

JOHN WAIHEE
GOVERNOR OF HAWAII



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

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

MANABU TAGOMORI
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AQUATIC RESOURCES
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CONSERVATION AND
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DEC 27 12:57

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

DEC 26 1991

FILE NO.: HA-11/18/91-2537
DOC. NO.: 2321E

MEMORANDUM

TO: The Honorable Brian J. J. Choy, Director
Office of Environmental Quality Control

FROM: William W. Paty, Chairperson
Board of Land and Natural Resources

SUBJECT: Document for Publication in the OEQC Bulletin
Environmental Assessment for After the Fact Conservation
District Use Application HA-2537 for a Passive Park
Puakea, Hawi, Hawaii
TMK: 5-6-02: 42

The above mentioned Chapter 343 document was reviewed and a negative declaration was declared based upon the environmental assessment provided with the CDUA.

Please feel free to call me or Ed Henry of our Office of Conservation and Environmental Affairs, at 587-0377, if you have any questions.

241

1992-01-23-HI-FEA- *Passive Park Ukaea Ranch Passive Park Puaken Ranch*
Passive Owners Assn. After the fact CDUA
 February 1983
 1992

FILE COPY

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

FOR DLNR USE ONLY

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

DEPARTMENT MASTER APPLICATION FORM

(Print or Type)

HA-2538

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

Name GEORGE EDWARD ISAACS and SHIRLEY MAE ISAACS
 Address P. O. Box 879
Kapaau, Hawaii 96755

Telephone No. 889-6102

SIGNATURE _____

Date _____

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

Name Same

Address _____

Telephone No. _____

Interest in Property _____

(Indicate interest in property; submit written evidence of this interest)

*SIGNATURE George Edward Isaacs 10/31/91

Date Shirley Mae Isaacs 10-31-91

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

III. **TYPE OF PERMIT(S) APPLYING FOR**

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

IV. **WELL OR LAND PARCEL LOCATION REQUESTED**

District North Kohala

Island Hawaii

County Hawaii

Tax Map Key (3)5-6-2:41

Area of Parcel 6.069 acres
 (Indicate in acres or sq. ft.)

Term (if lease) _____

V. ENVIRONMENTAL REQUIREMENTS

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

An Environmental Assessment for a single family residence and related improvements, including guest quarters, swimming pool, landscaping, a kennel and corral, was previously submitted to State Department of Land and Natural Resources (DLNR) in 1984, and by letter dated May 3, 1984, the Chairman of the Board of Land and Natural Resources (BLNR) issued a negative declaration for the proposed action pursuant to Section 1:30 of the EIS Regulations.

The present Environmental Assessment, attached to this application as Exhibit A, adds those improvements related to the single family residence which were not included in the original assessment and previous Conservation District Use Application (CDUA), and includes additional proposed improvements which are being proposed in the current CDUA.

VI. SUMMARY OF PROPOSED USE

The applicants, George and Shirley Isaacs, are requesting that a Conservation District Use (CDU) permit be issued to legitimize certain improvements on their property which were constructed in conjunction with their residence from 1985 to 1987. The property is identified as Tax Map Key: 5-6-02:41 (Lot C-1) and has an area of 6.069 acres. The residence is constructed on approximately 0.31 of an acre and the accessory uses were constructed on approximately 0.33 of an acre, a total coverage of about 0.64 of an acre. With landscaping for the residence, total coverage would be over nine-tenths of an acre. Refer to Figure 1, Location Map for a map indicating the general location of Puakea Bay Subdivision. The project property is located on the makai southern corner of the subdivision.

The applicants completed the construction of their residence with related improvements, including the main house, porte cochere, garage, bedroom wing (or guest quarters), swimming pool, kennel, driveway and landscaping, in 1987 pursuant to CDU permit No. HA-3/21/84-1681. Prior to the construction of the residence, construction plans depicting the residence floor area of 10,912 square feet and accessory floor area of 4,865 square feet or a total area of 15,777 square feet were approved by the Chairman of the Board of Land and Natