:

And that affiant is not a party to or in any way interested in the above entitled matter.

Gwyn Pang
Gwyn Pang

Subscribed to and sworn before me this 27 day of August A.D. 2018


Colleen E. Soranaka, Notary Public of the First Judicial Circuit, State of Hawaii
My commission expires: Jan 06 2020



Ad # 0001125777

SP.NO.: _____ L.N.

Kepakemapa (September) 2018 | Vol. 35, No. 9

Ka Wai Ola

THE LIVING WATER OF OHA www.oha.org/kwo

Chicago poke chain draws Native Hawaiian backlash for restricting the use of 'aloha' **PAGE 14**

#AlohaNotForSale

PUBLIC NOTICE
 Haun & Associates is conducting a cultural impact assessment (CIA) for a portion of TMK: (3) 5-6-001:Por. 082 situated in Puakea Ahupua'a, North Kohala District, Island of Hawai'i. The CIA is being prepared in conjunction with Special Use Permit application to operate Puakea Ranch as a "Guest Ranch" offering activities and events to guests and the local community. All persons having information on traditional cultural practices, resources and places located within Puakea Ahupua'a and the vicinity of the project parcel are hereby requested to contact Solomon Kailihiwa, Haun & Associates, 73-4161 Kaao Place, Kailua Kona, HI 96740, (808) 325-2402 within thirty (30) days of this notice.

An Illinois eatery's move to trademark "Aloha" sparked protests in Chicago. Photo: Dan Kasberger

ENVIRONMENTAL ASSESSMENT
PUAKEA GUEST RANCH

TMK: (3rd) 5-6-001:082
Puakea, North Kohala District, Hawai'i Island, State of Hawai'i

Appendix 3
Archaeological Inventory Survey

DRAFT

ARCHAEOLOGICAL INVENTORY SURVEY

TMK: (3) 5-6-001:POR. 082



PUAKEA AHUPUA'A

NORTH KOHALA DISTRICT, ISLAND OF HAWAI'I

HAUN & ASSOCIATES

ARCHAEOLOGICAL, CULTURAL, AND HISTORICAL RESOURCE MANAGEMENT SERVICES

73-4161 KAAO ROAD, KAILUA-KONA HI 96740

PHONE: 808-325-2402 FAX: 808-325-1520

DRAFT

ARCHAEOLOGICAL INVENTORY SURVEY

TMK: (3) 5-6-001:POR. 082

PUAKEA AHUPUA'A

NORTH KOHALA DISTRICT

ISLAND OF HAWAI'I

Prepared by:

Alan E. Haun, Ph.D.
and
Dave Henry, B.S.

Prepared for:

Puakea Ranch
56-2864 Akoni Pule Highway
Hāwī, Hawai'i
96719

February 2019

HAUN & ASSOCIATES

ARCHAEOLOGICAL, CULTURAL, AND HISTORICAL RESOURCE MANAGEMENT SERVICES
73-4161 KAAO ROAD, KAILUA-KONA HI 96740
PHONE: 808-325-2402 FAX: 808-325-1520

MANAGEMENT SUMMARY

Haun & Associates conducted an archaeological inventory survey of a 2.14 acre portion of TMK: (3) 5-6-001:082; a 32.411 acre parcel in Puakea Ahupua'a, North Kohala District, Island of Hawai'i. The archaeological inventory survey objective is to satisfy current historic preservation regulatory review inventory requirements of the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD), as contained within Hawai'i Administrative Rules, Title 13, DLNR, Subtitle 13, Chapters 276 and 284, State Historic Preservation Rules. This AIS is prepared in conjunction with a Special Use Permit to be prepared for the County of Hawai'i Planning and Building Department. The landowners propose to operate the Puakea Ranch as a "Guest Ranch" with the 2.14 acre project area to be used for weddings and other functions and events..

The archaeological inventory survey identified three features (Features 7, 10.1 and 13) of a previously identified site. The Puakea Ranch headquarters was recorded by the landowners in a June 2009 National Register of Historic Places form (NRHP) and the ranch buildings were subsequently assigned State Inventory of Historic Places (SIHP) site number 50-10-02-9071¹. The features consist of a modern building built over an historic concrete slab (Feature 7), a section of the Feature 10 wall designated as Feature 10.1, and a newly identified concrete slab that appears to be historic in origin (Feature 13). A chicken coop and a farm stand have been built on the Feature 13 concrete slab.

The portion of Site 9071 in the project area is unaltered and in fair condition. The previously prepared NRHP form indicates Site 9071 is assessed as significant under criterion "a" because of its association with events that made a contribution to the broad patterns of history (sugar cane cultivation and cattle ranching), under criterion "b" due to its association with Dr. James Wight, under criterion "c" as an excellent site type example, and under criterion "d" for its information content.

Site 9071 was determined eligible for inclusion in the National Register of Historic Places. The proposed development will have an effect on the historic properties within the project area. The landowner proposes minimal impacts to the 2.14 acre project area, consisting of constructing an approximately 2500 sq foot space that contains an Americans with Disabilities Act (ADA) approved restroom, kitchen facility and a space for set up in an enclosed area. The majority of the area will not be impacted by the proposed development and will function as an open event area for weddings and other functions; however, the Feature 7 and 13 slabs will be destroyed to make way for the ADA improvements. The Feature 10.1 wall will be preserved.

The Feature 7 and 13 slabs are not integral components of the Puakea Ranch and functioned as minor elements of the facility. In order to mitigate their destruction, the proposed restroom will be designed in accordance with the Secretary of the Interior Standards for rehabilitation which is defined as "...the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architecture, and cultural value." (NPS.gov.) The restroom will be aesthetically compatible with the other historic structures on the property, constructed with board and batten siding and corrugated metal roofing. The restroom will be constructed in such a manner that if removed in the future, the essential form and integrity of the remaining historic properties and its environment would be unimpaired.

Cover photo: Overview of project area (view to south)

¹ All sites listed on the State Inventory of Historic Places (SIHP). Site numbers are 5 digit sequential numbers by island : 50 = State of Hawai'i, 10= Island of Hawai'i, 02= Hāwī quadrangle, 9071=Site number

Contents

MANAGEMENT SUMMARY..... ii

INTRODUCTION..... 1

Scope of Work 1

Project Area Description 1

ARCHAEOLOGICAL AND HISTORICAL BACKGROUND 9

Historical Documentary Research..... 9

Previous Archaeological Research..... 24

PROJECT EXPECTATIONS..... 29

CONSULTATION..... 29

FINDINGS 31

CONCLUSION 37

Discussion 37

Significance Assessments 37

TRANSLATION OF HAWAIIAN WORDS..... 38

REFERENCES..... 39

APPENDIX A: LAND COMMISSION AWARDS IN PUAKEA AHUPUA‘A (FROM WAIHONA ‘AINA)..... 43

APPENDIX B: NRHP NOMINATION FORM 49

Figures

Figure 1. Portion of 1995 USGS 7.5’ Hāwī Quadrangle showing project area 2

Figure 2. Tax Map Key (3) 5-6-001 showing project area 3

Figure 3. May 15, 2018 aerial view of project area vicinity from Google Earth 4

Figure 4. Grass lawn (view to south)..... 4

Figure 5. Grass lawn and dirt road (view to southeast) 5

Figure 6. Guinea grass (view to north-northwest)..... 5

Figure 7. Dirt road and guinea grass (view to west) 6

Figure 8. In-ground swimming pool (view to northeast) 7

Figure 9. Boulder pushpile (view to west) 7

Figure 10. Ahupua‘a boundaries..... 10

Figure 11. Map of the North Kohala District from Tomonari-Tuggle (1988:4) 11

Figure 12, Map of the North Kohala District at Contact from Tomonari-Tuggle (1988:17)..... 12

Figure 13. Tomonari-Tuggle’s (1998) map of the Kohala Field System showing project area..... 14

Figure 14. Portion of Lydgate’s 1893 Hawai‘i Register Map 1705 17

Figure 15. Map of the North Kohala District in the Later 19th Century from Tomonari-Tuggle (1988:41) 19

Figure 16. February 13, 1920 article from The Pacific Commercial Advertiser (from newspapers.com) 21

Figure 17. February 9, 1932 article from The Honolulu Advertiser (from newspapers.com) 23

Figure 18. Portion of 1930 USGS Hāwī Quadrangle showing project area 25

Figure 19. 1976 USGS aerial photograph of project area vicinity 26

Figures (cont.)

Figure 20. Current extent of Puakea Ranch 27
Figure 21. Previous archaeological work 28
Figure 22. Location of Site 9071 features from NRHP form 32
Figure 23. Feature location map 33
Figure 24. Modern shed built over historic Feature 7 concrete slab (view to southeast) 34
Figure 25. Modern shed built over historic Feature 7 concrete slab showing Feature 10.1 wall (view to north) 34
Figure 26. Feature 10.1 wall (view to southeast) 35
Figure 27. Plan map of Feature 13 35
Figure 28. Feature 13 concrete slab and modern chicken coop and farm stand (view to south) 36
Figure 29. Feature 13 concrete slab and modern chicken coop and farm stand (view to west) 36

Tables

Table 1. Land Grants in Puakea Ahupua’a 16
Table 2. Previous archaeological work in Puakea Ahupua’a and surrounding areas 27
Table 3. Site 9071 features from NRHP form 32

INTRODUCTION

At the request of the Puakea Ranch, Haun & Associates completed an archaeological inventory survey (AIS) of a 2.14 acre portion of TMK: (3) 5-6-001:082; a 32.411 acre parcel in Puakea Ahupua'a, North Kohala District, Island of Hawai'i (**Figure 1** and **Figure 2**). The objective of the survey was to satisfy historic preservation regulatory review requirements of the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD), as contained within Hawaii Administrative Rules, Title 13, DLNR, Subtitle 13, State Historic Preservation Rules (2003).

This AIS is prepared in conjunction with a Special Use Permit application for the County of Hawai'i Planning and Building Departments. The landowners propose to operate the Puakea Ranch as a "Guest Ranch" with the 2.14 acre project area to be used for weddings and other functions and events.

The survey fieldwork was conducted on October 4, 2018 by Haun & Associates Project Supervisor Solomon Kailihiwa, M.S and Field Archaeologist, Dan Trout, B.A., under the direction of Dr. Alan Haun. Approximately two person days of labor were required to complete the fieldwork portion of the project. Described in this final report are the project scope of work, field methods, background information, survey findings, and significance assessments of the sites with recommended treatments.

Scope of Work

Based on DLNR-SHPD rules for inventory surveys the following specific tasks were determined to constitute an appropriate scope of work for the project:

1. Conduct background review and research of existing archaeological and historical documentary literature relating to the project area and its immediate vicinity--including examination of Land Commission Awards, *ahupua'a* records, historic maps, archival materials, archaeological reports, and other historical sources;
2. Conduct a high intensity, 100% pedestrian survey coverage of the project area;
3. Conduct detailed recording of all potentially significant sites including scale plan drawings, written descriptions, and photographs, as appropriate;
4. Conduct limited subsurface testing (manual excavation) at selected sites to determine feature function;
5. Analyze background research and field data; and
6. Prepare and submit Final Report.

Project Area Description

The project area is a rectangular-shaped 2.14 acre area located within Puakea Ranch at elevations ranging from approximately 530 to 605 feet. The elevations presented in this report are in feet above mean sea level (AMSL). **Figure 3** is an aerial view of the project area taken on May 15, 2018. A plan map of the project area is presented as **Figure 23** in the Findings section of this report.

The project area is bordered on the north, west and south sides by a dirt road with a stone wall (Site 9071, Feature 10.1) forming the eastern project boundary. The majority of the project area is comprised of a maintained grass lawn (**Figure 4** and **Figure 5**) and areas of dense guinea grass (*Panicum maximum*; **Figure 6** and **Figure 7**). Stands of *koa haole* (*Leucaena glauca*), with *kiawe* (*Prosopis pallida*) are also present. Additional vegetation in the project area consists of night-blooming cereus (*Hylocereus undatus*), hibiscus (*Hibiscus tiliaceus*), macadamia nut (*Macadamia integrifolia*), royal poinciana (*Delonix regia*), java plum (*Syzygium cumini*), monkey pod (*Samanea saman*), dragonfruit (*Hylocereus undatus*), and various ornamental plants.

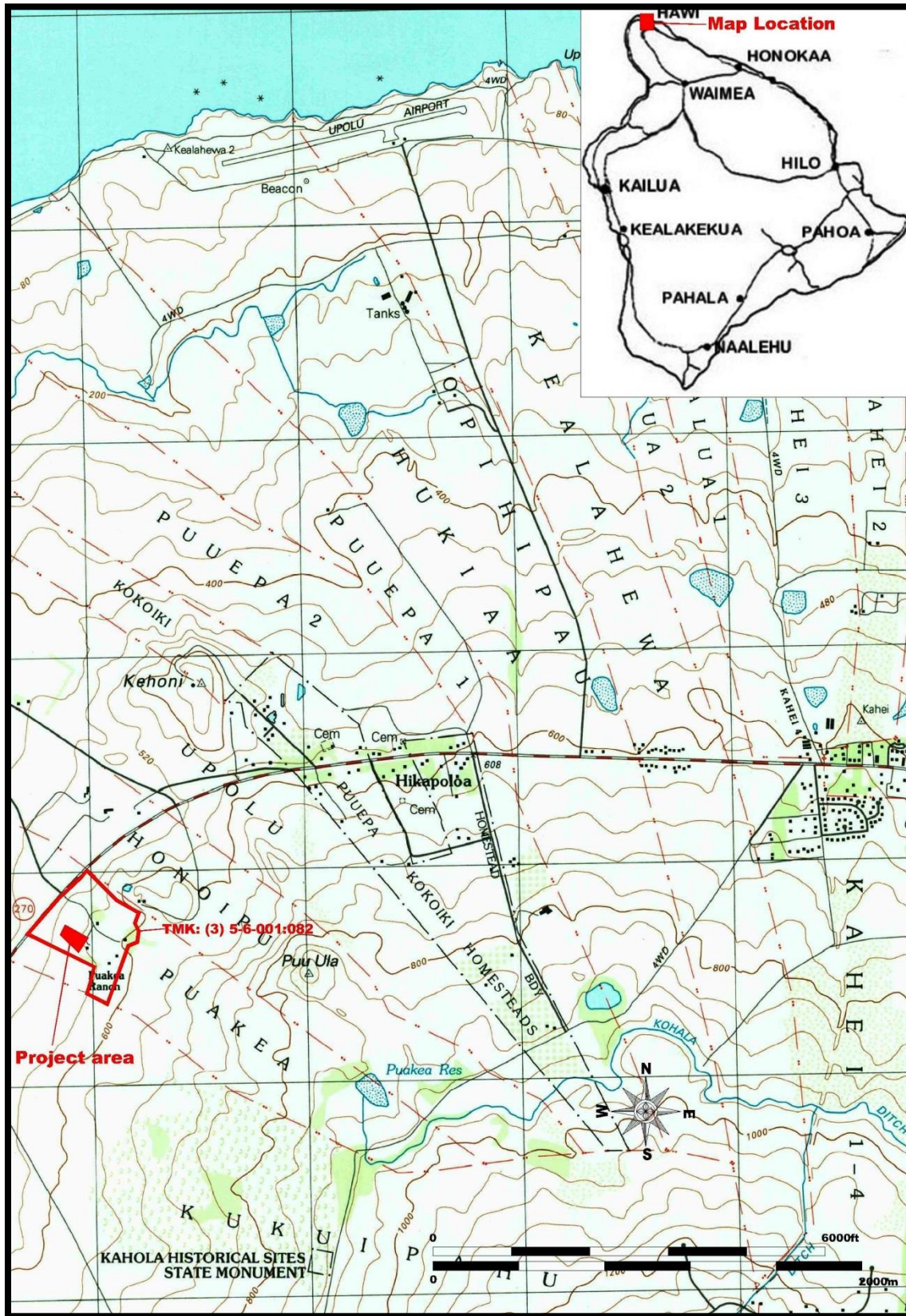


Figure 1. Portion of 1995 USGS 7.5' Hāwī Quadrangle showing project area

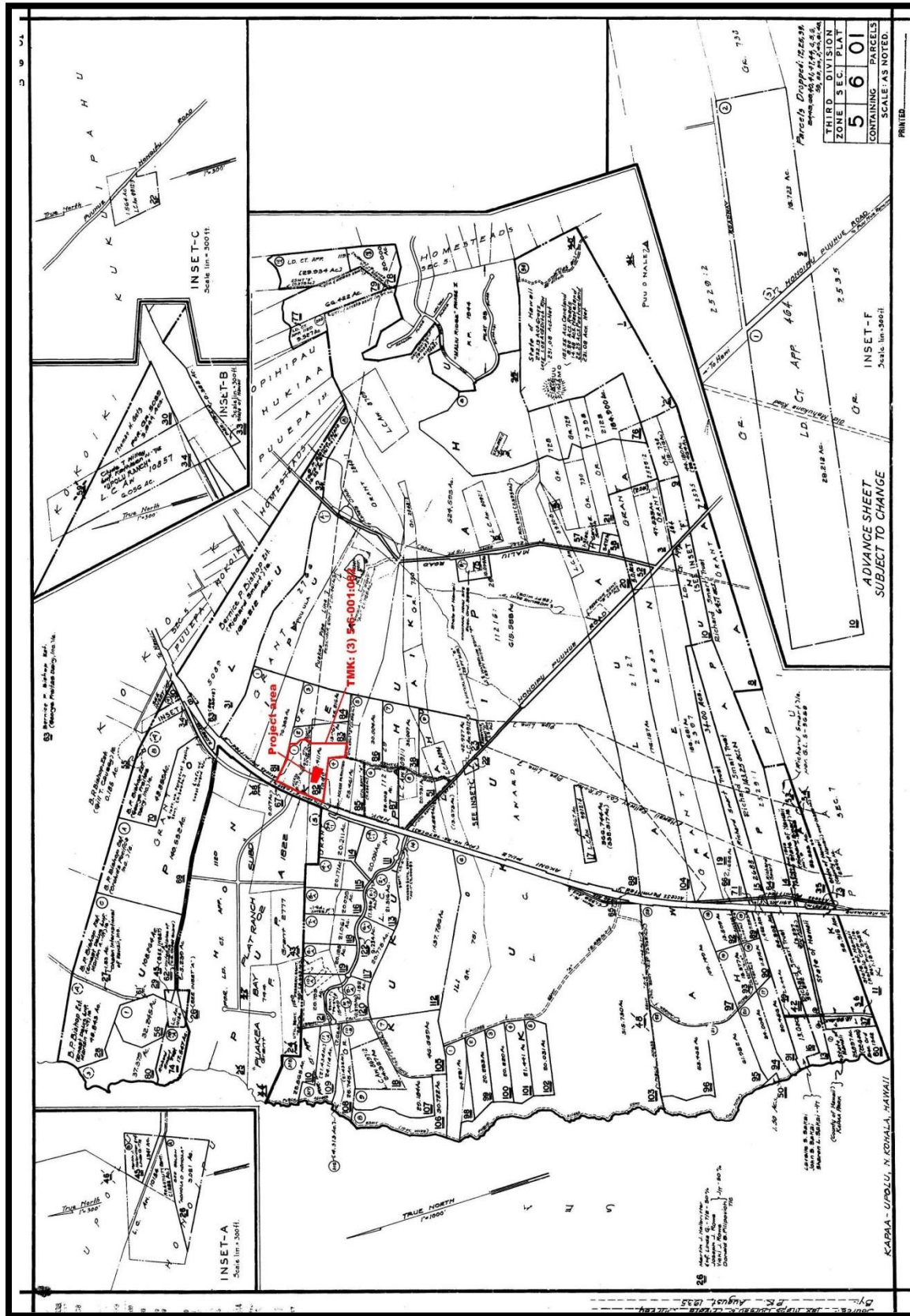


Figure 2. Tax Map Key (3) 5-6-001 showing project area



Figure 3. May 15, 2018 aerial view of project area vicinity from Google Earth



Figure 4. Grass lawn (view to south)



Figure 5. Grass lawn and dirt road (view to southeast)



Figure 6. Guinea grass (view to north-northwest)



Figure 7. Dirt road and guinea grass (view to west)

There is an in-ground swimming pool located in the western portion of the parcel (**Figure 8**) and a concentration of boulders located in a stand of trees to the west of the pool (**Figure 9**). The boulders were likely bulldozed into their current location during the ranching activity in the area. A modern shed built on an historic concrete slab is located along the eastern boundary of the project area (Site 9071, Feature 7) and an historic concrete slab with a modern chicken coop and an egg stand is located in the northern end of the parcel (Site 9071, Feature 13). These features are discussed in detail in the Findings section of this report.

The soil in the project area is Kohala silty clay (KhC) on 3-12% slopes. This soil is characterized by an approximately 14-inch thick surface layer of dark silty clay, over an approximately 25-inch thick subsoil of silty clay loam and silty clay (Sato et al. 1973:31). This is underlain by a substratum of weathered igneous rock. It is classified as suitable primarily for sugarcane with small areas used for pasture, orchards and truck farms. The underlying weathered igneous rock substratum was deposited during lava flows associated with the Hawi Volcanic Series (Wolfe and Morris 2001:14 and Sheet 1) and according to Macdonald and Abbott (1970) these flows were deposited approximately 60,000 to 250,000 years ago.

Annual rainfall in the vicinity of the project area ranges from 204 to 750 mm (8 to 30 inches; Giambelluca et al. 2013). The mean average temperature in this general area is approximately 73.8 degrees F (usclimatedata.com). . There are no surface water sources in the project area.

Methods

Archival research was conducted at the Hamilton Library Hawai'i and Pacific Collection at the University of Hawai'i at Manoa, the University of Hawai'i at Hilo Hawaiian Collection, the Land Survey Office and the Archives Division of the Hawai'i Department of Accounting and General Services, the Bishop Museum Archives, the State Historic Preservation Division library in Hilo, the State Survey Division, and the Hawai'i State Public Libraries in Honolulu and Hilo.



Figure 8. In-ground swimming pool (view to northeast)



Figure 9. Boulder pushpile (view to west)

The field work portion of the project consisted of a 100% surface examination of the parcel with the surveyors walking transects at 5-meter intervals. Ground surface visibility throughout the parcel was fair to excellent. The features identified during the project were flagged with pink and blue flagging tape and their locations were determined with the aid of a Garmin Global Positioning System (GPS) Model 60-series device using the North American Datum (NAD) 1983 datum. The accuracy of the GPS device for a single point is +/- 3-5 m. This accuracy was increased to approximately 2-3 meters by taking multiple points including property corners and overlying the plotted points on a scaled map using AutoCAD software.

The three features of Site 9071 in the project area were documented by completing a standardized site form, and photographic documentation. The Feature 13 slab with modern chicken coop and farm stand were also recorded by preparing a scaled plan map made with hand tapes and compass. Due to the historic age of the features, no subsurface testing was conducted and no cultural material was recovered for analysis.

ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Historical Documentary Research

The project area is situated in the *ahupua'a* of Puakea in the northern portion of Hawai'i Island (Figure 10). The project area is located within the boundaries of the historic Puakea Ranch headquarters area and is situated approximately 100 meters inland of the Akoni Pule Highway (Highway 270). The project area is located approximately 800 meters seaward of Puu Ula (see **Figure 1**) and is situated approximately 2,400 meters (1.5 miles) inland from the shoreline at Puakea Point.

According to *Ulukau*, the Hawaiian Electronic Dictionary (2018), Puakea is literally translated as "Pale or wanting color". The *ahupua'a* originates at the shoreline between Puakea Point and Hianaula Point and extends inland 4,100 meters (2.5 miles) to approximately 1,240 ft elevation. It is bordered on the north by Honoipu Ahupua'a and on the south by Kukuipahui Ahupua'a.

Tomonari-Tuggle (1988) presents a comprehensive historical overview of the North Kohala district, separating the area into two distinct geographic zones; the windward and leeward areas which are divided by the ridges of the Kohala Mountain range in a northwest by southeast direction (**Figure 11**). This line extends between Pu'u Kahone in the northwest to Pu'u Pili in the southeast and serves as the demarcation between the dry leeward side and the relatively wet windward side. The project area is located in the leeward area. According to Tomonari-Tuggle (1988:5):

The long ridge of Kohala Mountain lies perpendicular to the predominant moisture-laden northeast trade winds and acts as a deflector, pushing the trades upward, where the resultant cooling condenses the moisture, forming clouds and rain over the summit. The rainfall decreases on the leeward side as the air warms in its return to lower elevations.

High rainfall is centered over the head of the windward valleys, where average measurement is 200 inches. At the mouth of the Honokane Nui Valley, it is 60 to 80 inches, decreasing northward toward Hawi where it is 50 inches per year. On the leeward side, median annual rainfall is approximately 60 inches at Pu'u Hue, which is 579 m (1900 ft) above sea level (Taliaferro 1959:136-137) and approximately 13 inches at Mahukona at the coast. (Tomonari-Tuggle 1988:132-133).

Tomonari-Tuggle cites several historical accounts that document the extensive agricultural use of Kohala. The extent of the agricultural fields at contact is presented in **Figure 12**. According to this figure, the project area is located in the area of non-irrigated agriculture. The During Lt. King's 1779 exploration of the Kohala region, he states:

The country, as far as the eye could reach, seemed fruitful and well inhabited...[three and four miles inland, plantations of taro and potatoes and wauke] neatly set out in rows. The walls that separate them are made of the loose burnt stone, which are got in clearing the ground; and being entirely concealed by sugarcane planted close on each side, make the most beautiful fences that can be conceived. [The exploring party stopped six or seven miles from the sea] at the second but they found among the plantations...To the left a continuous range of villages, interspersed with groves of coconut trees spreading along the sea-shore; a thick wood behind this; and to the right, an extent of ground laid out in regular and well-cultivated plantations, as far as the eye could reach (cited in Tomonari-Tuggle 1988:16-18).

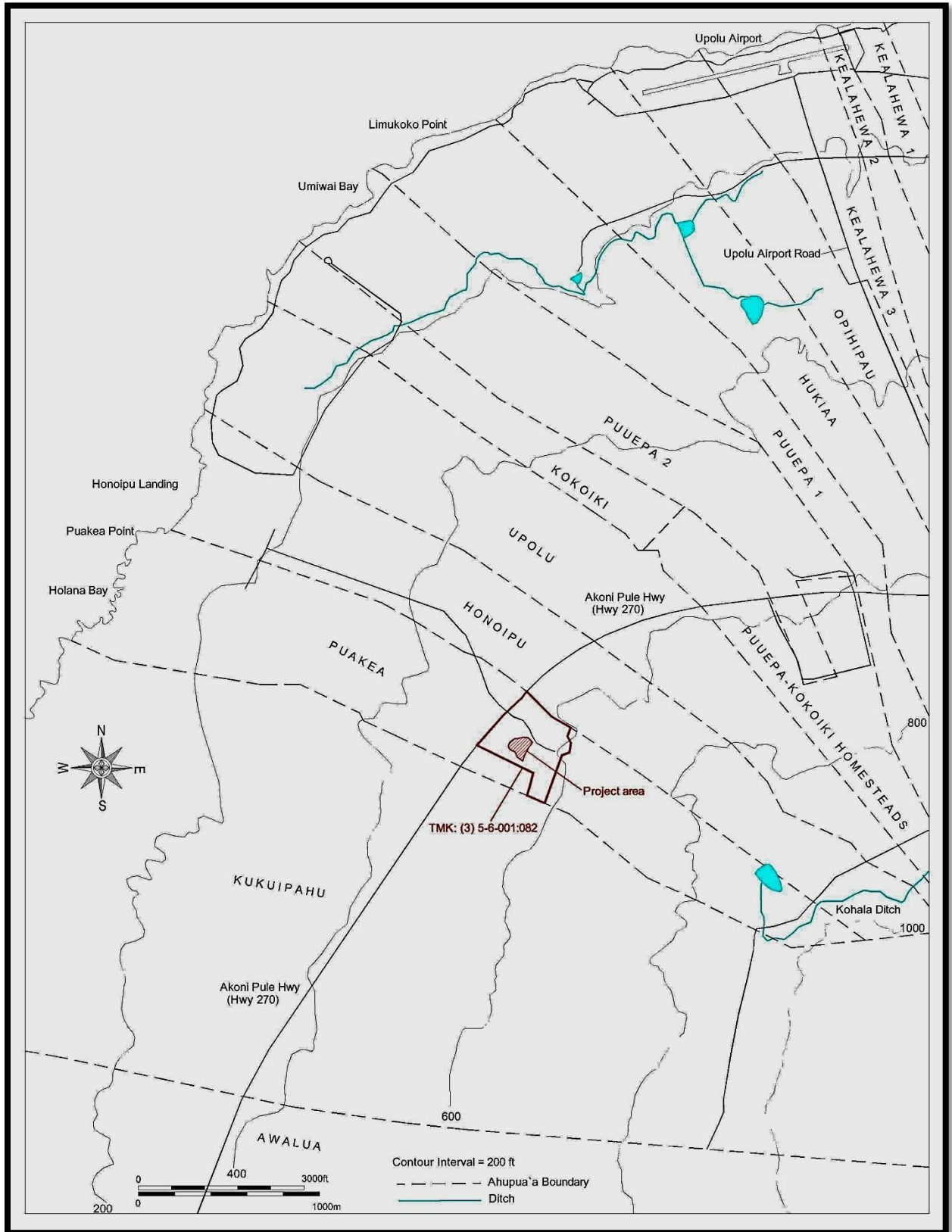


Figure 10. Ahupua'a boundaries

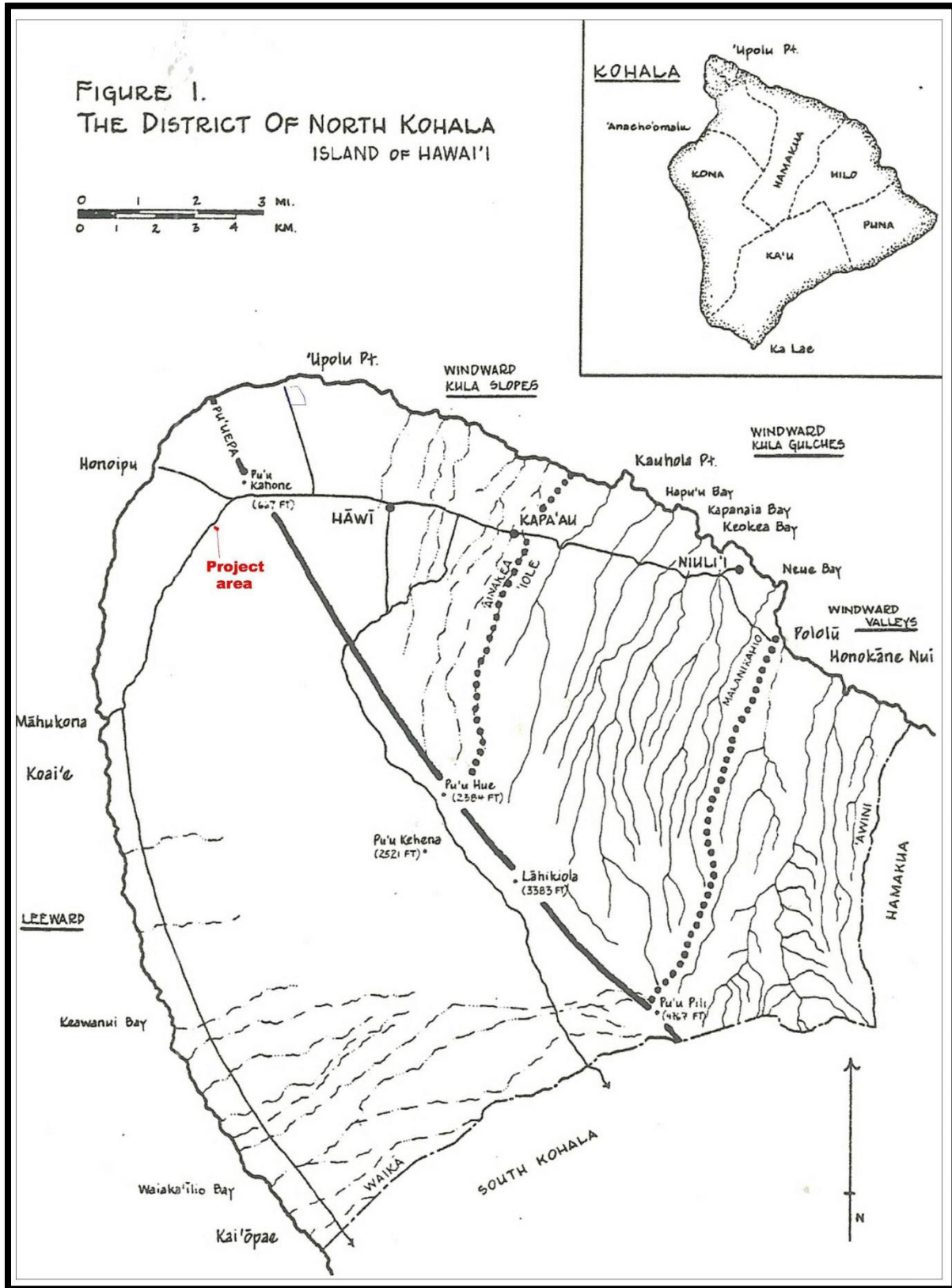


Figure 11. Map of the North Kohala District from Tomonari-Tuggle (1988:4)

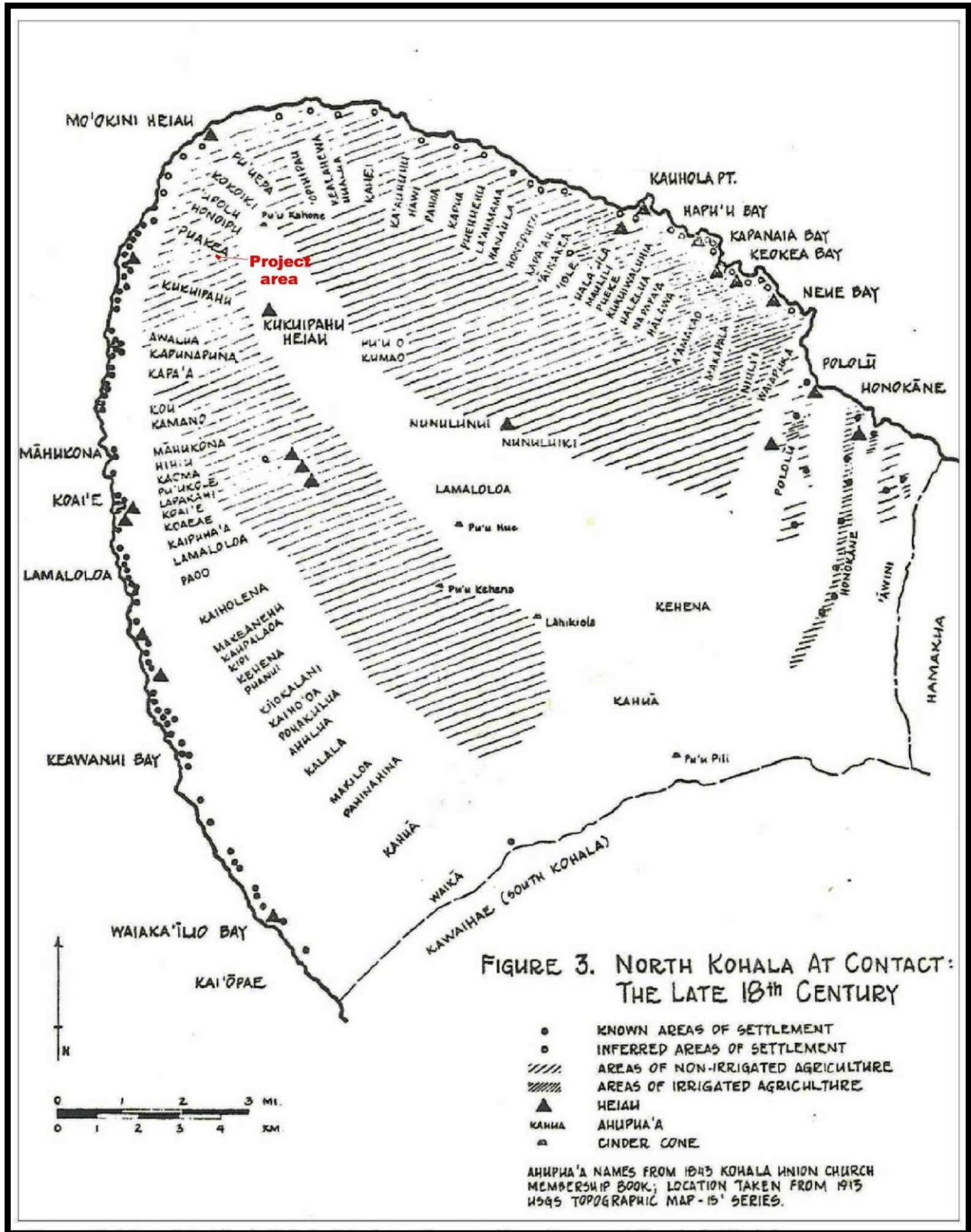


Figure 12, Map of the North Kohala District at Contact from Tomonari-Tuggle (1988:17)

Similar observations were made in 1793 by Archibald Menzies and in 1823 by William Ellis. According to Ellis, "Streams of water were frequent, and a large quantity of ground was cultivated on their banks, and in the vicinity (1963:19) ", and Menzies states:

From the north-west point of the island [‘Upolu Point], the country stretches back for a considerable distance with a very gradual ascent, and is destitute of trees or bushes of any kind. But it bears every appearance of industrious cultivation by the number of small fields into which it is laid out (cited in Tomonari-Tuggle1988:20).

As indicated above, the project area is located in Tomonari-Tuggle’s (1998) Leeward area. The agricultural use of this area is characterized by a, " ...massive field system [the Kohala field system] which sweeps across the leeward slopes of Kohala [and] reaches the coast at the ahupua’a of Kukuipahu" (1988:II-23). This field system extended from the shoreline inland to the forests, and was characterized by cross slope walls designed to block the prevailing trade winds. Using aerial photographs, Tomonari-Tuggle created a map depicting the extent of the Kohala Field System (**Figure 13**). As indicated in this figure, the present project area is located along the northern fringes of the complex.

The North Kohala District is of particular significance as the birthplace of Kamehameha I, who was born just to the south at Mo’okini Heiau (see **Figure 12**). The district was also the place where his armies gathered to prepare for war and was a training ground for young warriors (I’i 1983:15). According to the National Park Service website, the Mo’okini Heiau is one of the first *luakini* or sacrificial *heiau* in the Hawaiian Islands. It is described as follows:

Tradition says that a temple was first built on the northernmost tip of the Island of Hawai’i sometime in the 5th century by the high priest Mo’okini. Later oral tradition says that the current *heiau* was built on the older temple between the 13th and 14th centuries by Pa’ao, a legendary priest from either Tahiti or Samoa who is said to have introduced the Hawaiians to human sacrifice, the walled *heiau*, and several types of *kapu* – the system of religious, political, and social laws that governed every aspect of daily life. Pa’ao was said to have lived near Mo’okini Heiau and founded a lineage of priests that served the *ali’i ‘ai mo* (paramount chief) of the Island of Hawai’i through the early part of the 19th century.

Ancient Hawaiians had many types of *heiau*, each with their own distinct function and use by particular segments of society. *Heiau* ranged in size from single upright stones to massive and complex structures. Larger *heiau* were built by *ali’i* (chiefs), but the largest and most complex, the *luakini heiau* (sacrificial temple), could only be constructed and dedicated by an *ali’i ‘ai moku*. *Luakini heiau* were reserved for rituals involving human or animal sacrifice and were generally dedicated to the war god *Ku*. Rituals performed at a *luakini heiau* highlighted the *ali’i ‘ai moku’s* spiritual, economic, political, and social control over his lands and his authority over the life and death of his people.

Mo’okini Heiau was active through the early part of the 19th century and was Kamehameha I's war temple, housing his family's war god *Ku-ka-‘ili-moku* before the transfer of the god to Kamehameha's new war temple Pu’ukohola Heiau, 21 miles down the coast near Kawaihae. Kamehameha I's son and heir Liholiho also used Mo’okini Heiau. In 1819, after his father's death, Liholiho ended *kapu* and abolished that part of the Hawaiian religion that depended on *heiau*. In spite of royal orders that they be destroyed, Mo’okini and several other large *heiau* were spared. It was believed that they had acquired *mana* (spiritual energy), which protected them against human destruction. (<https://www.nps.gov>)

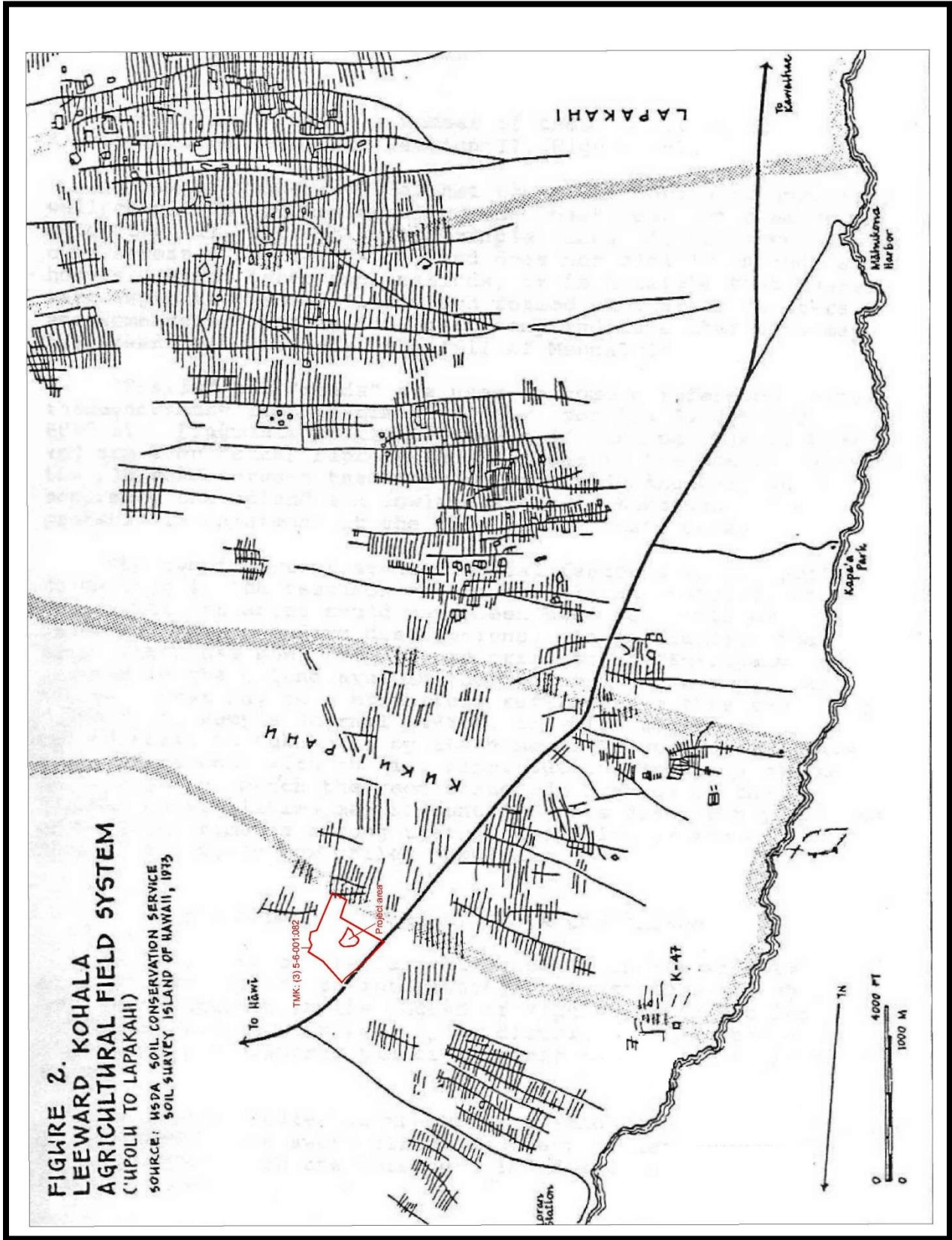


Figure 13. Tomonari-Tuggle's (1998) map of the Kohala Field System showing project area

In January 1778 Cook landed in Waimea, Kauai and the culture of old Hawaii began its spiraling change (Day 1992). Cook left Hawaii for several months, but returned later in the year. Kalani'opu'u was fighting Kahekili's forces in Wailua, Maui on November 19, 1778 when Cook's ship was sighted on his return trip to the islands. Kalani'opu'u visited Cook on the *Resolution*, while Kahekili visited Clerke on the *Discovery* (Kuykendall and Day 1976:16).

When Cook sailed into Kealahou Bay on January 17, 1779, Kalani'opu'u was still fighting Kahekili on Maui. At this time Kahekili's brother Ka'eo-kulani was ruling chief of Kauai; Ka-hahana was ruling chief of Oahu and Molokai; Kahekili'ahumanu of western Maui, Lanai and Kaho'olawe; and Kalani'opu'u was ruling chief of Hawaii and Hana (Kamakau, 1992:84-86, 92, 97-98). On January 25th Kalani'opu'u visited Cook again at Kealahou Bay, presenting him with several feather cloaks. In February Cook's plan to kidnap Kalani'opu'u as a hostage was thwarted and Cook was killed following a skirmish over a stolen cutter (Kuykendall and Day 1976:18).

Following contact with Westerners, the population of North Kohala declined significantly. According to State Statistician Schmitt (1977:27), between 1832 and 1835, the population in this area declined 26%. This decline was due in large part to the introduction of diseases by the early visitors. This decline accompanied a shift in settlement away from the leeward coasts to the interior and to windward areas.

The economy of the islands experienced change as industry and capitalism emerged. The sandalwood trade was established by Euro-Americans in 1790 and by 1805 had become a burgeoning enterprise (Oliver 1961). By the 1820's, the sandalwood trade was wreaking havoc on the commoners who were weakening with the heavy production, exposure, and famine just to fill the coffers of the ali'i who were no longer under any control constraints (Oliver 1961:261; Kuykendall and Day 1976:42; Bushnell 1993:212). The lack of control of the sandalwood trade was to soon create the first Hawaiian national debt as promissory notes and levies were initiated by American traders and enforced by American warships (Oliver 1961:261, 262). "In the 1820s, the sandalwood trade was at its peak and every tree found was cut for its value. The forests of Kohala, which reached almost to the Kawaihae shore as late as 1815, contained an abundance of the coveted wood, presumably the dry land species" (n.a. 1967:16).

The Hawaiian culture was well on its way towards Western assimilation as industry in Hawaii went from the sandalwood trade, to a short-lived whaling industry, to cattle ranching, and the more lucrative, but insidious sugar industry. Sugar cane was grown on all islands and when Cook arrived, he wrote of seeing sugar cane plantations. The Chinese on Lanai are credited with first producing sugar as early as 1802; however, it was not until 1835 that sugar became established commercially, primarily to replace a waning sandalwood industry (Oliver 1961:263; Kuykendall and Day 1976:92).

In the 1840s, political acts of the Hawaiian Kingdom government would change the land tenure system in Hawai'i. All lands were segregated into one of three categories: "Crown Lands" owned by the occupant of the throne, "Government Lands" controlled by the state, and "Konohiki Lands" controlled by the chiefs; and "were all subject to the rights of native tenants" (Chinen 1958:29, Beamer 2014:143). In 1846, King Kamehameha III appointed a Board of Commissioners commonly known as the Land Commissioners, to "confirm or reject all claims to land arising previously to the 10th day of December, AD 1845." Notices were frequently posted in *The Polynesian* (Moffat and Kirkpatrick, 1995); however, the legislature did not acknowledge this act until June 7, 1848 (Chinen 1958:16; Moffat and Kirkpatrick 1995:48-49) and the act is known today as *The Great Māhele*. In 1850, the Kingdom government passed laws allowing foreigners to purchase fee simple lands (Speakman 2001:91). The Kuleana Act of 1850 allowed for fee simple land ownership by commoners.

The Waihona 'Aina (2000) Māhele Database; which is a compilation of data from the Indices of Awards (Indices 1929), Native Register (NR n.d.), Native Testimony (NT n.d.), Foreign Register (FR n.d.) and Foreign Testimony (FT n.d.) provides information on the Land Commission Awards (LCA) during the Māhele. This database indicates that

two claims were made in Puakea Ahupua'a. LCA 8746 was claimed by Keawe and LCA 8879B by Kamalamailalo. Only LCA 8879B was subsequently awarded. The location of this LCA is not depicted on available tax maps of the area. LCA 8746 and LCA 8879B are presented in detail in **Appendix A**.

LCA 8746 to Keawe describes an enclosed house lot with two houses, in the 'ili of Laleakone with two houses on it surrounded by public land. The land passed from Keohokalole to Kekuannui and from Kekuanui to Keawe. LCA 8879B to Kamalamailalo describes a fenced house lot with five houses, three of which were owned by Kamalamailalo and two that were owned by his father Kaulemamoku, The land was owned by Kamalamailalo since the time of Kamehameha I.

The land of Puakea (and the surrounding *ahupua'a*) were divided into land grants between 1852 and 1862. **Figure 14** is a portion of Lydgate's 1893 Hawai'i Register Map 1705 showing the project area obtained from the Archives Division of the Hawai'i Department of Accounting and General Services (<http://ags.hawaii.gov/survey/map-search>). This map indicates that there are nine grants in Puakea Ahupua'a. **Table 1**, compiled from information obtained the Waihona 'Aina (2000) Māhele Database indicates that these grants ranged in area from 18 to 320 acres. According to **Figure 14**, the majority of the Puakea Ranch Headquarters area (TMK: (3) 5-6-001) is situated in Grant 2361 to Henry Christiansen, with a small portion located in Grant 1999 to Kahionamaka. The present project area is located in Grant 2361.

Table 1. Land Grants in Puakea Ahupua'a

Grant	Grantee	Ahupua'a	Year obtained	Grant acreage
744	Paahao	Puakea 1	1852	50.2
745	Kaniho	Puakea	1852	18
1549	Kaluhilau	Puakea 2	1855	24.7
1550	Malamailalo	Puakea 2	1855	88.5
1958	Papa	Puakea	1855	19.32
1999	Kahionamaka	Puakea	1856	107.65
2361	Henry Christiansen	Puakea and Honoipu	1857	320
2777	Henere	Puakea	1861	32
2848	Henry Christiansen	Puakea, Honoipu and Lahuiiki	1862	77.3

By 1858 at least 2,119 foreigners lived in Hawaii. Many were merchants who traded and provided provisions, ranchers and missionaries, who lived in various locations throughout the islands. "Foreigners engaged in agricultural pursuits with the idea of reaping a profit from the land, in contrast with the Hawaiians, who carried on...subsistence agriculture" (Coulter 1971:11). In the 1860s, the U. S. Civil War brought about a boost for the sugar industry in Hawai'i as sugar plantations in the South were boycotted or destroyed. And while Rev. Lorenzo Lyons was busy building churches; *Imiola* in Waimea, *Hoku Loa* at Puako and one at Kawaihae (n.a. 1967:18-19), Rev. Elias Bond was getting involved in the sugar business.

In 1860, Rev. Bond engaged his "long-time acquaintance" (Stephenson 1977:7), Samuel N. Castle in founding the Kohala Sugar Company on lands owned by Bond and his neighbor Dr. James Wight. The first crop of the Kohala Sugar Company was harvested in January 1865 (KTF 1975:69). Kohala's transition was a reflection of what was happening elsewhere in Hawaii, as the sugar industry grew. The industry brought in tens of thousands of laborers from Asia, Europe, the Americas, Oceania, and Africa to work on the many plantations and mills that were being established on all major islands (Oliver 1961:123). Bond's influence on the expansion of the Kohala sugar industry is described by Tomonari-Tuggle:

When Elias Bond directed his efforts to initiating sugar as a major agricultural industry in Kohala, he could not have foreseen the incredible success at his modest venture. His primary concern was to develop a

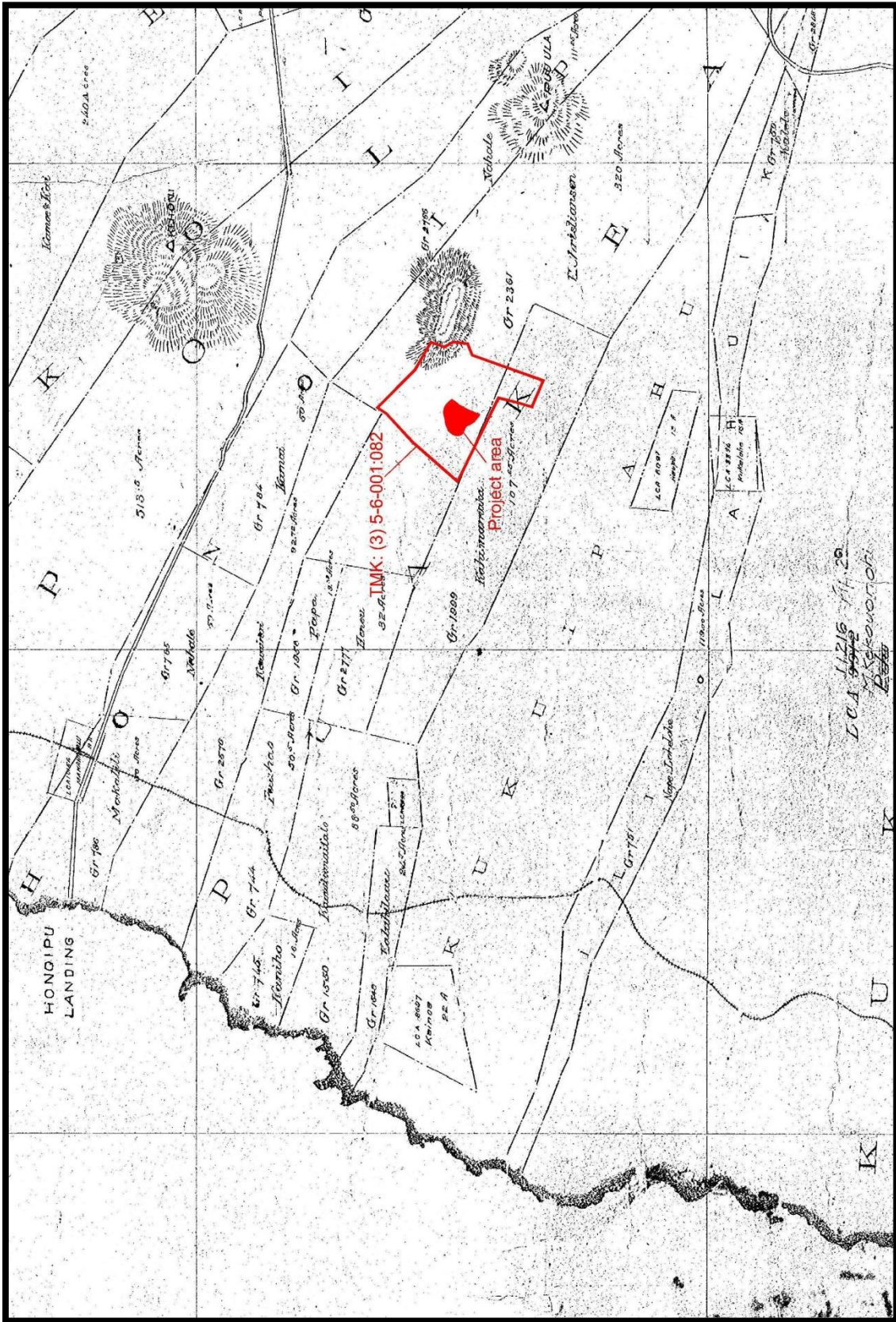


Figure 14. Portion of Lydgate's 1893 Hawai'i Register Map 1705

means for Hawaiian people of the district to compete successfully in the market economy that had evolved in Hawaii. What resulted was a vigorous, stable, and competitive industry which survived over a century of changing economic situations. For the Hawaiian people, however, the impact was not what Bond anticipated.

The “triumphant march” brought along not merely a strengthened economy but a new and prevailing resource, the sugar industry, which abruptly interrupted the process of indigenous adaptation to

Westernization and instituted fundamental changes to the demographic composition of the community, to the organization of settlements, and to the patterns of land use. Kohala during this 50 year period was a frontier community characterized by a variety of people, settlements, and commercial ventures. Newcomers to the district were filling an economic void with numerous and diverse endeavors, from which only a few would emerge successful. The void presented a challenge and what already existed in the district was insignificant in terms of what could potentially develop.

The nature of the community and the organization of land were drastically altered. The Hawaiian population, already decimated by disease and outmigration, was insufficient for the needs of market-oriented agriculture, and waves of immigrant labor from the Orient, Portugal, Puerto Rico, and the Philippines arrived. Americans, British, and other northern Europeans came as managers and administrators. All were pioneers, leaving family, friends, and homes to seek better lives in the Kohala sugar frontier.

The sugar mills and their associated plantations held a collective preeminence as major agents of change and development in the district. Kohala Sugar Company, Bond’s model for economic security, was incorporated in 1863. After a decade of struggling, the company finally showed a credit balance in 1872, which coincided with the Reciprocity Treaty of 1876 between the United States and Hawaii. Although Bond maintained a paternal watch over the welfare of his congregation of laborers, his influence in the operation of the mill and plantation eventually waned before the demands of the profit-motive and his increasing age.

By the time of Bond’s death in 1896, the company was flourishing and completion had arisen in the form of five other sugar mills. Spurred on by the Reciprocity Treaty, sugar pioneers saw the potential of commercial development in Kohala. Dr. James Wight, one of the early haole residents of the district, started the first of the other mills in 1873, at Halawa. In 1874, Union Mill and Plantation Co. started by the Hinds of Maui and later headed by James Renton, was set up in Honomaka’u. Judge C.F Hart, formerly of Kona, moved to Kohala to start Niuli’i Mill in 1877; originally milling native-grown cane, he soon expanded into a field operation as well. R.R. and John Hind moved to Hawaii after selling Union Mill and set up the Hawi Mill and Plantation Co. and its two sugar-growing subsidiaries, Puakea and Homesteads Plantations, in 1881. In an effort to improve operations, the Hawi Company constructed the Hoesa Mill in 1904, Star Mill in Kapa’au, operated only briefly in the early 1880s. (Tomonari-Tuggle 1988:40-42)

Figure 15 is Tomonari-Tuggle’s (1988:41) map of the Kohala region in the later 19th Century depicting the above mentioned camps and mills. This map indicates that the project area was not under sugar cane cultivation. The burgeoning sugar industry also resulted in the development of a rail system used to transport the cane from the fields to mills.

The demands of the successful sugar production stimulated the formation of two supportive enterprises. To service mills, the Hawaiian Railroad Company, started by S.G. Wilder in 1881 and completed in 1883, ran from Mahukona to Niuli’i over 17 trestles and almost 20 miles of rail. Previously dependent on ox-cart transport of cane to landings at Hapu’u Kauhola Pt., and Honoipu, the mills, with one exception, now

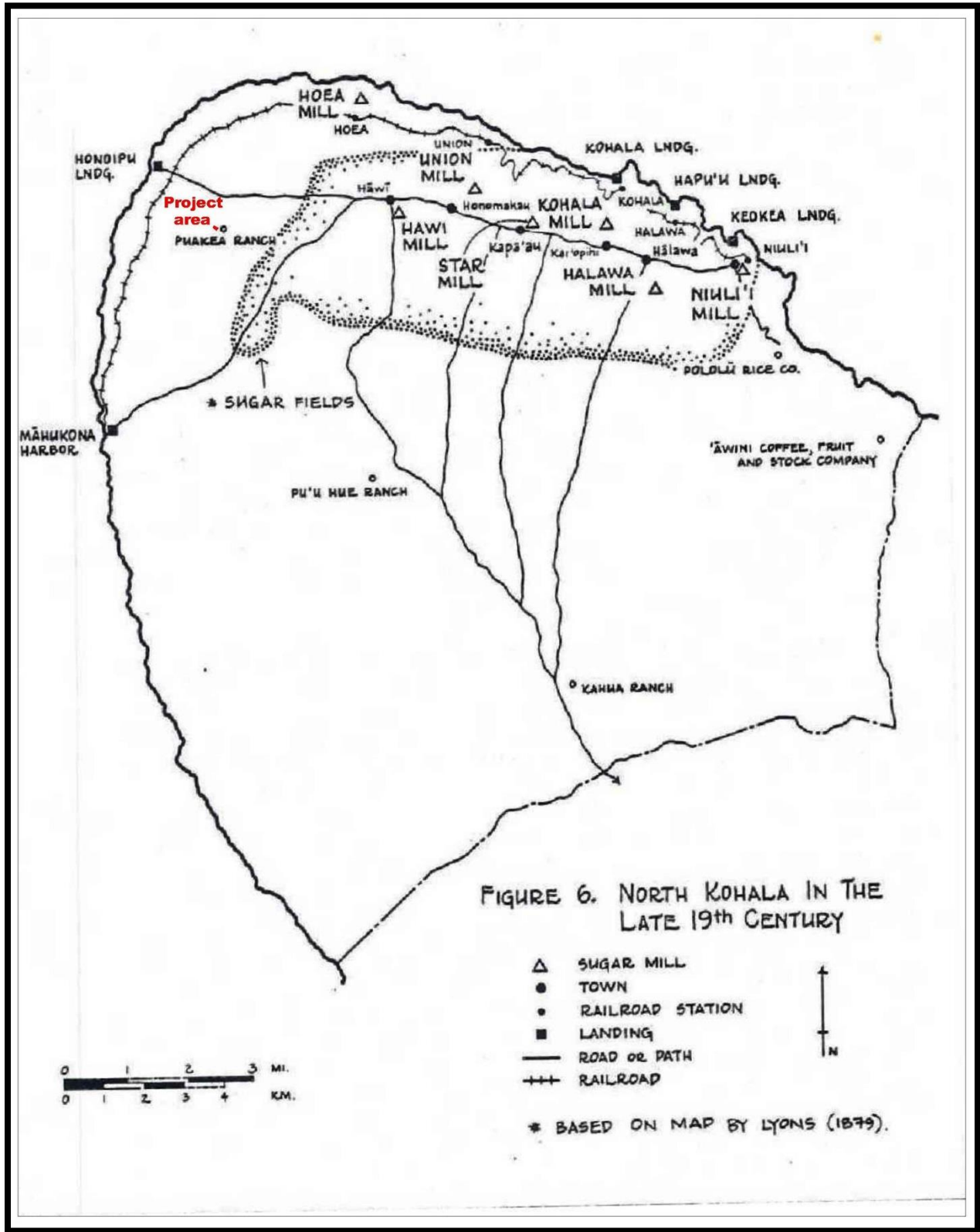


Figure 15. Map of the North Kohala District in the Later 19th Century from Tomonari-Tuggle (1988:41)

had efficient access to a landing at Mahukona on the sheltered lee side of the district. Hawi Mill continued to use its landing at Honoipu. In 1884, the rail company carried 20,000 tons of freight and 6,000 passengers (Best 1978:43), proving itself a viable and nearly indispensable means of transportation. At the end of the century, the line was purchased by a conglomerate of plantations; again Hawi refused participation, although it eventually joined in 1912. (Tomonari-Tuggle 1988:42)

In 1897, the Hawaiian Railroad Company was dissolved and a new company, the Hawaii Railway, was incorporated. The Hawaii Railway was sold in 1899 to the four Kohala sugar plantations that it served (Union Mill, Halawa Plantation, Kohala Plantation, and Niuli'i Plantation). The Hāwī Mill and Plantation preferred to haul cane by wagon to its landing at Honoipu until 1912 when it also purchased a share of the railroad. Passenger service by the railroads ended by 1920 as automobiles became more common. The Hawaii Railway was dis-incorporated in 1937 and reincorporated as the Mahukona terminals. The railroad was eventually abandoned in 1939 (Best 1978:42-48). As indicated in **Figure 15** the portion of the railroad in Puakea Ahupua'a is located approximately 1,100 meters seaward of the project area.

Not everyone was in favor of the railroad and its impact on the community. Condē cites an 1882 letter from a farmer whose land was being:

...ruthlessly destroyed by the railroad overseers of S.G. Wilder. This act is equal to that of plain murder, because the livelihood of myself and my family is reduced to nothing, that is. My plants and that of my family are covered with dirt, the taro, banana, ti leaves, coffee, mango, orange, bamboo, and other plants. My property is filled with fruits, but these days it is reduced to naught. (Condē 1971:40)

The expansion of the Kohala sugar industry in the 1920s and 1930s required a significant labor force and immigrants primarily from China and Portugal began arriving. The camps where the immigrants lived were typically located in close proximity to the fields so that the workers could walk to work (Schweitzer 2003). In order to supply the needs of the burgeoning immigrant population a variety of associated business emerged.

The population of the region went into decline, due in part to young people being lured from the country to larger towns and cities, especially Honolulu. Between 1940 and 1950 the population declined 17% to 4,456 people. By 1960, there were only 3,386 people in Kohala (Schmitt 1977:12). In 1975 the Kohala Mill closed its doors because of the declining population and disputes between the unions and management.

As discussed above, Henry Christensen purchased Grant 2361 (location of project area) and Grant 2848 in the interior of Puakea Ahupua'a and surrounding areas (see **Figure 14**). A sheep ranch was initially established along with some sugarcane cultivation; however, the latter was unsuccessful due to the crude equipment available at the time (Henke 1929:41).

Christensen's lands in Puakea and Kukuipahu were purchased by Dr. James Wight around 1875 who subsequently established a sugarcane and ranching operation on the property. Dr. Wight settled in Kohala in late 1840s after a ship he was traveling on wrecked off the coast of Mahukona. He operated a drug store in the area and also served as a Circuit Judge between 1852 and 1863. He was later elected to the House of Representatives and subsequently to the House of Nobles under the Hawaiian Monarchy (Clark et al. 2013:31).

Dr. Wight obtained a substantial interest in the Kohala Sugar Plantation and established another plantation in Halawa. He constructed an animal powered mill at Puakea. According to an article in The Pacific Commercial Advertiser (precursor to the Honolulu Advertiser) a total of 1,118 tons of sugarcane were produced at Puakea in 1919 with an estimated 1,050 tons to be produced in 1920 (**Figure 16**).

THE PACIFIC COMMERCIAL ADVERTISER

SUGAR and PLANTATIONS



Shipments To First of Month, 39,493 Tons

Shipments of 1920 Hawaiian sugars to February 1 totaled 39,493 tons, as compared with 64,833 tons shipped to February 1, 1919. The following tabulation will show the shipments for each year classified:

	1920	1919
Sugar Factors	35,758	58,847
Western	1,860	4,006
Refined	1,875	2,900
Total	39,493	64,833

Shipments since February 1 have been: Western Sugars, 2,143; Factors', 10,637; refined, 530—a grand total to date of 32,803 tons, of which 2405 tons is refined.

Olaa's First Shipment
Several mills have shipped their first sugars since the last report a week ago. Olaa sent 413 tons by the Matson steamer Matsonia, which sailed from Honolulu Wednesday; Onomea shipped its first lot by the Matsonia, 1200 tons; and the Matson schooner Annie Johnson, from Mahukona, February 4, for San Francisco, took the following first shipments: Puakea, 194 tons to Western; Union Mill, 494; Hawi, 992, the two last being to Crockett. The Annie Johnson's cargo totaled 1690 tons.

The Matson steamer Sachem, sailing February 7, took 831 tons for Crockett. The Matsonia took 6420 tons to Crockett and 530 tons of refined.

Loadings in Near Future
Steamers to sail in the near future will load at ports and take shipments approximately as follows:
Glorietta Port Allen, 3000 tons to Western; Manoa, Hono'u'u and Kahu'u, about 6000 tons; Silverado, Honolulu and Mokuona, 3200 tons, part Western; Meriden, Kahului, 3200, all Western. The size of the Maui's cargo is uncertain.

The following table shows shipments to February 1 by plantations (Pacific Sugar Mill includes Honokaa; Laie includes Koolau Agricultural):

	1920 Estimates	Shipments to Feb. 1	1919 Crop
HAWAII			
Olaa Sugar Co., Ltd.	23,000	23,403	23,403
Waialae Mill Co.	5,000	11,642	14,488
Hilo Sugar Co.	13,200	2,763	19,488
Hawaii Mill Co., Ltd.	2,000	8,087	8,046
Onomea Sugar Co.	16,700	16	18,894
Papeete Sugar Co.	9,100	187	8,208
Honoum Sugar Co.	6,800	1	6,977
Hakalau Plantation Co.	15,500	99	11,084
Laysan-Shee Sugar Co.	12,500	1	6,852
Kauiwi Sugar Co., Ltd.	6,000	1	13,841
Hawalek Mill Co.	5,000	1	1,500
Puakea Sugar Plantation Co.	7,500	1	2,000
Honokaa Sugar Co.	11,000	1	5,000
Pacific Sugar Mill	1,500	224	7,235
Nihoa Mill and Plantation	2,000	1	2,216
Hulawa Plantation	2,000	1	8,071
Kohala Sugar Co.	5,000	1	1,118
Union Mill Co.	1,800	1	3,205
Hawi Mill and Plantation	6,700	1	7,988
Puakea Plantation	1,050	1	16,518
Kona Development Co., Ltd.	2,500	1	176,082
Hitchinson Sugar Plantation Co.	6,400	3206	207,731
Hawaiian Agricultural Co.	16,000	2207	
Total	176,082	3206	207,731

Figure 16. February 13, 1920 article from The Pacific Commercial Advertiser (from newspapers.com)

According to Henke's *A Survey of Livestock in Hawaii*, the history of the ranch is described below:

Dr. James Wight acquired the Puakea Ranch lands about 1875 and continued with the sheep ranch, the sheep at that time numbering about 7000 head of the Merino breed. Robert Mason acted as manager from about 1875 to 1882 and was followed by Hans Martinsen, who continued till 1886, when J. H. MacKenzie became manager for Dr. Wight and continued to 1901.

Dr. Wight about 1886 imported two Maltese jacks at a cost of \$1400 and he was probably one of the first men to breed mules in Hawaii.

Since the sheep suffered from scab, and wild dogs killed many, cattle were substituted for the sheep in the eighties and there were few or no sheep left after 1890. Two Shorthorn bulls were imported from California and bred to the native cattle and Shorthorn blood predominated on Puakea Ranch till 1901, although some Hereford blood was introduced as early as 1889. Beef had little value at this time and many cattle were sold as work oxen for the cane fields.

While Mr. MacKenzie was manager water was brought eight miles from the Kohala mountains, some wells were dug near the beach and some fences built. When Arthur Mason became manager in 1901 the ranch had about 3000 cattle. During the next twenty years Hereford blood gradually replaced the Shorthorns. Eighteen Herefords, eight bulls and ten cows were imported from Oregon in 1908 at a cost of \$130 each and five bulls were imported from Kentucky in 1920 at a cost of \$500 each. (Henke 1929:41-42)

Following the death of Dr. Wight on September 2, 1905 at the age of 91. The ranch was operated by Robert Shingle, E. H. Wodehouse, and A. W. T. Bottomley, trustees for the James Wight Estate. According to Adams and Athens (1994:18) by 1910, 8,758 acres of land were under the control of the Puakea Ranch. Water to the ranch and sugar mill were supplied by the Kohala Ditch, which supplied several plantations in the area emptying into a reservoir in Puakea. The supply of water was inadequate for the successful cultivation of sugarcane and the last cane crop was harvested in 1930. (Clark et al. 2013:31).

According to Henke, the Puakea Ranch also included an area formerly known as Puuhue Ranch (1929:40). "The headquarters of the Puuhue Ranch operated as a separate ranch previous to about 1906 when an amalgamation with Puakea Ranch was effected which will expire in 1930..."(1929:40). The characteristics of the combined ranches are described as follows:

These combined ranches run from the sea to an elevation of about 4000 feet and have a total area of about 25,000 acres and at present have about 5000 Herefords, 350 light horses and 10 Berkshire sows.

Good Hereford bulls as well as females have been imported from time to time and the ranches at present have 85 range bulls and 75 selected females that are bred to specially good bulls for the production of the range bulls. The range bulls are segregated from the cattle from July to February.

The rainfall at the Puakea Ranch headquarters has varied between 30 and 63 inches since 1920. The water needed for the cattle comes from the Kohala mountains.

Paspalum dilatatum has been planted quite extensively and has done very well. *Koa haole* (*Leucaena glauca*) is being experimented with as a promising low land forage crop. Pigeon peas (*Cajanus indicus*) have not been extensively tried, although results of such attempts as have been made with this legume have not been too encouraging. Plenty of Bermuda grass (*Cynodon dactylon*) and some red top (*Tricholaena rosea*) is found on the lower and intermediate elevations and Hilo grass (*Paspalum conjugatum*) is quite abundant on the upper lands. A scattering of Ohia lehua trees is found over the upper section with practically all their branches on the leeward side of the tree, which is indicative of the strong winds that prevail much of the time.

The ranches are in need of more fences and paddocks to facilitate segregation and control of the animals at different ages and to give newly planted grasses an opportunity to get started while

the cattle are kept out of certain sections for a time. These paddocks are included in the plans for the development of the ranches.

Cattle are marketed from two years of age to about five, at which time they weigh about 450 to 650 pounds dressed weight. About 500 to 600 are shipped to Honolulu annually, with an additional 180 slaughtered on the ranch for consumption in the Kohala district. Cattle for Honolulu are loaded at Kawaihae. The Mahukona beach is not suitable for loading cattle on the Inter-Island boats.

It is planned to reduce the number of horses which are kept for sale to various parties. No mules are produced on the ranch at the present time. (Henke 1929:41)

As many landowners did, Dr. Wight brought in laborers to work the land, contributing to a wave of 185,000 Japanese immigrants who came to Hawai'i in the 19th and 20th Centuries (<https://keolamagazine.com>). Zenjiro Kawamoto and his wife Wasa Watabayashi immigrated to North Kohala from Hiroshima as part of the wave of Japanese immigration. They settled at Puakea Ranch and moved into what would eventually be called the "Cowboy House" (see **Figure 20** below). The Kawamotos raised three children at the ranch; Masato (Johnny), Yoshio (Yoshi), and Thelma. The family went on to oversee the operations of the Puakea Ranch for four generations.

The Parker Ranch began leasing the Puakea Ranch lands from the James Wight Estate in 1932, agreeing to a twenty year lease agreement for a fee of \$2,500 per year. The lease of the ranch land is memorialized in a February 9, 1932 article in the Honolulu Advertiser (**Figure 17**). Richard Smart of the Parker Ranch eventually purchased the Puakea Ranch lands outright in 1944 (<https://puakearanch.com>).

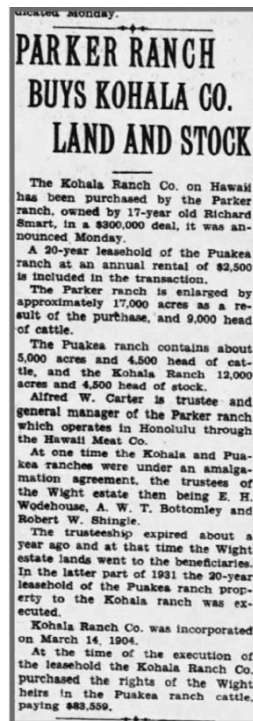


Figure 17. February 9, 1932 article from The Honolulu Advertiser (from newspapers.com)

Figure 18 is a portion of the USGS 1930 Hāwī quadrangle showing the location of the project area and the Puakea Ranch headquarters. The headquarters are situated on the *mauka* side of the historic road that follows the path of the current Akoni Pule Highway. The map also shows a road extending seaward to Honoipu Landing and the

railroad extending throughout Puakea Ahupua'a at approximately 170 to 200 ft elevation. A cluster of buildings is located inland of Honoipu Landing and three houses are present *mauka* of the railroad line.

Figure 19 is a portion of an aerial view of the project area vicinity taken on December 20, 1976 by the U.S. Geological Survey and obtained from the University of Hawai'i at Manoa online library (<http://magis.manoa.hawaii.edu>). This photograph shows the extent of the Puakea Ranch headquarters at this time.

In the 1980s the Parker Ranch subsequently sold 200 acres of the Puakea Ranch lands to a real estate developer and the Kawamoto family and other ranch employees were asked to relocate. The Puakea Ranch headquarters, including the present project area subsequently fell into disrepair.

The Puakea Ranch headquarters was purchased by Christie Cash and her partner James Nelson in 2005. Her desire was to create a "low impact, eco-minded, low-density place for families that was an alternative to the resorts." <https://keolamagazine.com>. She took great efforts to restore the ranch buildings to their original condition and today the Puakea Ranch provides overnight accommodations for tourists. The area was informally recorded by the landowners in a June 2009 National Register of Historic Places form (**Appendix B**). The ranch buildings were subsequently assigned SIHP Site designation 50-10-2-9071. The current extent of the facility, comprising the 32.4 acre TMK: (3) 5-6-001:082 is depicted in **Figure 20**. The buildings consist of following: The Saddle House, James Cottage (built 1920s), The Cowboy House (1880s), The Toy Box, The Tool Shed, The Chicken Coop, The Tree House, Yoshi's House (1940s) and Miles Away (1930s).

Previous Archaeological Research

A considerable amount of archaeological research has been conducted within Puakea Ahupua'a, including the entirety of the portion of the *ahupua'a* seaward of the Akoni Pule Highway. These projects, totaling more than 750 acres are shown in **Figure 21** and summarized in **Table 2**. Not included in the figure or table are the Statewide Survey of Historic Places survey that extended along the west coast of Hawai'i Island and the historical overview of the North Kohala district by Tomonari-Tuggle (1988). The sites identified during these projects were subsequently documented during surveys by Bury et al. (2006), Clark et al. (2013), Rosendahl (1982a, 1982b) and are included in those entries.

The prior archaeological studies in the area indicate widespread disturbance associated with historic cattle ranching. Despite this disturbance, 60 sites have been documented. This equates to an estimated density of 13 sites per acre.

Between 1982 and 1993 a series of field inspections, reconnaissance surveys and excavation projects were conducted of a 440 acre parcel that extends from the shoreline at Honoipu Landing inland to the Akoni Pule Highway. These projects were conducted by Barrera (1984, 1992, 1993) and Rosendahl (1982a, 1982b, 1984). These combined projects identified a total of 22 sites comprised predominately of pre-contact to early historic habitation sites, along several agricultural and burial sites. A portion of the historic railroad grade that extends through the area was also documented.

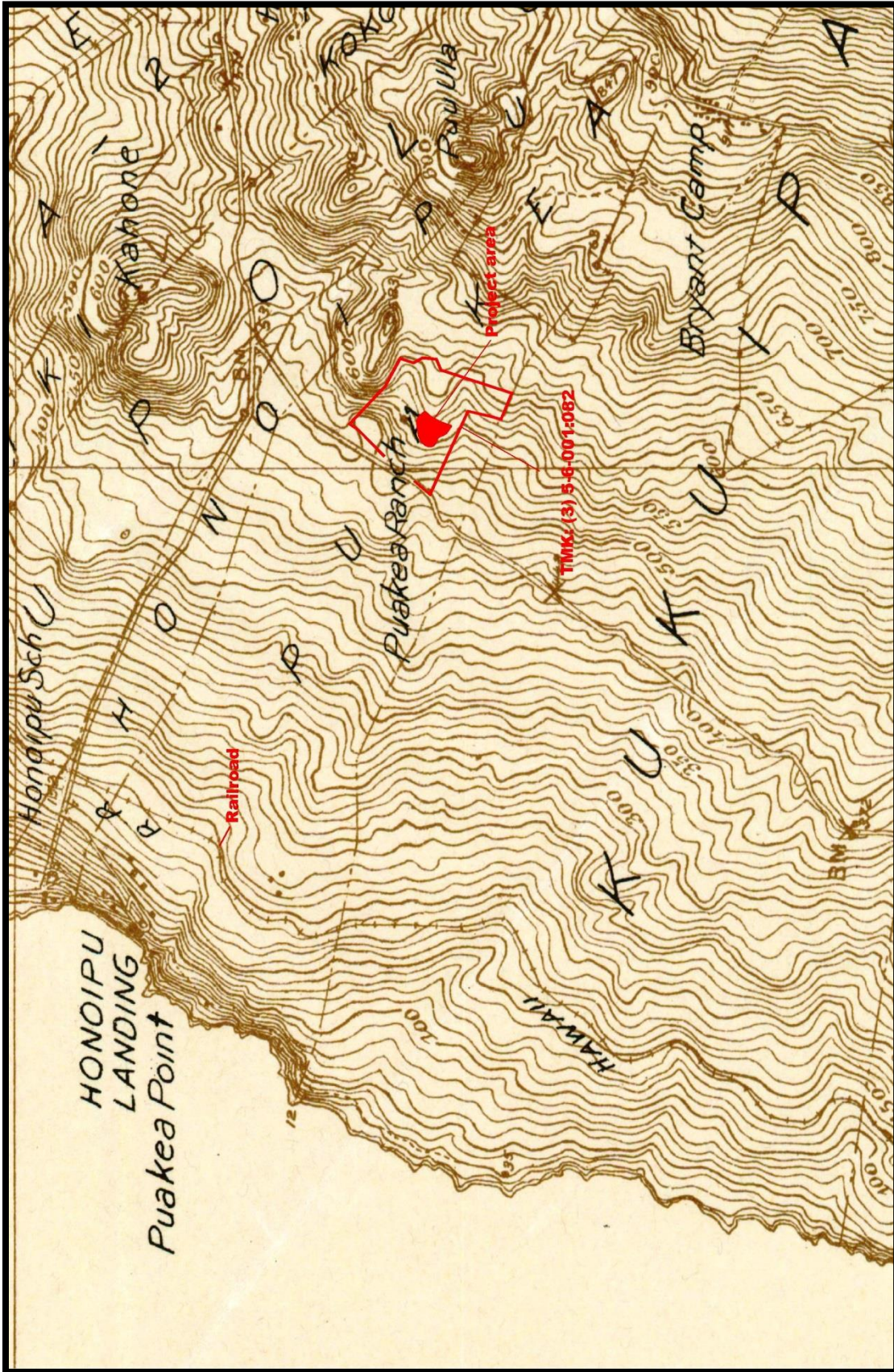


Figure 18. Portion of 1930 USGS Hāwī Quadrangle showing project area

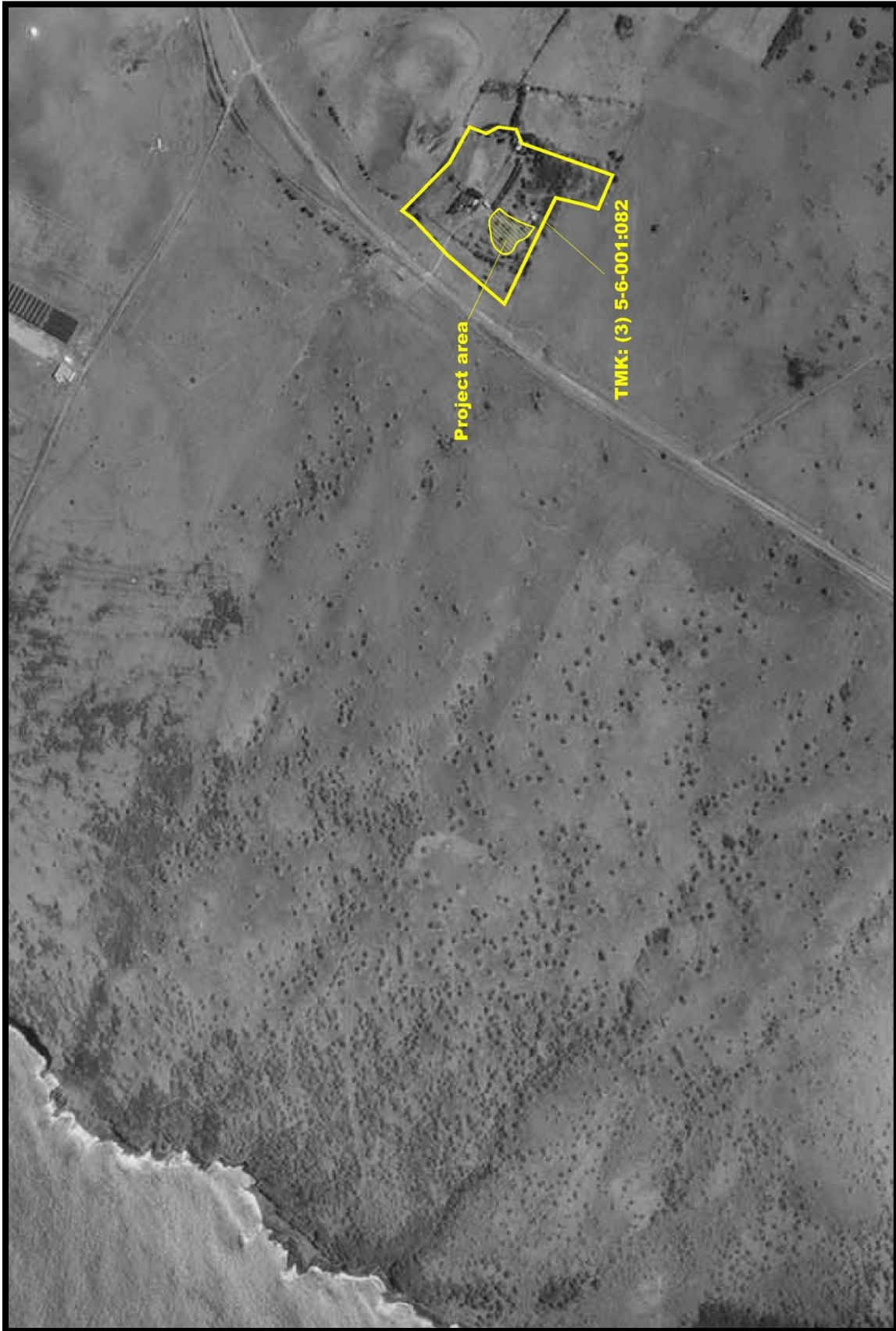


Figure 19. 1976 USGS aerial photograph of project area vicinity

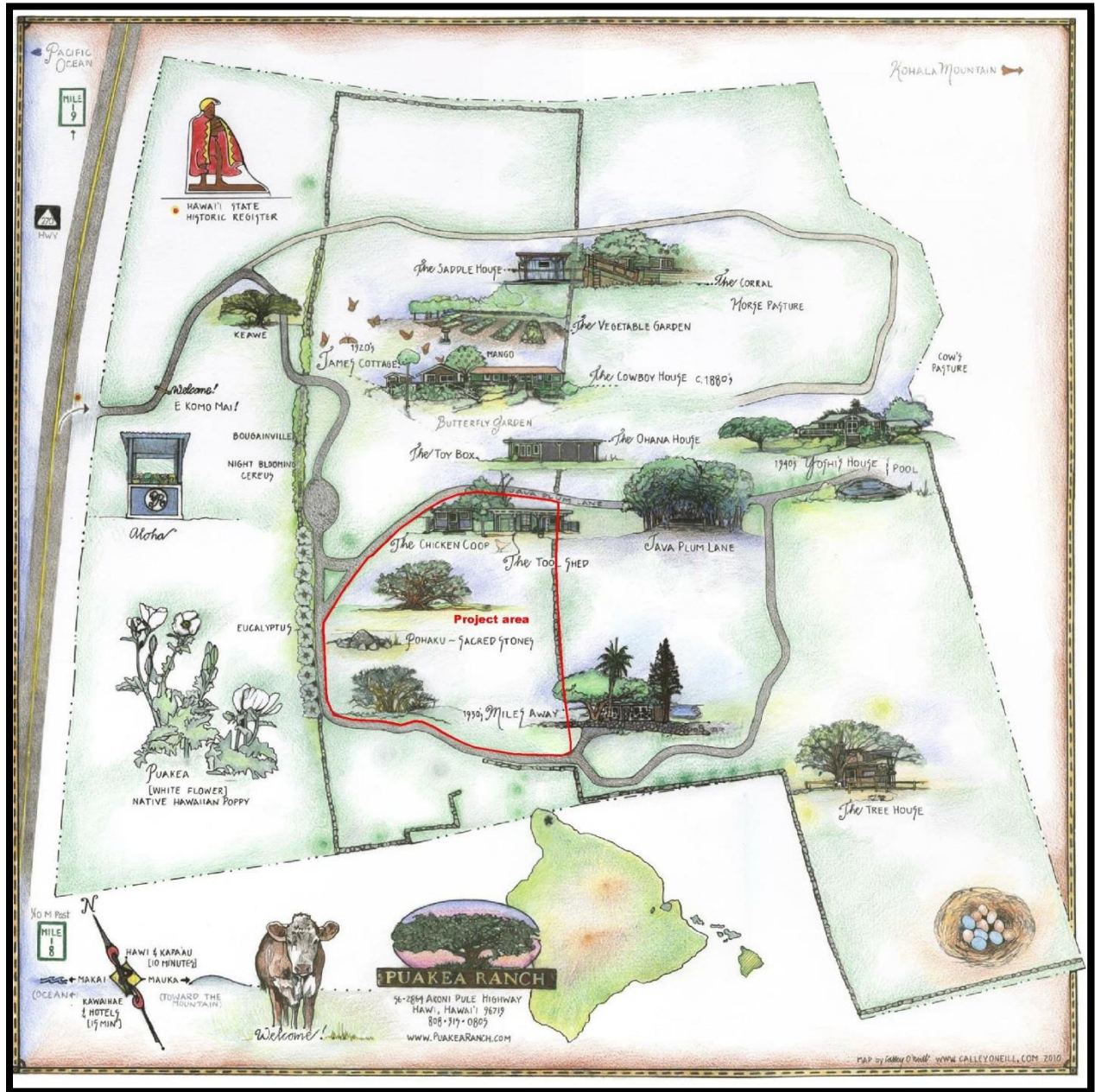


Figure 20. Current extent of Puakea Ranch

Table 2. Previous archaeological work in Puakea Ahupua'a and surrounding areas

Author	Ahupua'a	Study Type*	Elevation (ft AMSL)	Acreage	No of sites	Historic use
Bury et al. (2006), Clark et al. (2013)	Puakea and Kukuipahui	Archaeological Inventory Survey	0-200	78.4	25	Cattle ranching
Barrera (1984, 1922, 1993), Rosendahl (1982a, 1982b, 1984)	Puakea and Honoipu	Field inspection, Reconnaissance, Excavation	0-550	440.0	22	Cattle ranching
Clark and Rechtman (2005)	Puakea and Kukuipahui	Archaeological Inventory Survey	200-500	215.0	13	Cattle ranching
Corbin and Rosendahl (2006)	Puakea and Kukuipahui	Archaeological Inventory Survey	450-550	24.6	0	Cattle ranching
Total				758.0	60	

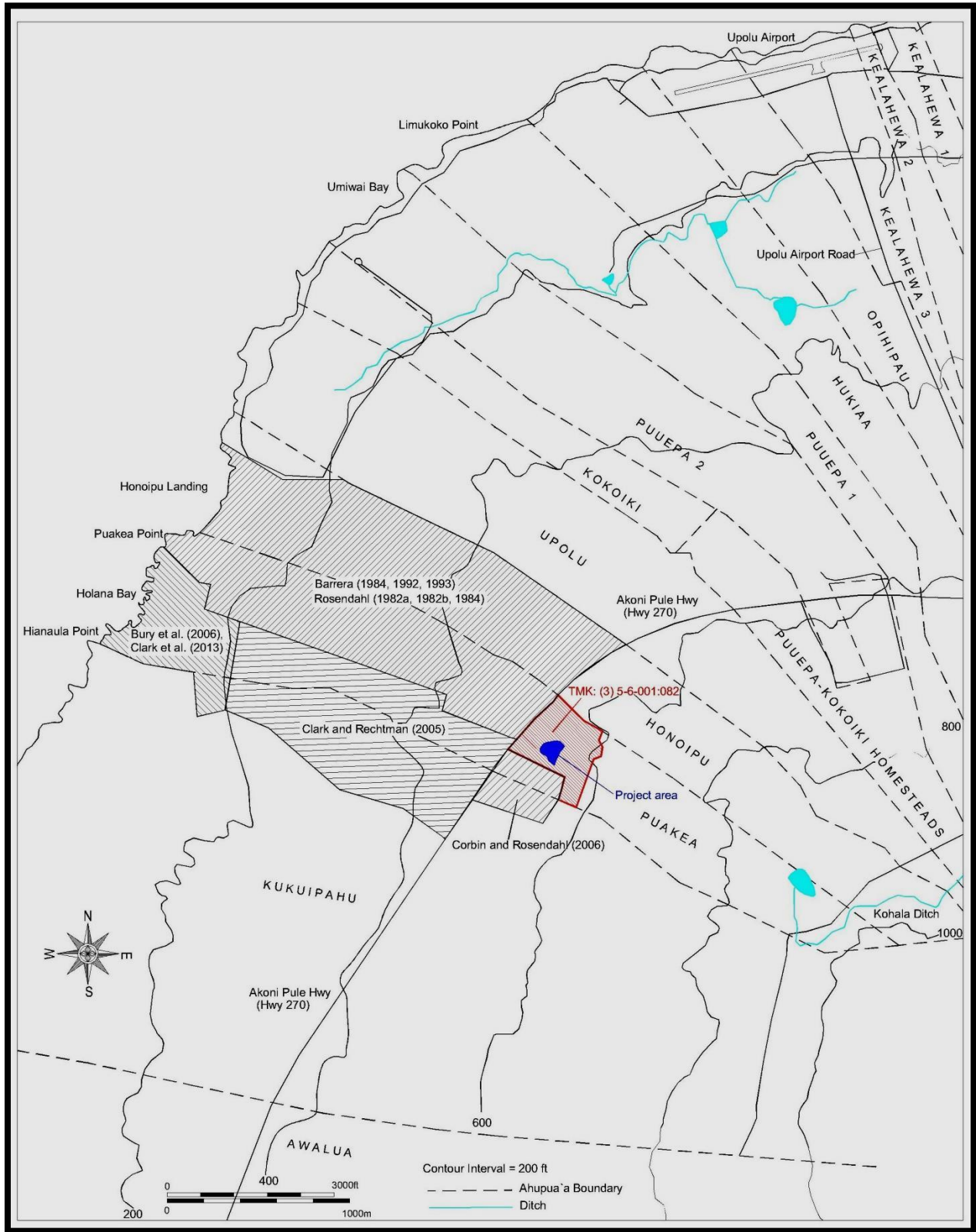


Figure 21. Previous archaeological work

Clark and Rechtman (2005) conducted an archaeological inventory survey of a 215 acre parcel in Puakea and Kukuipahu Ahupua'a. This survey area extended inland from the Bury et al. (2006) and Clark et al. (2013) project area east to the Akoni Pule Highway. Large portions of the area had been mechanically cleared for pasture improvement; however, 13 sites were documented. The sites consisted of a platform, two habitation complexes, a habitation/resource procurement area, a modified outcrop/wind break, a complex comprised of a water tank, a concrete water trough, and two foundations, a concrete survey marker, a cairn and five modified outcrops/alignments

Bury et al. (2006) conducted an archaeological inventory survey of a 78.5 acre parcel in coastal Puakea, extending from the shoreline at Holana Bay inland to approximately 200 ft. Portions of this area were subsequently examined by Clark et al. (2013). A total of 25 sites have been identified in this area consisting of two survey markers, a portion of the railroad grade that extends through the area, World War II Navy tower installation, eight pre-contact to early historic habitation complexes, three habitation enclosures and two enclosure remnants, two burial platforms, two alignments, a mound and three cairns.

The area immediately to the south of the present project area was surveyed by Corbin and Rosendahl (2006). The area is comprised of former Puakea Ranch pasture land that had been previously grubbed. No archaeological sites or features were identified during this project.

Based on the archaeological work conducted in the area, the majority of the habitation sites in Puakea are located along the coast. The interior portions, including the present project area are located along the northern fringes of the vast agricultural complex known as the Kohala Field System as defined by Tomonari-Tuggle (1988; see **Figure 13**).

PROJECT EXPECTATIONS

Based on historic documentary research and on the previous archaeological work in the area it is unlikely that evidence of the pre-contact use of the project area will be present. The historic use of the parcel will likely be evidenced by the remnants of the Puakea Ranch, consisting of historic structures, roads, and walls.

CONSULTATION

The current landowner, Ms. Christie Cash has conducted extensive research into the Puakea Ranch and the people who called it home. In an October 24, 2017 letter to the architecture branch of the SHPD requesting permission to reconstruct several structures on the property, Ms. Cash provides insight into the Kawamoto family who oversaw the operations of the Puakea Ranch for generations, and a general historic of the ranch. According to Ms. Cash:

Because these structures no longer exist and only foundations or ruins remain, we must rely on the oral history of Masa and Thelma Kawamoto who lived at Puakea and were both born at Puakea in the Cowboy House in the 1920's. As children, their mother worked for the family in the "big house" and Masa described it as a large two story home with many bedrooms. According to Masa, many big parties and gatherings were held and his mother worked the parties as kitchen help. Masa and Yoshi would hunt pheasants for the parties and his mother would prepare them. He described this to me when he came to visit Puakea and teach me the history he could.

From 1870-1928, descendants and relatives of James Wight of Kohala resided in the home and managed Puakea Planation and Ranch. The home was considered to be a grand estate and many parties and gatherings were hosted at the home, as "The Society" was a very important part of the predominantly British culture of North Kohala Sugar's growers and Mill owners. Prominent Plantation Families of the time including Mrs. & Mrs. H. R. Bryant, Mr. & Mrs. James S. Wight,

Mr. Robert Leighton Hind and Mr. & Mrs. H.P. Woods were all residences of the estate home from 1870-1940.

Beginning in 1928-1932, management of Puakea was controlled Mr. John Hind, who was the president of the Puakea Plantation Company. Beginning in the 1930s, Parker Ranch also took a greater interest and control of Puakea. In 1944, Richard Smart purchased Puakea Ranch from the James Wight Estate where it had been part of the vast Wight Estate holdings beginning in the 1850s.

FINDINGS

The archaeological inventory survey of the project area identified three features (Features 7, 10.1 and 13) of a previously identified site. As discussed in the background section of this report, the Puakea Ranch headquarters was previously documented by the landowners as SIHP Site 9071. A total of 12 features were recorded as part of the site, consisting of houses (Features 1, 2 and 3), bunk houses, 4, 5 and 6), a garage (Feature 7), a slaughter house (Feature 8), a sugar mill (Feature 9), a series of rock walls (Feature 10), a network of corrals (Feature 11) and a saddle shop (Feature 12; **Table 3** and **Figure 22**).

The survey documented a modern building built over an historic concrete slab (Feature 7), a section of the Feature 10 wall, designated as Feature 10.1 and a newly identified concrete slab that appears to be historic in origin (Feature 13). A chicken coop and a farm stand have been built on the Feature 13 concrete slab. The location of the features within the 2.14 acre project area is presented in **Figure 23**.

Feature 7 was originally described as a garage outbuilding on the NRHP form (see **Appendix B**). The feature is located along the eastern boundary of the project area to the west of the Feature 10.1 stone wall. According to the landowner, at the time the form was completed, the building consisted of a concrete slab with the collapsed remnants of a rusted metal structure under a dragonfruit tree (pers. comm.). The metal framework was subsequently removed and a wooden building was built on the concrete foundation (**Figure 24** and **Figure 25**). This building currently functions as a tool shed. It is rectangular in shape and is 18 feet (5.4 meters) long (northeast by southwest) and 12 feet (3.65 meters) wide. Some of the materials used to construct the modern shed were scavenged from other structures on the property.

Feature 10.1 is a stone wall that extends along the inland side of the project area. The extent of this wall is presented in **Figure 23**. The wall is part of a network of walls that extend throughout the Puakea Ranch area that were designated as "Building 10" in the NRHP form (see **Appendix B**). The wall originates at the northeastern corner of the project area, adjacent to a dirt road. It extends to the south-southwest for 252 feet (77.0 meters) where a 22 feet (6.8 meter) wide gap is located. The wall continues on the southern side of the gap for another 66 feet (20.1 meters) where the wall terminates at the northern side of the dirt road. The ends of the wall on each side of the gap and at the southern end are flared out. The wall continues to the south outside the project area. The wall evidences an overall length of 340 feet (103.9 meters) long, varying in width from 2.9 to 3.6 feet (0.9 to 1.1 meters) wide and 3.2 to 4.1 feet (1.0 to 1.15 meters) in height. It is built of stacked and faced boulders and cobbles with a core-filled cobble interior. Overviews of the wall are presented in **Figure 25** and **Figure 26**. No cultural material was found in association with the wall.

Feature 13 is a concrete slab located to the northwest of Feature 7. The slab is depicted on **Figure 22** map included in the NRHP form (see **Appendix B**); however it was not described or assigned a feature designation. The slab is rectangular in shape and is 25 feet (7.6 meters) long (northeast by southwest), and 12 feet (3.65 meters) built of formed concrete. A series of *kiawe* wood posts extend around the east and west sides of the slab. Several modern additions to the feature have been constructed at the slab (**Figure 27**). A chicken coop has been built on the slab over the southern portion of the slab with a farm stand located in the northeastern corner (**Figure 28** and **Figure 29**). A pig pen and a chicken/rabbit pen extend to the south. No cultural material is present.

The portion of Site 9071 in the project area is associated with the historic use of the Puakea Ranch. The Feature 7 slab originally functioned as the foundation for a garage and has been repurposed for use as a tool shed. The Feature 10.1 wall is interpreted as a livestock control feature likely used to prevent livestock from entering habitation areas. It is unknown what the Feature 13 slab originally functioned as; however, it currently functions as the foundation for a chicken coop and farm stand. The portion of the site in the project area is altered and in fair condition.

Table 3. Site 9071 features from NRHP form

Feature*	Name on NRHP form	Puakea Ranch name (see Figure 20)	Date of construction	Parker Ranch Structure Inventory No.	Description
1	Ranch House	Yoshi's house	1940s	267	Built from materials salvaged from original home of James Wight
2	Cowboy House	Miles Away	1930s	253	Moved to present site from Mahukona
3	Cowboy House	The Toy Box/ The Ohana House	1929	273	Paniolo style structure
4	Bunk House	The Cowboy House	1890s	270	Paniolo style structure
5	Bunk House	James Cottage	1920s	253	Paniolo style structure
6	Bunk Rooms/ Tool and Supply Shed	n/a	n/a		
7	Garage	The Tool Shed	n/a		
8	Slaughter House	n/a	n/a		Wooden structure with concrete trough
9	Sugar Mill	n/a	1870		Stack collapsed in 2007 earthquake
10	Dry laid lava rock walls	n/a	n/a		Network of walls present throughout project area
11	Fenced Animal Corral	n/a	n/a		Network of fences (wire and wood) present throughout project area
12	Saddle Repair/ Storage Shed	n/a	1940s		

* Listed as Building # on NRHP form
 = not available

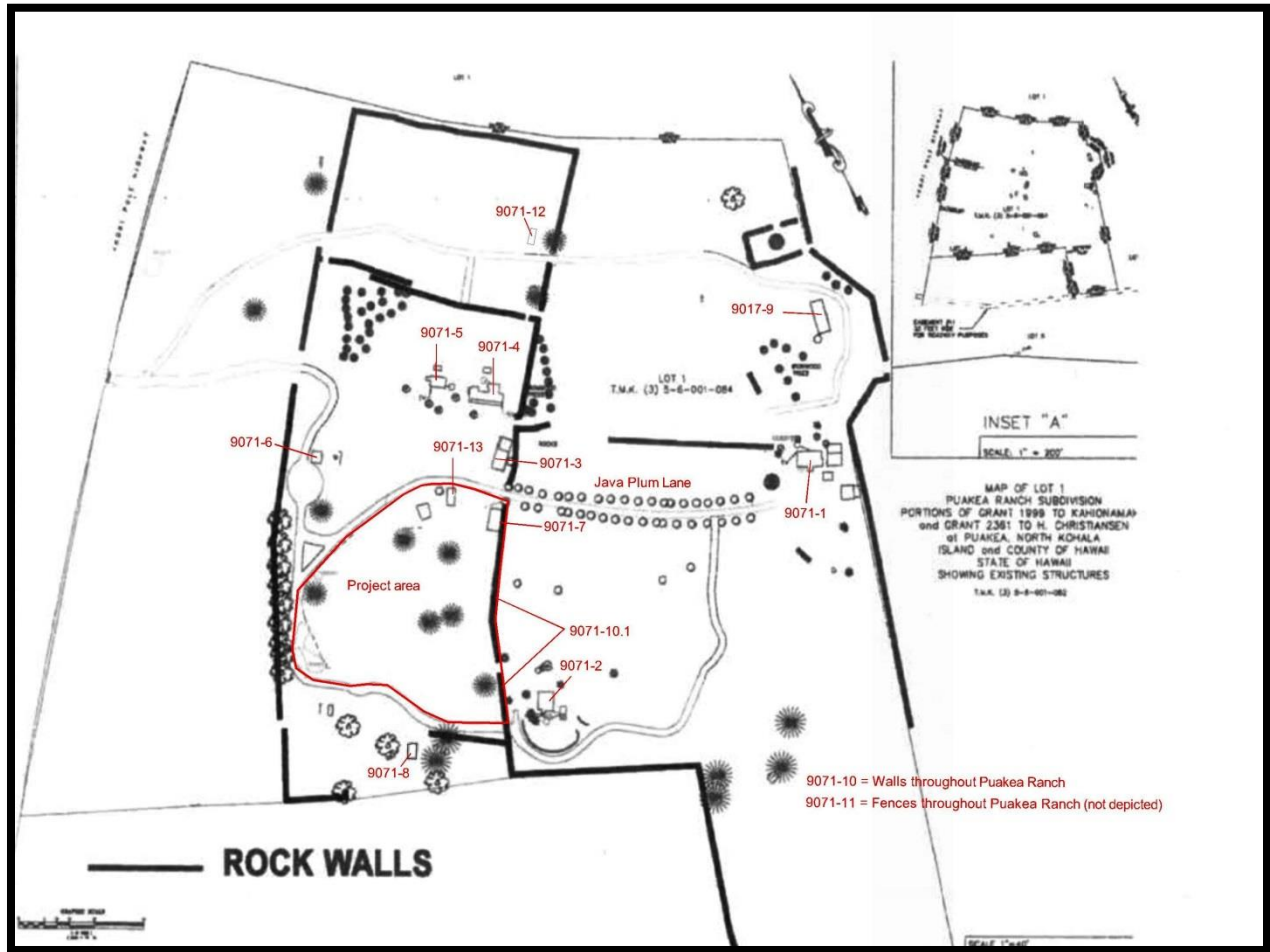


Figure 22. Location of Site 9071 features from NRHP form

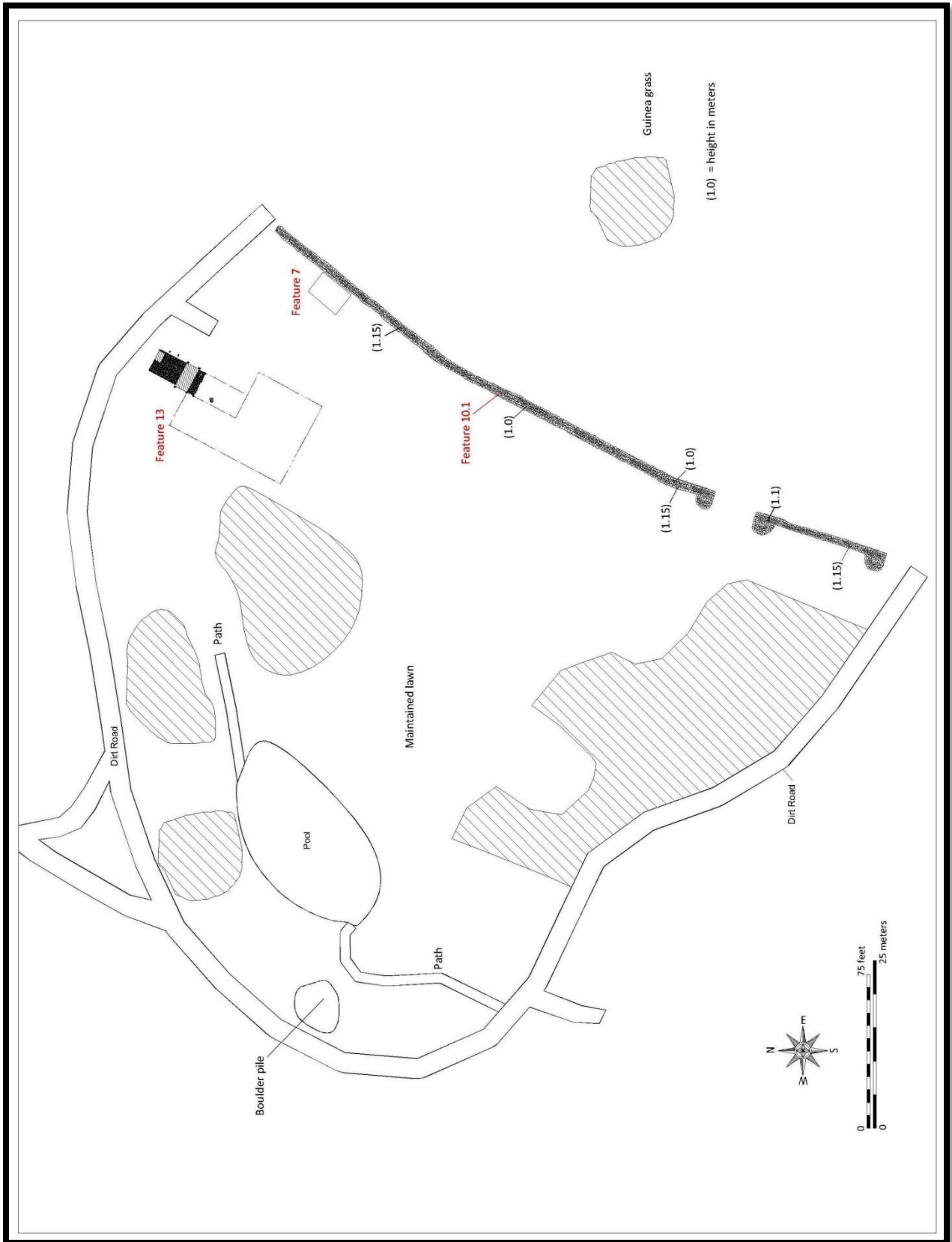


Figure 23. Feature location map

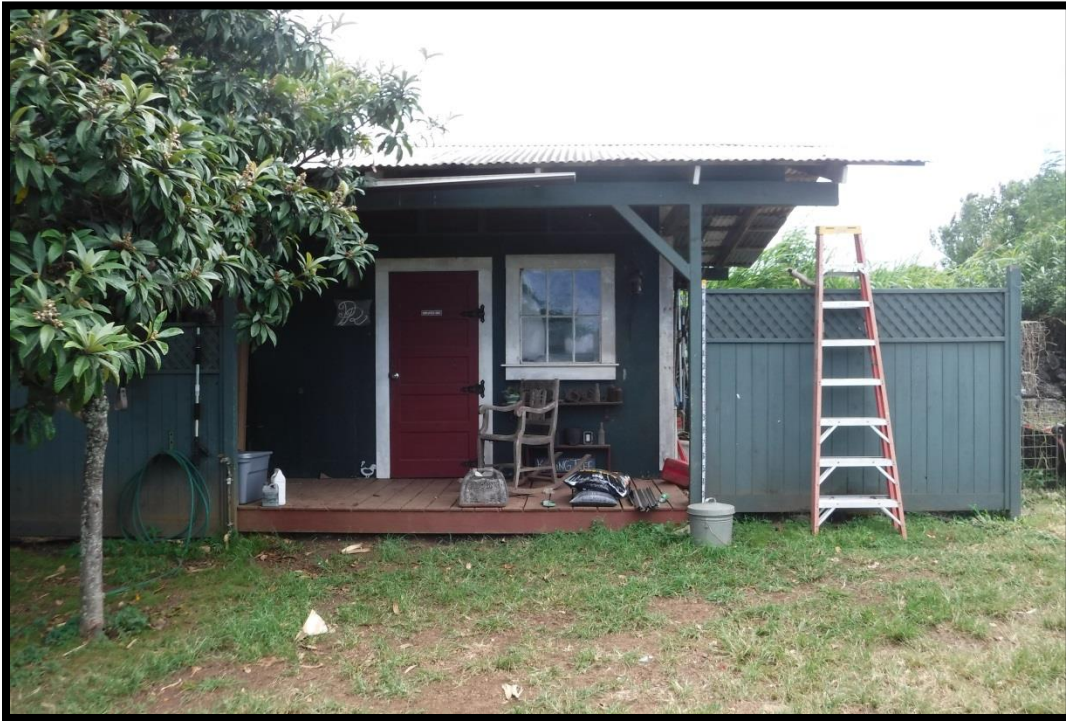


Figure 24. Modern shed built over historic Feature 7 concrete slab (view to southeast)



Figure 25. Modern shed built over historic Feature 7 concrete slab showing Feature 10.1 wall (view to north)



Figure 26. Feature 10.1 wall (view to southeast)

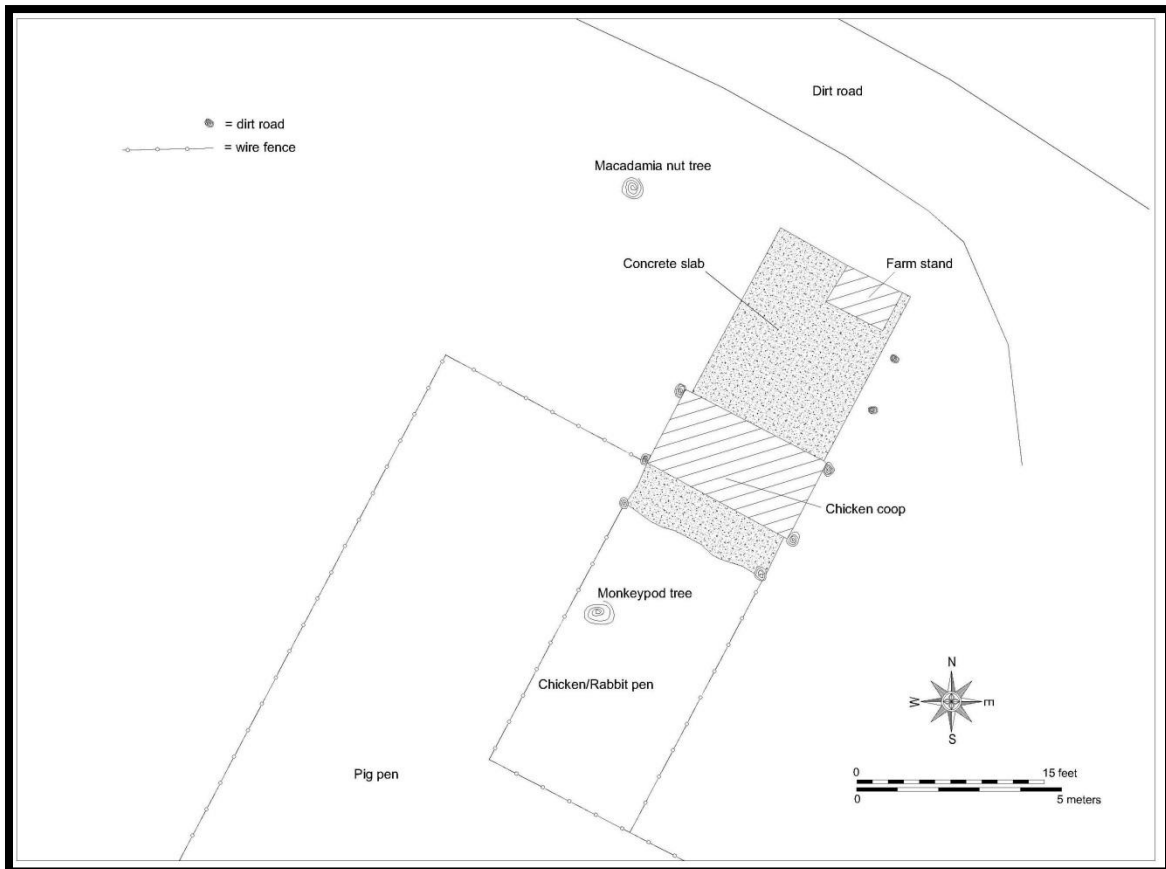


Figure 27. Plan map of Feature 13



Figure 28. Feature 13 concrete slab and modern chicken coop and farm stand (view to south)



Figure 29. Feature 13 concrete slab and modern chicken coop and farm stand (view to west)

CONCLUSION

Discussion

The archaeological inventory survey results conform to the expectations derived from historical and archaeological background research. This research indicated that sites in the parcel would likely be limited to historic remains associated with the Puakea Ranch. Three features were identified consisting of two concrete slabs that have been re-purposed for use as a tool shed (Feature 7) and a chicken coop/farm stand (Feature 13), and a stone wall (Feature 10.1).

Significance Assessments

The site identified during the survey is assessed for significance based on Hawai'i Administrative Rules (HAR) §13-284-6. According to (HAR) §13-284-6 (b), a site must possess integrity of location, design, setting, materials, workmanship, feeling, and/or association and shall meet one or more of the following criteria:

1. **Criterion "a"**: Be associated with events that have made an important contribution to the broad patterns of our history;
2. **Criterion "b"**: Be associated with the lives of persons important in our past;
3. **Criterion "c"**: Embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; or possess high artistic value;
4. **Criterion "d"**: Have yielded, or is likely to yield, information important for research on prehistory or history; and
5. **Criterion "e"**: Have an important traditional cultural value to the native Hawaiian people or to another ethnic group of the state due to associations with traditional cultural practices once carried out, or still carried out, at the property or due to associations with traditional beliefs, events or oral accounts—these associations being important to the group's history and cultural identity.

The portion of Site 9071 in the project area site possesses integrity of location, design, materials, and workmanship. The previously prepared NRHP form indicates Site 9071 is assessed as significant under criterion "a" because of its association with events that made a contribution to the broad patterns of history (sugar cane cultivation and cattle ranching), under criterion "b" due to its association with Dr. James Wight, under criterion "c" as an excellent site type example, and under criterion "d" for its information content.

The proposed development will have an effect on the historic properties within the project area. The landowner proposes minimal impacts to the 2.14 acre project area, consisting of constructing an approximately 2500 sq foot space that contains an Americans with Disabilities Act (ADA) approved restroom, kitchen facility and a space for set up in an enclosed area.. The majority of the area will not be impacted by the proposed development and will function as an open event area for weddings and other functions; however, the Feature 7 and 13 slabs will be destroyed to make way for the ADA improvements. The Feature 10.1 wall will be preserved.

The Feature 7 and 13 slabs are not integral components of the Puakea Ranch and functioned as minor elements of the facility. In order to mitigate their destruction, the proposed restroom will be designed in accordance with the Secretary of the Interior Standards for rehabilitation which is defined as "...the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architecture, and cultural value." (NPS.gov.) The restroom will be aesthetically compatible with the other historic structures on the property, constructed with board and batten siding and corrugated metal roofing. The restroom will be constructed in such a manner that if removed in the future, the essential form and integrity of the remaining historic properties and its environment would be unimpaired.

National Park Service, U.S. Department of the Interior website.

2018 (<http://www.nps.gov>)

TRANSLATION OF HAWAIIAN WORDS¹

ahupua'a - traditional Hawaiian land unit usually extending from the uplands to the sea

ali'i - chief, chiefess, officer, ruler, monarch

ali'i ai moku -paramount chief

heiau - Pre-Christian place of worship, shrine

kapu - Taboo, prohibition

konohiki - headman of an *ahupua'a* land division under the chief

kuleana - small piece of property, as within an *ahupua'a*

Ku - war God

luakini - temple, or large heiau where ruling chiefs prayed and human sacrifices were offered

Māhele - land division of 1848

mauka - inland

¹ - from wehewehe.org

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**APPENDIX A: LAND COMMISSION AWARDS IN PUAKEA AHUPUA'A
(FROM WAIHONA 'AINA)**

Claim Number: **08746**
 Claimant: **Keawe**
 Other claimant:
 Other name:
 Island: **Hawaii**
 District: **Kohala, North**
 Ahupuaa: **Puakeaiki,Puakeanui**
 Ili: **Puoneo,Puulaula, Kalipahale, Paehala, Haliipalala, Laleakone**

Apana:	7	Awarded:	0
Loi:		FR:	
Plus:		NR:	34v8
Mala Taro:		FT:	77v4
Kula:		NT:	121v4
House lot:	1	RP:	
Kihapai/Pakanu:	6	Number of Royal Patents:	
Salt lands:		Koele/Polima:	No
Wauke:		Loko:	No
Olona:		Lokoia:	No
Noni:		Fishing Rights:	No
Hala:		Sea/Shore/Dunes:	No
Sweet Potatoes:		Auwai/Ditch:	No
Irish Potatoes:		Other Edifice:	No
Bananas:		Spring/Well:	No
Breadfruit:		Pigpen:	No
Coconut:		Road/Path:	Yes
Coffee:		Burial/Graveyard:	No
Oranges:		Wall/Fence:	No
Bitter Melon/Gourd:		Stream/Muliwai/River:	No
Sugar Cane:		Pali:	No
Tobacco:		Disease:	No

Koa/Kou Trees:	Claimant Died:	No
Other Plants:	Other Trees:	
Other Mammals: No	Miscellaneous:	3

No. 8746, Keawe, January 14, 1848
N.R. 34v8

Puakea is the Ahupua'a claim. It was from Keohokalole to Kekuanui, from Kekuanui to me, Keawe. I have held it/ for fifteen years, that is my claim for land.
 KEAWE

F.T. 77v4
 No. 8746, Keawe

Kaahue sworn, testifies that claimant occupies one piece of land in Ili of Puuoneo, Ahupuaa Puakeaiki, thus bounded:

South by waste land
 West by waste land
 North by public highway
 East by Ili of Puulaula.

Also one lot in Ili of Puulaula, Ahupuaa aforesaid.
 South by land held by Kailiahi
 West by waste land
 North by waste land & public highway
 East by Ahupuaa Honoipu.

Also one piece in Ili of Kalepahale, same Ahupuaa.
 South by land held by Kauiho
 West by land held by Kailiahi
 North & East by waste land.

Also one piece in Ili of Paehala, same Ahupuaa.
 South by land held by Keawekipi
 West by land held by Paahao
 North & East by waste land.

Also one lot in Ili of Haliipalala, same Ahupuaa.
 South by land held by Keawekipi
 West by land held by Kupihi
 North & East by waste land.

Also lot no. 2 in Ili of Puuoneo, bounded:
 South, West, North, East by waste land.

All the above-described lots consist of dry land, partly cultivated, unfenced & no houses on premises.

Also one lot consist of one equal half of an enclosure belonging to claimant. Keohokalole, situated in Ili of Laleakone, Ahupuaa Puakeanui. Said enclosure is surrounded by public, i.e. made land belonging to Keohokalole.

Kehuani (konohiki) gave the above lands to claimant A.D. 1833.

Kalamailalo, sworn, affirms as above.

N.T. 121-122v4
 No. 8746, Keawe, October 4, 1848

Kaaua, sworn and stated, I have seen in the ili land of Puakeaiki ahupuaa, 6 sections.

1. Section I - Puuoneo Ili.
 Mauka by idle land
 Kohalawaho by idle land

Makai by street
Hamakua by Puulaula Ii.
It has been cultivated; there is no house.

2. Section II - Puulaula Ii.
Mauka bt Kailiahi's land
Kohalawaho by idle land
Makai by a street and idle land
Hamakua by Honoipu ahupuaa.
Cultivation has been done; there is no house.

3. Section III - Kalipahale Ii.
Mauka by Kauiho's land
Kohalawaho by Kailiahi's land
Makai by idle land
Hamakua by idle land.
This has been cultivated; no house.

4. Section IV - Paehala Ii.
Mauka by Keawekipi's land
Kohalawaho by Paahao's land
Makai by idle land
Hamakua by idle land.
Cultivated has been done; no house.

5. Section V - Haliipalala Ii.
Mauka by Keawekipi's land
Kohalawaho by Kupihi's land
Makai by idle land
Hamakua by idle land.
A portion of it has been cultivated; no house.

6. Section VI - Puuoneo Ii land.
Mauka by idle land
The rest of the boundaries are Idle land
Some of it have been cultivated.

7. Section VII - Ii land in Laleakone ahupuaa named Puakeanui.

Mauka and the rest of the boundaries are Keohokalole's land. Two houses are there, one of which is for Keawe, one for Kaaua and another house is for Keohokalole in his /Keawe?/ claim.

Kekuanui had given him his interest in 1833; no one has objected.

Kalamailalo, sworn and stated, I have known [Left blank] [as] Kaaua has related here.

[No. 8746 not awarded]

Claim Number: **08879B**
 Claimant: **Kamalaimailalo**
 Other claimant: **Kaulemamoku, father**
 Other name:
 Island: **Hawaii**
 District: **Kohala, North**
 Ahupuaa: **Puakea**
 Ili: **Kaawikiwiki, Puumanu, Lelekoae, Maliu**

Apana:	4	Awarded:	1
Loi:		FR:	
Plus:		NR:	
Mala Taro:		FT:	
Kula:		NT:	118v4
House lot:	1	RP:	
Kihapai/Pakanu:	4	Number of Royal Patents:	
Salt lands:		Koele/Poolima:	No
Wauke:		Loko:	No
Olonā:		Lokoia:	No
Noni:		Fishing Rights:	No
Hala:		Sea/Shore/Dunes:	No
Sweet Potatoes:		Auwai/Ditch:	No
Irish Potatoes:		Other Edifice:	No
Bananas:		Spring/Well:	No
Breadfruit:		Pigpen:	No
Coconut:		Road/Path:	No
Coffee:		Burial/Graveyard:	No
Oranges:		Wall/Fence:	No
Bitter Melon/Gourd:		Stream/Muliwai/River:	No
Sugar Cane:		Pali:	No
Tobacco:		Disease:	No
Koa/Kou Trees:		Claimant Died:	No
Other Plants:		Other Trees:	
Other Mammals:	No	Miscellaneous:	Awarded 1 apana, also 102B dead claim,5 houses

**No. 8879B, Kamalaimailalo
 F.T. 107v4**

Kaaua, sworn, testifies that claimant occupies six lots of land in the Ahupuaa of Puakea, thus situated & bounded:

1st lot - in Ili of Kaawikiwiki.
 South by land held by Moku
 West by land held by Makuahine
 North by land held by Kikau
 East by land held by Keaulumoku.

2d lot in Ili of Puumanu.
 South by land held by Kaaloa
 West & East by land held by Keauluoku
 North by land held by Moku.

3d lot in Ili of Lelekoae (no. 1)
 South by land held by Moku
 West by land held by Kikau
 North by land held by Keaweopala
 East by land held by Makuahine.

4th lot in Ili of Maliu.
 South East by land held by Moku
 West by land held by Kanoena
 North by land held by Kaloa.

5th lot in Ili of Lelekoae (No. 2)
South by land held by Makaokaia
West by land held by Makuahine
North by land held by Moku
East by land held by Kamikana.

Said lots are dry land, cultivated in part, unfenced.

6th lot in Ili Lelekoae (No. 3) occupied as a house lot. It is fenced with wall. Five houses stand upon the premises, belonging to claimant & family.

Title extends back to reign of Kamehameha I through parents of claimant. Uncontested.

Moku, sworn, testifies as above.

N.T. 118-120v4

No. 8879B, Kamalamailalo, October 5, 1848

No. 102B, (Dead claim)

Kaaua, sworn, and stated: I have seen there are in the Puakea ahupuaa in Kohala, Hawaii.

1. Section I - Kaawikiwili Ili.

Mauka by Moku's land

Kohalawaho by Makuahine's land

Makai by Kikau's land

Hamakua by Keaulumoku's land.

This section has been cultivated and there is no house.

2. Section II - Puumanu Ili.

Mauka by Koloa's land

Kohalawaho by Keaulumoku's land

Makai by Moku's land

Hamakua by Keaulumoku's land.

It has been cultivated and there is no house.

3. Section III - Lelekoae Ili.

Mauka by Moku's land

Kohalawaho by Kikau's land

Makai by Keaweopala's land

Hamakua by Makuahine's land.

It has been cultivated; there is no house.

4. Section IV - Malii Ili.

Mauka by Moku's land

Kohalawaho by Kanoena's land

Makai by Kaloa's land

Hamakua by Moku's land.

It has been cultivated; there is no house. The house-lot section is in the ili land of Lelekoae. It has a fence and there are 5 houses, 3 of which are for him /Kalamailalo/ and 2 for Kaulemamoku, who is his father.

This had been acquired by his parents during the time of Kamehameha I; no one has objected.

Moku, sworn and stated, I have known [Left blank] [as] Kaana has related here.

[Award 8879B; Lelekoae Puakea nui N. Kohala; 1 ap.; 4.3 Acs; No. 102B not awarded]

APPENDIX B: NRHP NOMINATION FORM

NPS Form 10-900

OMB No. 1024-0018

(Expires 5/31/2012)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Puakea Ranch

other names/site number James Wright Estate/Puakea Plantation/ Puakea Ranch of Kukuipahu

2. Location

street & number 56-2864 Akoni Pule Highway not for publication

city or town Hawi vicinity

state Hawaii code HI county Hawaii code 01 96719

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide local

Ngay A. M. ... 8/26/09
Signature of certifying official Date

Deputy Historic Preservation Division Officer
Title State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

 entered in the National Register determined eligible for the National Register

 determined not eligible for the National Register removed from the National Register

 other (explain:)

Signature of the Keeper Date of Action

Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only **one** box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
6	0	buildings
		district
6	0	site
		structure
		object
12	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

(See Continuation Sheet)

Current Functions
(Enter categories from instructions)

(See Continuation Sheet)

7. Description

Architectural Classification
(Enter categories from instructions)

Other—Vernacular plantation style

Materials
(Enter categories from instructions)

Lava rock w/ wooden posts,
foundation: concrete slab
Wood/single wall, tongue and groove
walls: board and batten, wood shingles
roof: Metal corrugated steel
other:

NPS Form 10-900-a

(Rev. 01/2009)

OMB No. 1024-0018

(Expires 5/31/2012)

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Puakea Ranch

Hawi, Hawaii

N/A

Section number 6

Page 2

Historic Functions:

(Building Number[Ⓢ])

- | | | | |
|------|-----------------------------|------|--|
| Cat: | 1. DOMESTIC | Sub: | Single Dwelling (Ranch House) |
| | 2. DOMESTIC | | Single Dwelling (Cowboy House) |
| | 3. DOMESTIC | | Single Dwelling (Cowboy House) |
| | 4. DOMESTIC | | Institutional Housing (Bunk House) |
| | 5. DOMESTIC | | Institutional Housing (Bunk House) |
| | 6. AGRICULTURE/SUBSISTANCE | | Agricultural Outbuilding (Bunk rooms/Tool and supply shed) |
| | 7. AGRICULTURE/SUBSISTANCE | | Agricultural Outbuilding (Garage) |
| | 8. AGRICULTURE/SUBSISTANCE | | Processing (Slaughter House) |
| | 9. AGRICULTURE/SUBSISTANCE | | Processing (Sugar Mill) |
| | 10. AGRICULTURE/SUBSISTANCE | | Agricultural Field (Dry laid lava rock walls) |
| | 11. AGRICULTURE/SUBSISTANCE | | Animal Facility (Fenced animal corral) |
| | 12. AGRICULTURE/SUBSISTANCE | | Storage (Saddle repair / storage shed) |

Current Functions:

(Building Number:)

- | | | |
|------|-----------------------------|--|
| Cat: | 1. DOMESTIC | Single Dwelling (Ranch House) |
| | 2. DOMESTIC | Single Dwelling (Ranch House) |
| | 3. DOMESTIC | Single Dwelling (Ranch House) |
| | 4. DOMESTIC | Single Dwelling (Ranch House) |
| | 5. DOMESTIC | Single Dwelling (Ranch House) |
| | 6. AGRICULTURE/SUBSISTANCE | Agricultural Outbuilding (Bunk Rooms/Tool and supply shed) |
| | 7. AGRICULTURE/SUBSISTANCE | Agricultural Outbuilding (Garage) |
| | 8. AGRICULTURE/SUBSISTANCE | Processing (Slaughter House) |
| | 9. AGRICULTURE/SUBSISTANCE | Vacant (Sugar Mill foundation and chimney) |
| | 10. AGRICULTURE/SUBSISTANCE | Agricultural Field (Dry laid lava rock walls) |
| | 11. AGRICULTURE/SUBSISTANCE | Animal Facility (Fenced animal corral) |
| | 12. AGRICULTURE/SUBSISTANCE | Storage (Saddle repair / storage shed) |

Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The property lies along the mauka (mountain) side of Akoni Pule Highway on 33 acres. The land is enclosed by dry laid lava rock walls and has the remains of earlier generations of agricultural and ranching activities upon it. Of the ruins, the most prominent is a small sugar mill chimney in the back of the property. Several house and traditional Japanese bath foundations are spread across the landscape. Still fully existent are five traditional homes, a slaughter house, fenced cow corral, and a saddle repair/storage shed that testify to the change from sugar production to cattle ranching in the area. The five homes represent examples of local vernacular architecture, are constructed of wood on posts and piers, with hipped metal roofs. Two of the structures were modified from bunk houses into single family use.

Narrative Description

(See Continuation Sheet)

NPS Form 10-900-a

(Rev. 01/2009)

OMB No. 1024-0018

(Expires 5/31/2012)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Puakea Ranch
Hawi, Hawaii
N/A

Section number 7 Page 2

Architectural Descriptions

Building #5:

Located upon the northwestern side of a gravel road used to enter the Ranch is (Building 5). Old time residents remember that this structure was existent in 1922. County tax records first documented it in 1929. Parker Ranch records record the structure as #253.

The structure is an old single man's Paniolo (cowboy) style dwelling consisting of a simple 5/12 inch A frame with board and batten siding and wood shingles on the exterior of the bath room and the north and east facing exterior walls. The roof is supported by 2 X 12 rafters with 42 inch centers with visible tails. The entry is by four steps centered on a deck/lanai. The entry gives passage to the living area with double six-pane slider windows on the makai (ocean) side. The living area includes a kitchen located to the north east rear with a double six paned horizontal slider window located above the sink and counter top. The makai side of the kitchen has a back entry porch that leads to an outside bathroom located to the north. To the east of the kitchen, mauka, is the 20 foot by 16 foot bedroom. The bedroom has three windows – one each on the north, east, and south walls. The interior walls are genuine paniolo style with vertical 3/4 inch by 2 foot batten with 12 foot on center throughout. Vertical battens are interrupted by horizontal 2 by 3 foot chair rails. The walls extend down to meet simple 1 inch by 4 inch baseboards. The floors are typical 1 inch by 6 inch tongue and groove Douglas Fir. The back (north facing exit) steps down three levels to a large lava rock landing that leads to the original Japanese style bathhouse furo. The concrete bathhouse foundation is approximately 12 by 8. Behind the bathhouse to the north is a large concrete cistern approximately 16 by 5 feet. This currently is filled with dirt, although the walls are still visible.

Building #4

Oral histories also declare this structure existent in 1922, while country tax records show 1929. Parker Ranch records list this as Building #270.

Located to the south of (Building 5), this is a typical Paniolo Bunk style house with a porch/lanai extending the length of the façade. The main entry contains four steps leading directly to a four panel entry door. Three more entries are accessible from the porch, each leading to two or more bedrooms/bunkrooms and the bathroom on the north west end of the building. The house is seperated into these four areas, entered by four doors, in order to provide privacy to the paniolo families. The number of panels on the exterior doors varies from 2, 4, and 5, reflecting the evolution of the house.

The porch is unique to the paniolo history of the Kohala district because is consists of three horizontal rails defining the porch with 4 by 4 posts that are 10 feet on center. It is clear that the constant winds of Kohala encouraged the construction of eaves braced to the support posts.

The finish color is traditional of the area -- green siding, white trim, and red corrugated metal roof. The front façade has 4, 6 over 6 double hung windows. The single walls consist of board and batten spaced 12 inch on center with 1/2 inch by 3 inch batten.

NPS Form 10-900-a

(Rev. 01/2009)

OMB No. 1024-0018

(Expires 5/31/2012)

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Puakea Ranch

 Hawi, Hawaii

 N/A

Section number 7 Page 3

The foundation is post and pier located on lava rocks. The roof is typical 5/12 pitch with an additional 3/12 extending over the porch/lanai.

Inside the house, the main entryway leads to the living room. The interior walls are genuine paniolo style with vertical 3/4 inch by 2 foot batten with 12 foot on center throughout. Vertical battens are interrupted by horizontal 2 foot by 3 foot chair rail throughout. The walls extend down to meet simple 1 by four baseboards. The floors are made up of typical one by six inch Douglas Fir. Located to the right of the living room is a bedroom with two , 6 over 6 double hung windows.

Passing through the living room one enters the kitchen and dining area. There is a horizontal window above the sink and counter area. To the west is an exit door to a covered landing with three steps down to a concrete pathway that leads to a smoke house and wash house in back of the home. (The dimensions of the smokehouse and wash house are----).

Building No. 3

This building is noted in country tax records from 1929. It is also referred to as Parker Ranch Building No. 273.

The building is a typical paniolo style structure consisting of two single man bunkrooms entered through two exterior doors, side by side. Each bunk room is approximately 10 feet by 12 feet, with a single 2 over 2 double hung window adjacent to the entry door. The front elevation faces northwest and looks out to Maui. The front façade consists of a combination of board and batten 12 foot on center and 1 by six vertical tongue and groove siding. The north end wall also has a 2 over 2 double hung window. Connected to the bunk rooms to the south is a covered, 3 bay area defined by 4 by 4 posts supporting the front approximately 12 feet by 36 feet. The foundation is post and pier located on lava rocks. Finish color for the structure is traditional, with green siding, white trim, and a corrugated metal roof.

Building No. 2

This building is first noted on county tax records in 1940. The Parker Ranch structure inventory called this Building 253.

Oral histories suggest the home was moved to the present site from Mahukona, perhaps explaining why the building has more of a Plantation rather than a Paniolo style of architecture.

The dwelling is located on the southern part of the property, adjacent to the Slaughter House and the remains of an earlier ranch building.

The front entry façade faces the ocean and is defined by its central entry steps. The 12 by 20 deck is an addition, and extends the length of the front façade. The entry door contains 12 panes of glass and a lower panel single door flanked by double sets of double hung 6 over 6 windows. The façade elements clearly are defined by a 1 x 6 inch white vertical and horizontal trim. The exterior single walls are covered in a traditional green stained wood shingle. The corrugated metal sheeting roof is centered over the entry with 5/12 pitch. The deck and railing have been altered over time but still consist of the basic 4 x 4" crossed bracing. The wood shingles extend throughout the exterior of the house.

The front door opens into a 12 by 16 foot living room with natural 1 x 6' Douglas Fir flooring throughout. All interior single walls in the house are 1 by 6 in tongue and groove boards with decorative moldings. A horizontal chair rail throughout

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Puakea Ranch
Hawi, Hawaii
N/A

Section number 7 Page 4

interrupts the walls. There are 3 windows in the living area, of which all are 6 pane with sills lowered to 2 feet above the floor. The baseboards are simple 1 by 6 inches throughout. Ceilings are universally 9 feet.

Next to the master bedroom a second bedroom shares many of the same characteristics. Only the windows are different, being 2, 6 pane with sills lowered to 2 feet above the floor. One window is located on the north wall, while the other is on the east wall. The living room and kitchen are separated by a half wall and counter top on the kitchen side. The rear wall of the kitchen contains a single French door and a pair of 6 over 6 pane windows with sills lowered to 2 feet above the floor.

Exiting the rear kitchen door, one steps onto a rear porch extending the length of the building with deck steps leading to the outdoor bath house located to the east.

The bath house consists of the same green stained wood shingle and white trim as the house, with a 6 pane, horizontal hinged window facing west, next to the 5 panel door leading inside. The roof is a lean-to. Inside, remnants of the original Japanese furo can still be seen. The east-facing wall consists of 2, 2 paned horizontal sliding windows. On the southern most boundary is the Slaughter House.

Slaughter House

The slaughter room is approximately 14 by 16 feet in size. The cattle entry is 8 feet wide. There is a 8 foot entry on both sides of the building, mauka and makai. On the southwest end of the building is a 4 foot entryway to where records of the slaughter were recorded and filed. To the southwest wall of the office area is a third opening approximately 3 feet wide where the intestines were discarded into a wheel barrow to be cooked close by in a wrought iron glubber post and fed to the pigs in the nearby corrals. The roof of the structure, which no longer exists, extended over 15 feet where a ridge beam of 4 by 10 foot diameter supported ropes that hoisted cattle for processing.

On the northwest side of the slaughterhouse is a concrete bunker trough extending 15 feet into the ground where the fluids were gided away from the building after the slaughter. To the southwest of the Slaughter House are the remnants of a house, which consisted of a 10 by 20 foot building with a lean-to roof. Here the hides were laid flat and salted with Hawaiian rock salt for curing. Once the hides ere cured, the salt was saved for reuse. The hides were then folded and rolled to be sold elsewhere.

Building No. 1

County tax records first note this building in 1951. Oral histories suggest that this house was build out of materials salvaged from the original home of James Wight. Parker Ranch records list this as Building #267.

The exterior façade elements are clearly defined by a 1 by 6 inch white vertical and horizontal trim. The exterior single walls are covered with traditional green stained wood shingles. The corrugated metal sheeting roof extends over the entryway. The deck and railing have been altered over time but still represent the historic integrity and architectural ambiance of the home.

After ascending 8 steps and crossing a covered porch area, the house is entered through a set of double French doors equipped with double screens. After passing through the foyer, the kitchen is to the right and the dining and living area to the left. The living room faces the northwest with views out the French doors to views of Maui. To the right of the living room is what appears to have been a third bedroom but which is now part of the living room. The 6 windows throughout the living and dining area are all 2 over 2 double hung with low sills extending 20 inches from the floor. The floor

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Puakea Ranch _____

Hawi, Hawaii _____

N/A _____

Section number 7 Page 4

throughout the home is clear 1 by 6 inch tongue and groove Douglas Fir. The floorboards are of 1 by 8 inch butted design to catch a 1/6 inch mouted trim. The single walls are typical wainscot Douglas Fir interrupted by a chair rail that extends throughout the house. The ceiling is also comprised of 1 by 6 inch tongue and groove boards with decorative moldings.

To the east of the living room are tow bedrooms entered through a small hallway that connects the rooms with a bathroom between them. The interior bedroom and bath doors are all 5 panels, plantation style. The eastern most bedroom is also accessible through a read deck leading toward the old Sugar Mill site. The windows in both bedrooms are 2 over 2 double hung with low sills extending 20 inches from the floor.

Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Agricultural – Ranch and sugar plantations

Social history – James Wright and Parker Ranch

Architecture – vernacular ranch style

Period of Significance

1848-1951

Significant Dates

See continuation sheet

Significant Person

(Complete only if Criterion B is marked above)

James Wright

Cultural Affiliation

Multi-ethnic Hawaii sugar and ranching community

Architect/Builder

Unknown

Period of Significance (justification)

Criteria Consideratons (explanation, if necessary)

Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The site of Puakea Ranch has been occupied through four eras of Hawaiian economic history. The land was first employed for Native Hawaiian agriculture. The second use occurred after contact with Europeans, as a sugar plantation was developed by private entrepreneurs such as James Wright, using imported water and multicultural labor. A third era focused on the cattle ranching. Most recently, buildings on the site have been reused as "bed and breakfast" operations of the tourist trade.

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

(See continuation sheet)

Developmental history/additional historic context information (if appropriate)

**United States Department of the Interior
National Park Service**

National Register of Historic Places Continuation Sheet

Puakea Ranch
Hawi, Hawaii
N/A

Section number 8 Page 2

The site of Puakea Ranch has been occupied through four eras of Hawaiian history. The land was first employed for Native Hawaiian agriculture. The second use occurred after contact with Europeans, as a sugar plantation was developed by private entrepreneurs such as James Wright, using imported water and multicultural labor. A third era focused on the cattle ranching. Most recently, buildings on the site have been reused as "bed and breakfast" operations of the tourist trade.

Criteria A:

Puakea is located within part of the Kohala Field System, a series of rock and earthworks built by Native Hawaiians in pre-contact times that directed water flow and terraced the land, while making maximum use of rainfall and preventing soil erosion. The success of this system in sustaining a large population is evidenced by the construction of two hieau, or temples, at Kukuiipahu and Mookini Laukini nearby. The extensive agricultural system, like the North Kona Field System to the south, are only partially mapped. All 33 acres of Puakea Ranch itself are surrounded by ancient dry stack rock walls, beside a stone corral located inside.

Beginning in 1848, King Kamehameha III a series of laws, later known as the "Great Mahele", that sanctioned the subdivision of the island into private, fee simple ownership. Initially Puakea was held in private by the monarch, as crown lands, until Dr. James Wight purchased the land in 1870 from King Kamehameha I's granddaughter Kekauonohi.

Production of sugar was then attempted at Puakea. Dr. Wight built an animal powered mill at Puakea to process sugar. The Kohala Ditch was also constructed to provide the large amounts of water necessary, with the water system servicing several plantations before reaching the last reservoir at Puakea. Unfortunately water flow was never satisfactory, and the last sugar crop was milled in 1930.

A typical plantation camp had grown up around the struggling mill, however, and when Dr. Wight established his ranch operations at Puakea, the focus of the settlement changed to accommodate that industry.

Cattle had originally been introduced to the island of Hawaii in 1793 by British Captain George Vancouver. King Kamehameha initially placed a "kapu" (law) against killing the animals, and the bovine population soared until population controls became necessary. Vaqueros, of mostly Mexican, Indian, and Spanish descent, immigrated to Hawaii to teach Native Hawaiians and others such skills as cattle handling techniques and leather working. The term Espaniolo became reworked into the Hawaiian lexicon as "Paniolo". Hawaii's contribution to cowboy legend was made by Kohala born paniolo Ikua Purdy in 1908, when he won the world rodeo steer-roping championship.

Generations of Japanese, Caucasian ("haole"), and mixed blood paniolos worked Puakea and other cattle operations for over four generations. In the meantime, cattle operations centralized. In 1944 Puakea Ranch was purchased by Richard Smart as an addition to his legendary Parker Ranch, at one time the largest cattle ranch in the world.

In 2002 Parker Ranch sold 200 acres at Puakea to a local developer who subdivided the land. The subdivision boundaries followed the many historic rock walls in the area. Sadly, large scale cattle ranching was discontinued, and many of the historic paniolo families moved out.

Most recently, most of the existing structures on the 33 acre Puakea Ranch focus property have been renovated and are now reused as overnight accommodations for tourists.

Criteria B:

Dr. James Wight was born in India in 1814 of Scottish-Irish parentage and received his medical education at the University of Edinburgh in 1836. After practicing medicine for 13 years in Australia, the California gold rush encouraged him to leave for the United States with his family. His plans for immigration to American were thwarted, however, when his ship was wrecked off Mahukona. As doctors were scarce in Hawaii, he was persuaded to remain and opened a store/drug store in Kohala. Wright eventually sold the store to Samuel G. Wilder, another entrepreneur who later built a railway from Manukona to Kohala.

Wight in 1852 became a Circuit Judge and served until 1863. Interested in politics, he was initially elected to the House of Representatives and later the House of Nobles under the Monarchy. Meanwhile, he had become interested in the cultivation of sugar cane, purchased a large interest in the Kohala Plantation, and established another plantation at Halawa. He also engaged in cattle ranching, establishing his operations at Puakea. In 1879 he was elected president of an association of planters and mill owners representing the Kohala area. During the era of the Republic of Hawaii, Dr. Wight was reported to have opposed the government's plans for annexation. He died on September 2, 1905 at the age of 91.

Criteria C:

Puakea Ranch represents examples of Native Hawaiian, plantation, paniolo, and ethnic architecture and economies.

As part of the North Kohala Field System, the walls demonstrate an understanding of climate, hydraulics, and horticulture by the first ethnic group, the Native Hawaiians. The initial area wall organization reflected the need to direct moisture collected on the upper slopes of the mountain store and store it at lower elevations experiencing more sunlight and less rainfall. The dryland stack walls that organize the property itself represent a method of construction involving great amounts of physical labor that would be difficult to replicate or finance today.

Building No. 3 represents features of a Plantation style of architecture rather than paniolo style because...

The existing different types of housing on the premises reflect the social hierarchy of the ranch period. Single family houses would have been occupied by management while bunkhouses (early examples of duplex or quadplexes) were lived in by manual laborers. Limits to space, privacy, and amenities would thus illustrate social station and occupation.

The strong Japanese influence at this site in the ranch era is reflected in the number of traditional Japanese furo (bath) buildings. Japanese bathing, unlike western practice, involves washing oneself off first outside the bathing basin and then soaking in heated water for a period of time. Thus the structures contain separate areas for the initial cleaning and then the soaking practices.

The recent upgrading of the paniolo structures reflects a mix of historic integrity and new amenities that the owners feel is necessary to attract tourists to stay overnight. Integrity is maintained by the use of mostly older materials, retention of the lot layout and open space, and non-disturbance of archaeological resources.

Criteria D:

As an active site during four distinct periods of occupation, the site holds archaeological potential. Photographs and an enclosed map illustrate this potential. As of this date, no detailed archaeological study has been done. Nomination to the Registers would encourage preservation of the site until funds become available.

Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been Requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 33 acres
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>5</u>	<u>826700.28</u>	<u>2240234.31</u>	3	<u>5</u>	<u>826730.36</u>	<u>2240271.74</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>5</u>	<u>826715.31</u>	<u>2240252.92</u>	4	<u>5</u>	<u>826745.20</u>	<u>2240290.26</u>
	Zone	Easting	Northing		Zone	Easting	Northing

(See continuation sheet)

Verbal Boundary Description (describe the boundaries of the property)

The property is 33 acres in size, approximately "L" in shape, and with the largest single side facing Akoni Pule Highway. Property is surrounded by dry stacked rock walls.

Boundary Justification (explain why the boundaries were selected)

Boundary is the Tax Map Key for the parcel.

11. Form Prepared By

name/title Cristie Cash and James Nelson

organization Property Owners date 6/1/2009

street & number P. O. Box 6226 telephone (808) 315-0805

city or town Hawi state Hawaii zip code 96719

Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

e-mail cristiecash@mac.com

Additional Documentation

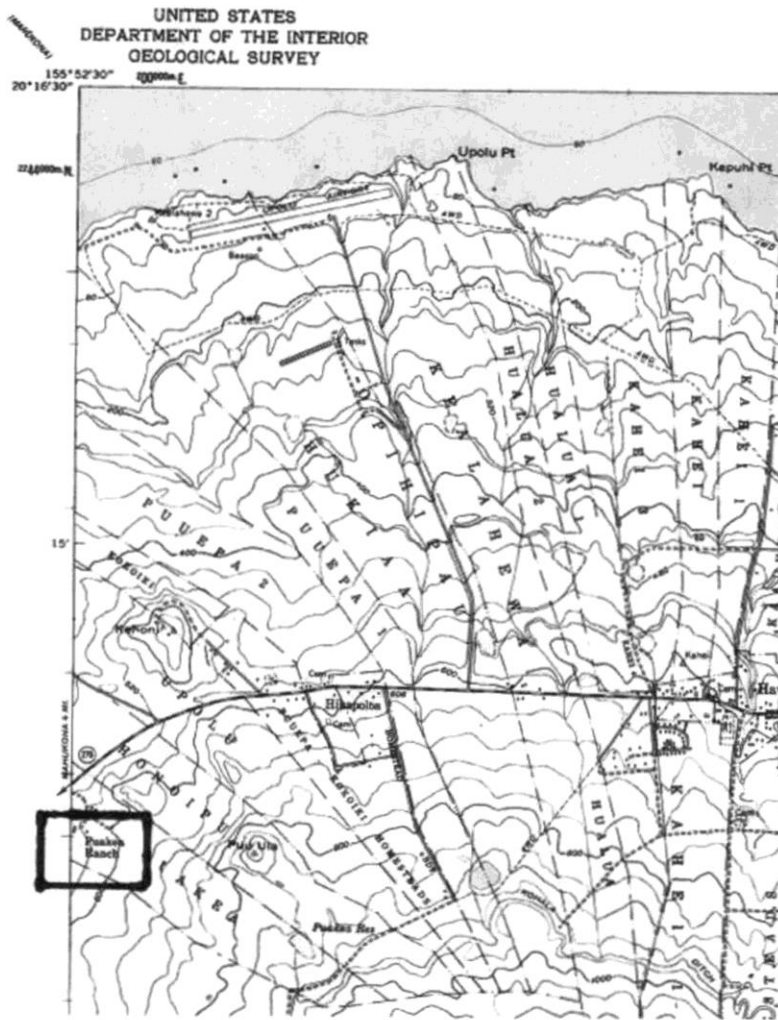
Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

National Register of Historic Places Continuation Sheet

Puakea Ranch
Hawi, Hawaii
N/A

Section number 10 Page 2

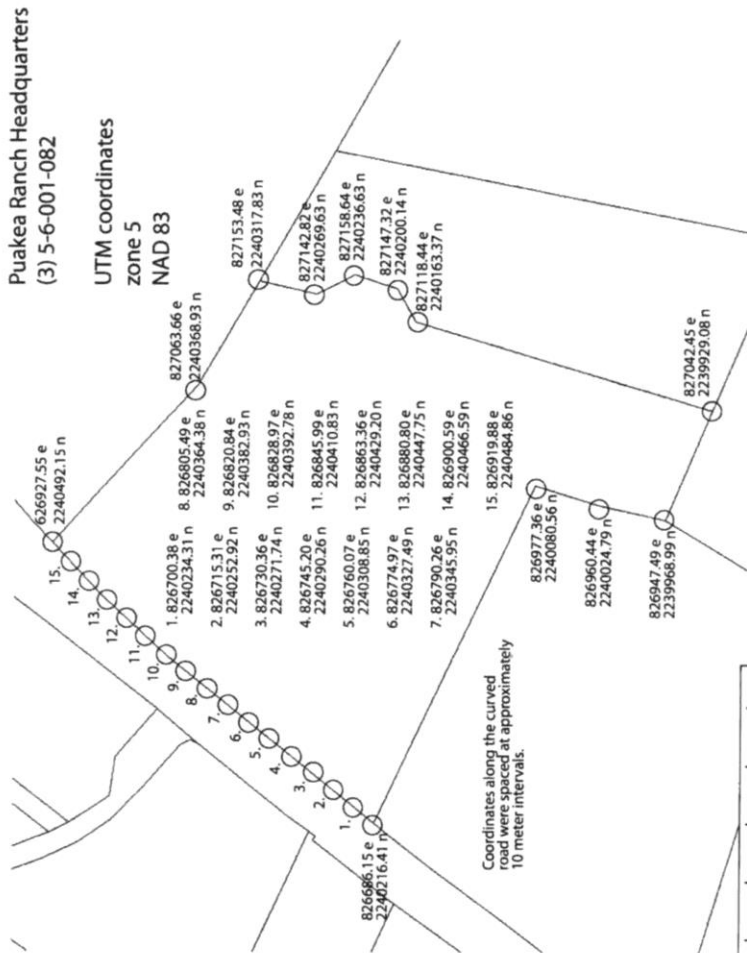


United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Puakea Ranch _____
 Hawi, Hawaii _____
 N/A _____

Section number 10 _____ Page 3 _____



Puakea Ranch
Name of Property

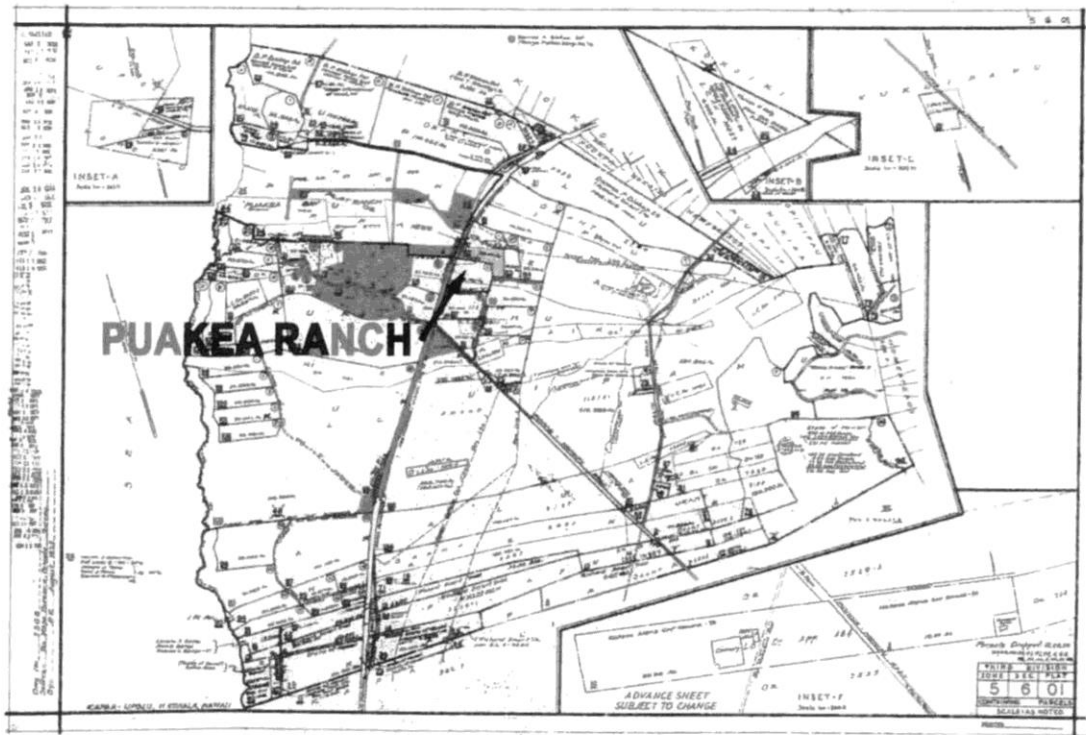
Hawaii, Hawaii
County and State

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Puakea Ranch
City or Vicinity: Hawi
County: Hawaii State: Hawaii
Photographer: Tax Map
Date Photographed: 2009

Description of Photograph(s) and number: Puakea Ranch in relation to other Kohala properties.
1 of 19.



PUAKEA RANCH AT

TMK:(3)5-6-001:082

Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch

City or Vicinity: Hawi

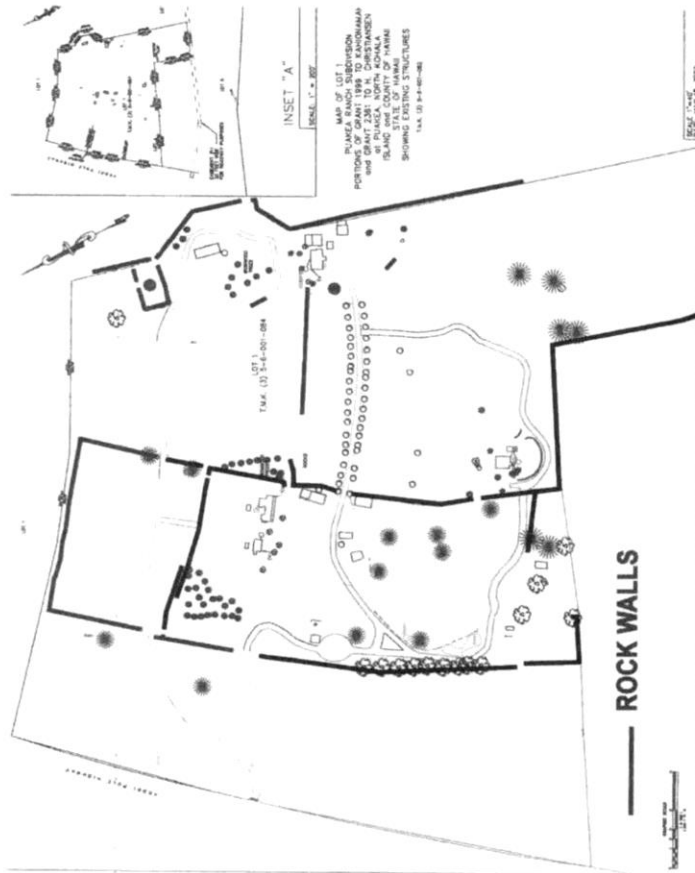
County: Hawaii State: Hawaii

Photographer: Tax Map

Date Photographed: 2009

Description of Photograph(s) and number: Map of Puakea Ranch showing stone walls in relation to property lines, buildings, and roads.

3 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch
City or Vicinity: Hawi
County: Hawaii **State:** Hawaii
Photographer: Tax Map
Date Photographed: 2009

Description of Photograph(s) and number: Row of Java Plumb trees planted in the late 1870s.

4 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch

City or Vicinity: Hawi

County: Hawaii **State:** Hawaii

Photographer: Tax Map

Date Photographed: 2009

Description of Photograph(s) and number: Old Sugar Mill stack before it fell in earthquake.

5 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch

City or Vicinity: Hawi

County: Hawaii **State:** Hawaii

Photographer: Tax Map

Date Photographed: 2009

Description of Photograph(s) and number: 1870 brick in Mill stack rubble.

6 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch
City or Vicinity: Hawi
County: Hawaii **State:** Hawaii
Photographer: Tax Map
Date Photographed: 2009

Description of Photograph(s) and number: Old Sugar Mill site looking southwest.

7 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch

City or Vicinity: Hawi

County: Hawaii **State:** Hawaii

Photographer: Tax Map

Date Photographed: 2009

Description of Photograph(s) and number: Vintage cow corral from the 1940s.

8 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch

City or Vicinity: Hawi

County: Hawaii **State:** Hawaii

Photographer: Tax Map

Date Photographed: 2009

Description of Photograph(s) and number: Building Number 5 showing shingles on wall.

9 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch

City or Vicinity: Hawi

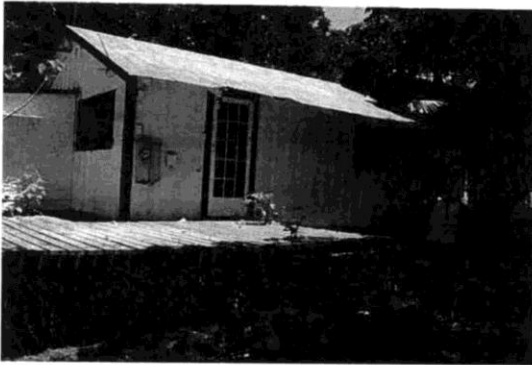
County: Hawaii **State:** Hawaii

Photographer: Tax Map

Date Photographed: 2009

Description of Photograph(s) and number: Building Number 5 showing different wall construction on opposite wall.

10 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch
City or Vicinity: Hawi
County: Hawaii **State:** Hawaii
Photographer: Tax Map
Date Photographed: 2009
Description of Photograph(s) and number: Building Number 4.
12 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch

City or Vicinity: Hawi

County: Hawaii **State:** Hawaii

Photographer: Tax Map

Date Photographed: 2009

Description of Photograph(s) and number: Building Number 4 from the left side.

13 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch

City or Vicinity: Hawi

County: Hawaii **State:** Hawaii

Photographer: Tax Map

Date Photographed: 2009

Description of Photograph(s) and number: Exterior of furo (Japanese style-bath house) adjacent to Building 4.

14 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch
City or Vicinity: Hawi
County: Hawaii **State:** Hawaii
Photographer: Tax Map
Date Photographed: 2009

Description of Photograph(s) and number: Building No. 2.
15 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch
City or Vicinity: Hawi
County: Hawaii **State:** Hawaii
Photographer: Tax Map
Date Photographed: 2009
Description of Photograph(s) and number: Interior, Building No. 2.
16 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch
City or Vicinity: Hawi
County: Hawaii **State:** Hawaii
Photographer: Tax Map
Date Photographed: 2009
Description of Photograph(s) and number: Original bathtub, Building 1.
17 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch
City or Vicinity: Hawi
County: Hawaii **State:** Hawaii
Photographer: Tax Map
Date Photographed: 2009

Description of Photograph(s) and number: Living room, building No. 1.
18 of 19.



Puakea Ranch
Name of Property

Hawaii, Hawaii
County and State

Name of Property: Puakea Ranch
City or Vicinity: Hawi
County: Hawaii **State:** Hawaii
Photographer: Tax Map
Date Photographed: 2009

Description of Photograph(s) and number: Lanai and view, Building No. 1.
19 of 19.



Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. fo the Interior, 1849 C. Street, NW, Washington, DC.

Mahamoku
Name of Property

Hanalei, Hawaii
County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. fo the Interior, 1849 C. Street, NW, Washington, DC.

ENVIRONMENTAL ASSESSMENT
PUAKEA GUEST RANCH

TMK: (3rd) 5-6-001:082
Puakea, North Kohala District, Hawai'i Island, State of Hawai'i

Appendix 4
SHPD Correspondence

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

August 10, 2009

LOG: 2009.3680
DOC: 0908RS10D

Cristie Cash and James Nelson
P. O. Box 6226
Hawi, HI 96719

Dear Ms. Cash and Mr. Nelson,

SUBJECT: PUAKEA RANCH
56-2864 Akoni Pule Hig H
TMK: (3) 5-6-001:082

The Hawaii Historic Places Review Board is pleased to officially inform you that at its hearing held on August 8, 2009, a decision was made to place the property described above on the Hawaii Register of Historic Places. The Board has also recommended to the State Preservation Officer that the property be nominated for the National Register of Historic Places.

If you have any questions, please contact Ross W. Stephenson at (808) 692-8028 or ross.w.stephenson@hawaii.gov.

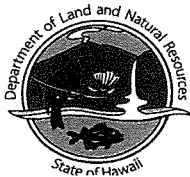
Sincerely yours,

A handwritten signature in cursive script, appearing to read "Kiyoshi Ikeda".

Dr. Kiyoshi Ikeda
Chairperson

Cc: Planning Department
County of Hawaii
101 Pauahi Street, Suite 3
Hilo, HI 96720

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEN C. KAWAHARA
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AQUATIC RESOURCES
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HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

DATE: July 28, 2010 **LOG:** 2010.2698
DOC: 1007RS53

TO: Christie Cash and James Nelson
Puakea Ranch
65-1126 Puu Opelu Road
Kamuela, HI 96743

SUBJECT: Section 6E-42 Historic Preservation Review / Puakea Ranch Rezoning Request and Future Restoration Projects
Permit: (None)
Owner: Christie Cash and James Nelson
Location: 65-1126 Puu Opelu Road, Kamuela, HI 96743
Tax Map Key: (3) 5-6-001:082

This letter is in response to your communication of July 15, 2010, received by our office on July 19, 2010, re your desires to both convert the Puakea Ranch property into a "Guest Ranch" through issuance of a Special Use Permit (SUP) Application and to undertake restoration of your ranch facilities. The area of potential effect would be the Ranch property itself.

Concerning the rezoning: we understand that four of your buildings are used as vacation rentals. The present zoning is AG-20. Under existing County of Hawaii law you are allowed one primary residence in the AG-20 zone. If any of the other three buildings are damaged by more than 50 per cent, you would not be allowed to reconstruct them. The SUP would allow you to insure your rentals.

At your initiative, the Puakea Ranch was placed on the Hawaii Register of Historic Places as No. 80-10-02-9071 on August 8, 2009. The property was inhabited by Native Hawaiians, paniolos, and sugar plantation workers and contains artifacts of each period.

SHPD determines that the **rezoning would have no effect on historic property** because it would have no physical impact and simply continue existing uses.

As for your desire to restore historic features of the property, we recommend two important steps:

- Have a qualified archaeologist conduct an archaeology inventory survey of the property. Very likely this would identify more resources and provide recommendations for preservation.
- Hire an architectural firm with expertise in historic preservation. Such experts can greatly facilitate the reconstruction process.

We can provide you with lists of archaeologists and architects who can help you.

We applaud the considerable research that you have already conducted on your property. We look forward to working with you, your archaeologist, and your architect. It is a great project.

Any questions should be addressed to Ross W. Stephenson, SHPD Historian, at (808) 692-8028 (office), (808) 497-2233 (cell), or ross.w.stephenson@hawaii.gov.

Mahalo for the opportunity to comment.

A handwritten signature in black ink, appearing to read "Pua Aiu".

Pua Aiu
Administrator,

108 signed out

In the event that historic resources, including human skeletal remains, lava tubes, and lava blisters/bubbles are identified during construction activities, all work should cease in the immediate vicinity of the find, the find should be protected from additional disturbance, and the State Historic Preservation Division should be contacted immediately at (808) 692-8015.

On Jul 23, 2018, at 1:25 PM, Downer, Alan S <alan.s.downer@hawaii.gov> wrote:

Aloha Christie:

My answers (together with my assumptions) are embedded in your email below. Please let me now if you have further questions.

Hope this helps.

Alan

From: Christie Cash [<mailto:christiecash@me.com>]
Sent: Monday, July 23, 2018 9:41 AM
To: Downer, Alan S <alan.s.downer@hawaii.gov>
Cc: Jeff Darrow <jeff.darrow@hawaiicounty.gov>; Yoon, Kaiwi N <kaiwi.n.yoon@hawaii.gov>
Subject: Fwd: Renting Historic Homes on Puakea Ranch

Aloha Alan,

Thank you for clarifying just a few more questions as we work toward submitting our special permit application.

Alan Haun & Associates contacted DLNR to discuss any requirements for SHPD-Architecture Branch compliance in support of the Special Permit application. Kaiwi called him back and indicated that No architecture study (SOI) was needed because the register nomination form essentially completes that process.

Agreed. An architectural inventory is not required.

Alan said Kaiwi questioned as to why one would do an archaeological inventory survey at all, since the entire property is already a historic site. I would assume just the area where the pavilion was built and any potential new construction sites, as if we were applying for a grading permit, would be the area to be covered in the AIS. The cost of this report varies significantly depending on the size and scope of the area specific being surveyed. I need to give the archeologist clear boundaries based on whatever SHPD -DLNR are requiring of us as it relates to the special permit area, non historic features and new construction only. I would like to request that SHPD-DLNR review our permit application and then determine the area needing an AIS. Is this possible?

An archaeological inventory survey is not required for the entire property. However, an archaeological inventory survey should be carried out for any area that will have new

ground disturbance, together with a reasonable buffer zone around the new disturbance. This must include areas, if any, where new underground utilities will be installed and where they will connect with existing utilities.

To the extent that this work relates to permitting the exiting pavilion, in order to determine the need for any archaeological work related to that I would need to have a description of that nature and extent of the ground disturbance associated with its construction.

Kiawi also shared with Alan that he thinks it is unlikely that the review board will grant a boundary amendment or reduction in the site area. Jeff Darrow is waiting for letter to add us to the Cultural Review Board tour on August 8th. I need to submit a letter to be added to this agenda if we are going for the size reduction from site to features and homes. The site size reduction, to just the existing historic features, not the entire 33 ac, was your recommendation.

I am aware that the Architecture Branch staff seems to feel that the Board will not approve your proposed boundary adjustment. SHPD has nothing to do with other than reviewing the proposed amendment. SHPD does not make a recommendation to the Board on nominations as the Board has made it clear that the decision is the Board's alone and does not want SHPD to make a recommendation; so we don't . We do, on those instances when the Board asks, advise the Board of what the regulations say or what NPS guidance is on an particular point. But the decision making is entirely prerogative of the Board. Mr. Yoon can't say what the Board will do, making any prediction is potentially misleading. Although I realize this is not helpful, but the only way to know what the Board will do is to present it for a decision.

A detailed site survey map of all historic features was submitted with the Historic nomination and is included in our file. SHPD archeologists visited the site as part of the nomination and have approved of the maps and details provided. Detailed historic and cultural information, articles, photos, maps, etc. relating to the property are included with our historic nomination. Would this not cover most of what is required in the CIS, similar to the SOI reports already done for the nomination?

CIS? Do you mean AIS? Is you mean AIS, I recommend that you have Dr. Haun contact Dr .Susan Lebo, SHPD's Archaeology Branch chief to discuss what, if anything, additional information needs to be incorporated into the documentation submitted for your project. While I think the documentation of the historic features on the surface is complete, archaeology often has minimal surface manifestation, so relying on identification of obvious architectural featur alone may not be sufficient.

Can you please comment on and clarify these questions for us as we are in full swing of the special permit application process and trying to expedite as much as possible.

Thank you so much for you help.

Aloha,
Christie
>

Begin forwarded message:

From: "Downer, Alan S" <alan.s.downer@hawaii.gov>
Subject: RE: Renting Historic Homes on Puakea Ranch
Date: July 18, 2018 at 7:59:21 PM PDT
To: Christie Cash <christie@puakearanch.com>
Cc: "Yoon, Kaiwi N" <kaiwi.n.yoon@hawaii.gov>

Aloha Christie:

I'm not sure I understand why you are asking SHPD this question. As long as the historic homes are outside of the area in which construction will occur, it would seem to me that the historic homes need not be included in the permit application. But the area covered and what needs to be in your permit application is a matter for the County, not SHPD.

Let me know if I've misunderstood your question.

Alan

-----Original Message-----

From: Yoon, Kaiwi N
Sent: Tuesday, July 17, 2018 3:43 PM
To: Downer, Alan S <alan.s.downer@hawaii.gov>
Subject: FW: Renting Historic Homes on Puakea Ranch

aloha e Alan,

As this project may or soon to be in litigation, I defer to your comments.

mahalo, Kaiwi

-----Original Message-----

From: Christie Cash [<mailto:christiecash@me.com>]
Sent: Tuesday, July 17, 2018 10:40 AM
To: Yoon, Kaiwi N <kaiwi.n.yoon@hawaii.gov>
Cc: Jeff Darrow <jeff.darrow@hawaiicounty.gov>; Horace Yanagi <hyanagi@hawaiicounty.gov>; Wilson, Kelly <Kelly.Wilson@hawaiicounty.gov>; Christina Ohira <cohira@starnlaw.com>

Subject: Renting Historic Homes on Puakea Ranch

Aloha,

I have some questions regarding the existing historic homes that are being used as vacation rentals as they relate to our special permit application.

I was not planning on including the existing historic homes in the special permit because they are considered legal non conforming homes, allowing me to rent them with out a special permit. My understanding is these homes are now grandfathered into this property any may be rented legally, on going, without a special permit.

The special permit relates specifically to the 15 ac space where “non AG activities” would be allowed on the property. New building plans will be included in the Special Permit application, having nothing to do with the existing historic homes or historic register.

What, if anything else, is required of me to submit to the county, as it relates to continuing to short term rent the existing 5 historic structures without issue and not including them in the special permit.

Thank you,
Christie

November 26, 2018

Dr. Alan Downer, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
601 Kamokila Blvd., Suite 555
Kapolei HI 96707

Subject: TMK: (3) 5-6-001:082 Puakea Ahupua'a, North Kohala, the Historic Puakea Ranch, SHPD Site Number: 50-10-35-9109 as a re adaptive use as a "Guest Ranch" with issuance of a Special Permit.

Dear Dr. Downer,

I am writing for formally request a letter of no significant impact from SHPD with regard to operating Puakea Ranch as a "Guest Ranch", offering short term over night accommodations and activities to visitors and the community.

Four of the existing historic structures have been restored and are meticulously cared for to accommodate a discerning guest. While the homes do not offer A/C or closets, they are charming for a shorter stay, allowing us to manage maintenance and repairs on an uncommon schedule of constant care. This attention to detail and cleanliness ensures the prolonged legacy of this important site in Hawaii's sugar and ranching histories.

The 100+ year-old vegetation that surrounds the entire 33 acre property is an unparalleled location for enjoying the outdoor beauty of North Kohala in a park like setting. Towering Mango and Monkey Pod trees planted over 100 years ago offer welcoming shaded areas with sweeping ocean views. Large vegetable gardens, fruit trees of all varieties, pineapple groves, lavender groves and farm fresh eggs are all part of the rich agricultural and historic experience we offer to our guests. Horse back riding, equine therapy, gardening, canning, cooking, yoga, painting, pottery and other creative enrichment activities and programs will be made available to our guests and community within a special permit.

We have created a living legacy that tells the story of the Puakea Ranch beginning in 1850 when Dr. James Wight arrived in Mahukona. Puakea Ranch serves as a reminder to all who visit, the dedication, simple living and love that was poured into the land, the animals, and the merging cultures coming to Hawaii Island to serve the sugar and ranching industries. North Kohala was then and still remains a true melting pot of culture and humanity.

It is our intention is to continue to support and protect these historic homes by allowing guests to enjoy them while also learning about the stories of the people who once lived in and created them.

Many of the historic structures that once graced these 33 acres have been lost to time. Foundations, vintage photos and verbal memories from Thema, Masa, Margaret and Robert Kawamoto, detailing their memories of what once was, are all that remains. I am deeply grateful I was able to meet with these people and they have shared valuable family photos that I am now able to share with our guests, keeping the history alive.

The remaining historic buildings are clearly identified for our guests. Any new additions are also clearly identified as such. The true significance of this property is the multiple generations of families who lived and worked this land and who helped shape the community of North Kohala beginning in the mid 1800's. Without properties like Puakea Ranch and our efforts to save the rest of the structures from the ravishes of time, salt, wind and rain, Puakea Ranch would be nothing more than another "Gentlemen's Ranch" with one NEW Grand Home, closed to the rest of the word and this community.

This site is currently zoned AG 20 allowing only one home. All of the structures would have been torn down to make room for a new single-family residence, much like the surrounding neighboring lots. I have jumped through so many hoops with the county just to save this property and the legacy of the men and woman who helped shape a new culture in Hawaii.

My efforts with the State and County are to ensure Puakea Ranch continues to perpetuate the legacy of pre contact, sugar, ranching and the Paniolo history in North Kohala. Masa Kawamoto was honored as "King of the Cowboys" and won many top honors through out his career as a lifetime Parker Ranch cowboy along with his older brother Yoshi Kawamoto. Puakea Ranch acts as a living museum where guests come face to face with the vintage photos of the original Paniolo's who built the homes and stacked the rock on the walls that our guests inhabiting. The art form of traditional tree saddles and hand woven rawhide ropes are part of the décor in the homes, honoring this fading Hawaiian Paniolo tradition.

Through my research, I have uncovered and saved for the future of Hawaii preservation, newspaper articles, historic photos, video recordings and verbal accounts of Puakea Ranch and the surrounding area, dating back to the 1850's. This information is a "time capsule" of the history of Puakea Ranch. Housing this information, photos and physical works salvaged from the grounds, for future generations is the gift of Puakea Ranch to our community.

The ongoing and constant up keep and care needed to manage this property is immense and expensive. It takes a village of committed people who work both for the love of the property and the community but also to make a living. Many people within our community benefit from the employment opportunities Puakea Ranch offers. Opening and sharing this property with visitors and hosting special occasions like elopements, family reunions or 1st birthday parties are necessary to financially support this property. This in turn contributes to the overall economy of not only North Kohala, but our entire island.

The physical aspects of Puakea Ranch will no doubt be altered over time. Change is never easy when our hearts are attached to something. The history of Puakea Ranch and the men and women who put their stamp on this land will forever be remembered through my efforts of documentation and preservation.

This property and land has never stopped changing. From a Hawaiian community, to a sugar mill community to a ranching community, to single family homes to subdividing and "Mc Mansions" being built all around it, there has been constant change.

My efforts to restore the structures, put the property on the historic register and support the ongoing up keep with a small business, inline with our community values, that is now a gathering place for community events and offers employment opportunities to local residence of North Kohala, is truly an asset to the island of Hawaii. It is my sincere hope that SHPD recognizes the value and importance of a special permit to allow me to operate Puakea Ranch as a business advertised as a "Guest Ranch". In my opinion, this is the highest and best use for Puakea Ranch into the future.

My intention with any construction is to adhere to the plantation era vernacular. Further, I am always looking for an opportunity to recuse a building in need and consider re locating a historic structure to the property that reflects the North Kohala Architecture of the periods between 1850-1950, in line with all remaining structures on site.

I have attached the letter from Haun & Associates which includes a site map. I have also attached a building chart detailing the entire 33-ac property, all historic structures, remaining foundations and proposed/potential new or recycled structures of the future.

Also attached are photographs of the existing un permitted pavilion structure as referred to in in the field inspection letter from Haun & Associates.

I understand that any future new construction will require a SHPD 6 E 3 review process. We are completing an Environmental Assessment and AIS field inspections. Those detailed reports will be submitted prior to the Special Permit Application. The AIS detailed written reports will be done in approximately 1 week.

If there is any more information and or documentation you feel you need to support my request, please let me know.

Thank again for all of your time and effort.

With aloha,

Christie Cash

Puakea Ranch

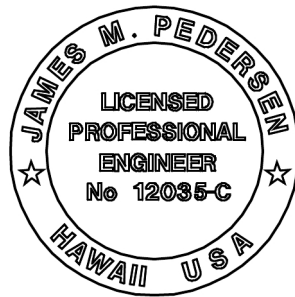
ENVIRONMENTAL ASSESSMENT
PUAKEA GUEST RANCH

TMK: (3rd) 5-6-001:082
Puakea, North Kohala District, Hawai'i Island, State of Hawai'i

Appendix 5
Traffic Assessment Report

Traffic Assessment Report
for Puakea Guest Ranch

Puakea, North Kohala District, Hawaii County
TMK: (3)5-6-001:082



This work was prepared by me or
under my supervision and
construction of this project
will be under my observation.

A handwritten signature in black ink, appearing to read "JMS", written over a horizontal line.

JAMES M. PEDERSEN P.E.
Expires: 04/30/2020

NOVEMBER 18, 2019

JPE
CIVIL AND ENVIRONMENTAL ENGINEERING
POBOX 551751
Kapa'au HI 96755
808-854-4888

INTRODUCTION:

This report summarizes the findings of a traffic assessment for the proposed Puakea Guest Ranch. This Traffic Assessment generally describes the anticipated impact to traffic based upon when the project is completed. Comments provided by the Hawaii State Department of Transportation dated January 7, 2019 and October 9, 2019 were reviewed and incorporated into this report.

PROJECT DESCRIPTION:

The owners are requesting a Special Permit for use as a Guest Ranch, which would continue vacation rentals and provide facilities that would allow for various functions including weddings and community events. The project involves the adaptation of existing Puakea Ranch structures, four of which are currently used as vacation rentals, and construction of new ones, to develop a Guest Ranch.

The Guest Ranch would be able to accommodate as many as 38 guests in the seven rental units and event area, an increase from the current limit of 18. It would host group activities such as weddings and family reunions, which would be accommodated in the new event area. A maximum number of persons on property at any given time for private guest events will be limited to 100 additional non-guests. Events with more than 38 attendees will be limited to 9am - 8pm, (Sunday - Thursday), 9am-10pm (Friday, Saturday).

Obtaining the Special Permit would allow the Guest Ranch to offer activities, opportunities and events to guests, local schools, community and seniors groups to experience ranch life and learn about the history of the surrounding area, plantation life, the Paniolo, Japanese and native Hawaiian cultures that make North Kohala what it is today. The Puakea Guest Ranch would like to host up to two community events annually that will allow up to 350 guests. For these one-day community events, event hours will be limited to 9am-9pm (Sunday), 9am-10pm (Friday and Saturday).

The Puakea Guest Ranch is located in North Kohala on Hawai'i Island, approximately two miles before Hawi Town, Tax Map Key (TMK) (3) 5-6-001:082 (see Figure 1). The 32.4 acre parcel is approximately 1.4 miles inland from the coast, immediately mauka of Akoni Pule Highway, State Route 270. There is one proposed access point to the parcel off the mauka side of Akoni Pule Highway. It is an existing paved driveway near the 18 mile marker.

EXISTING TRAFFIC CONDITIONS:

Akoni Pule Highway, State Route 270, is a facility under the control of the Hawai'i State Department of Transportation (HDOT). It provides access to Kawaihae Harbor and also serves as the belt road to Hawi town. It is classified as a Rural Minor Arterial. It is a two-lane undivided State highway with 12' wide lanes and paved shoulders. The posted speed limit along the main stretch of this roadway is 55

miles per hour (mph) with a gradual decline to 25 mph near towns. The posted speed limit at the entrance to the project site is currently 55 mph, although there has been a proposed reduction to 45 mph for this area. Directional traffic is generally symmetric for this area of Route 270.

The existing traffic volume data is published by the HDOT as an Annual Average Daily Traffic Count, or AADT, which is a measure of the average number of cars that travel on that section of roadway in a given day. HDOT gathers AADT through a combination of permanent, in-ground traffic counting stations, overhead cameras, and temporary traffic counters or tubes. The 2017 HDOT data for this stretch of Akoni Pule Highway shows an AADT of 3,100 (see Figure 2).

HDOT has not published Future Baseline Traffic Reports for Akoni Pule Highway. Regardless, it is expected to remain as a minor arterial with minimal increase in use. The North Kohala District has recently seen relatively minor growth rates around 1.05%. Most of that growth activity has been, and is predicted to be, located south of this project site.

The access to Puakea Bay Ranch subdivision is on the west side of the same intersection. There are no traffic controls at this intersection. Traffic to and within Puakea Bay Ranch subdivision is extremely low and does not present traffic congestion problems. Puakea Bay Ranch is comprised of 42 parcels. Currently there are less than twenty homes in the development. The gatehouse at the entrance is manned seven days a week with 24 hour key code access for the owners.

The Puakea Ranch access includes an easement to allow for shared access to the two parcels mauka of the project site. Currently those two lots are undeveloped, traffic is accordingly insignificant.

PROJECT TRAFFIC:

The proposed project will generate an increase in vehicle traffic on Akoni Pule Highway once the Guest Ranch is in operation. Access to the project site is on the mauka side of Akoni Pule Highway approximately 0.1 mile past the 18 mile marker.

Puakea Ranch currently employs a crew of eight part time staff, two full time salary employees and pulls from local outside contractors as needed. When the Guest Ranch is operating an additional five employees are anticipated. Typical work hours are between and would continue to be between 8:00am and 4:00pm. The increase in daily round trips is expected to be 10 round trips per day representing less than 1% of the current traffic load on Akoni Pule Highway.

The guest traffic is more generalized. For current rentals, Puakea Ranch typically sees one vehicle per each of the four rental units. These guests may leave once or twice a day. With the increase to seven units, the guest traffic is expected to approximately increase by five round trips per day. Again, representing less than 1% of the current traffic load on Akoni Pule Highway.

Hosted events represent a more significant impact. For a typical guest event, Puakea Ranch anticipates approximately five vendor vehicles in and out along with an additional 20-25 vehicles for attendees. Event traffic is typically focused around sunset hours, approximated to be between 4:00pm and 9:45pm. Event guests usually car-pool and/or organize shuttles. This practice will be encouraged. The 30 round trips for that day of the event still represent less than 1% of the current traffic load on Akoni Pule Highway.

The large community events represent the greatest expected impact. These one-day events are to be limited to only one or two per year. The owner plans to coordinate with traffic services in order to ensure the free flow of vehicles through the project entrance. An event like this is expected to host up to

eight vendor vehicles and approximately 88 attendee vehicles. These round trips focused on only one or two days per year only represent 3.5% of the current traffic load on Akoni Pule Highway.

The typical trigger for preparing a Traffic Impact Report (TIR), contained in the HDOT Best Practices for Traffic Impact Reports, is 100 or more new peak hour trips or 500 daily trips. The relatively minor increase due to this project does not register that trigger and is therefore not expected to cause a significant impact.

ACCESS TO AKONI PULE HIGHWAY:

The existing driveway appears adequate to serve the proposed project. According to HDOT records, the paved driveway is the original constructed in 1972 and is 18' wide. It is fully paved the approximately 100' through the property line and has tapered radii extending both directions.

HDOT Highways Hawaii District Engineer will be consulted regarding any improvements to the access to Akoni Pule Highway, Route 270. No parking will be allowed along Route 270.

This stretch of highway is relatively wide open with well maintained mowed grass beyond the shoulders. Site distances are easily pushing 1000' in both directions. The owner has expressed interest in installing a STOP line to encourage guests leaving the property to fully stop prior to approaching the highway access. No parking is allowed along Route 270.

There is a potential for project-induced secondary effects on Route 270 traffic safety during hosted events. If traffic issues attributable to the site operations are identified, the owners will mitigate the impact to the satisfaction of HDOT, Hawaii District Engineer. A permit to perform work upon state highways will be submitted for any work within the highway right-of-way.

CONCLUSION:

Project related traffic is not expected to have any significant impacts to Akoni Pule Highway due to the low volume of employees and guests that would access the site. HDOT Highways Hawaii District Engineer will be consulted regarding any improvements to the existing access to Route 270.

REFERENCES:

Hawai'i Department of Transportation, Hawaii Department of Transportation Best Practices for Traffic Impact Reports, May 2011.

Hawai'i Department of Transportation, Hawaii Department of Transportation Highways Program Status, 2017, (histategis.maps.arcgis.com).

The Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, 2012.

Hawai'i Department of Transportation, Hawaii Department of Transportation Guidelines for Project-Level Traffic Forecasting , December 2015.

County of Hawai'i, Department of Finance, Real Property Tax Division, 2018.

County of Hawai'i, Planning Department, General Plan, 2005.

Belt Collins & Associates, Final Environmental Assessment, 1993-05-08-HA-FEA-Puakea-Bay-Ranch-Passive-Park, 1993.

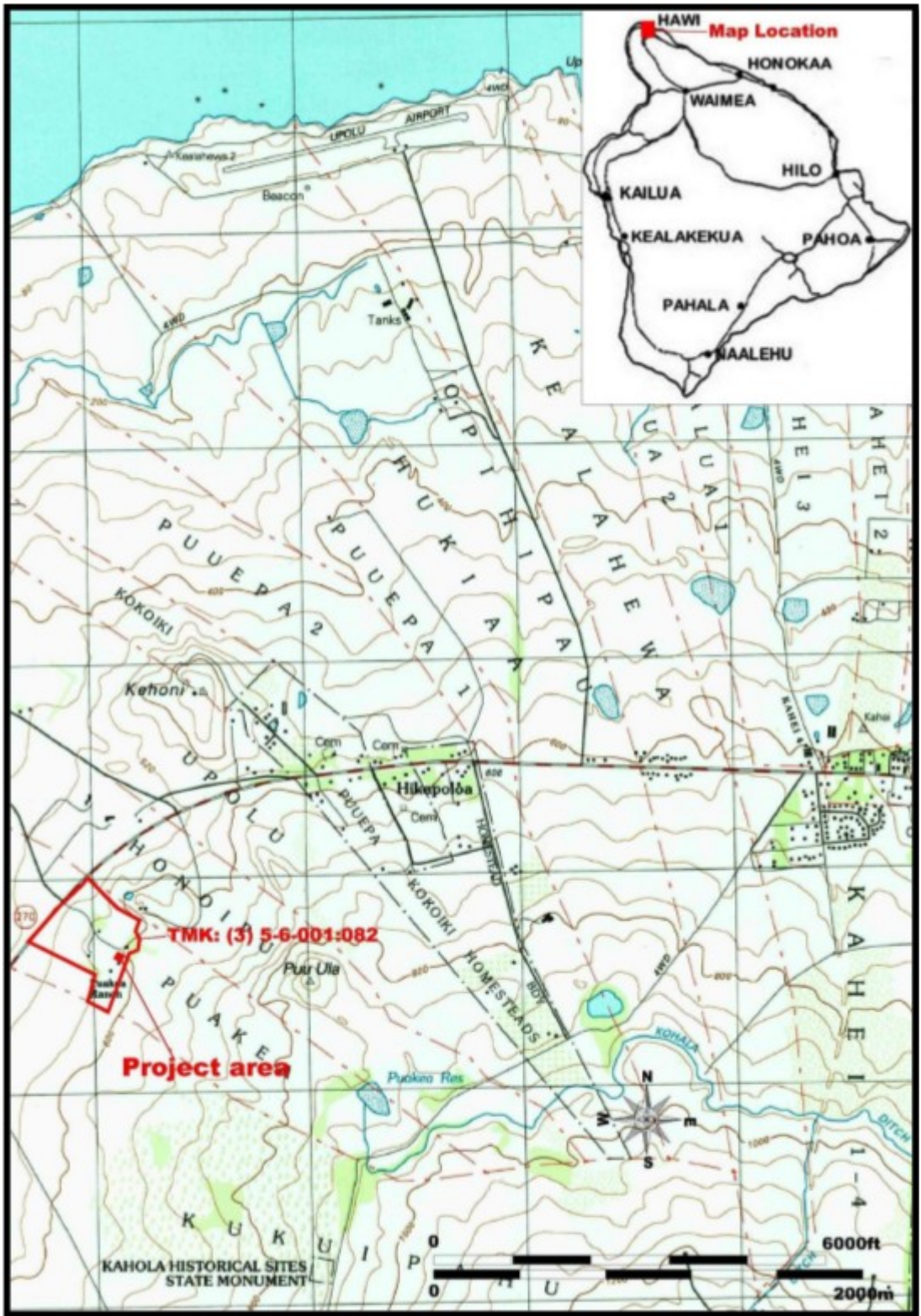


FIGURE 1: VICINITY MAP

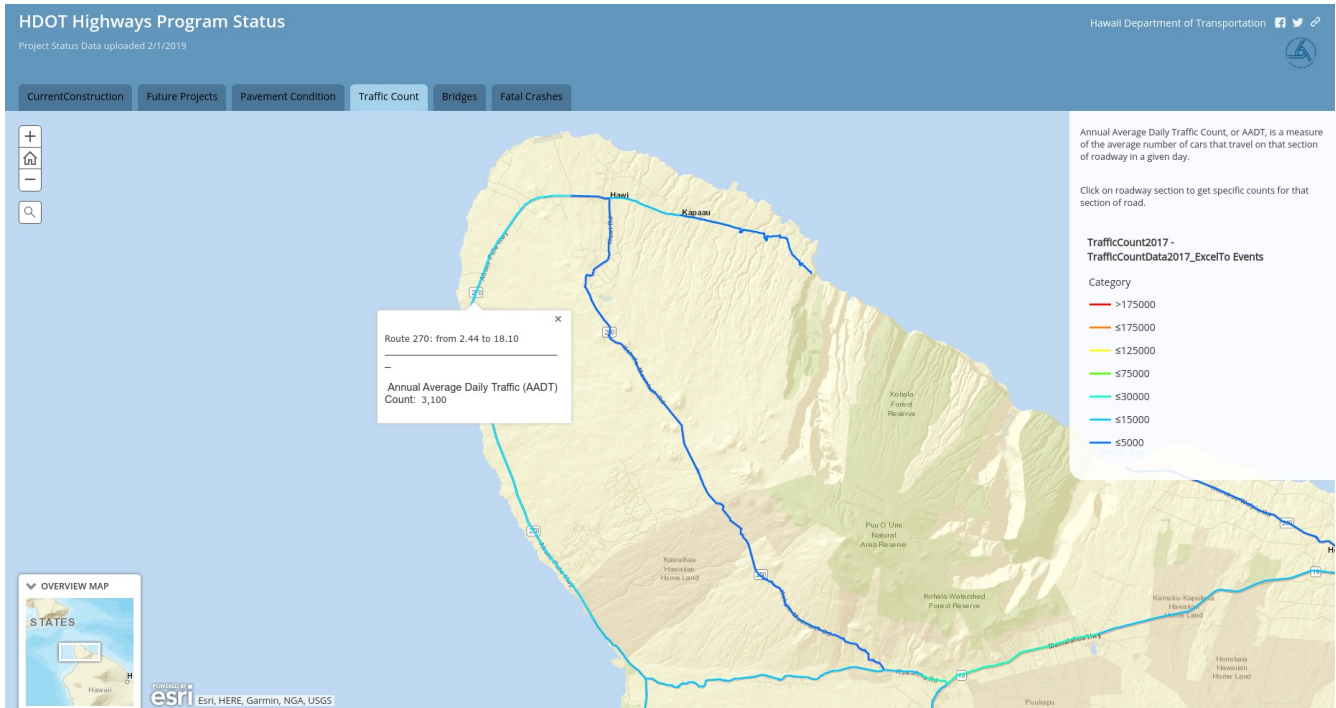


FIGURE 2: HDOT TRAFFIC COUNT

Puakea Guest Ranch Environmental Assessment

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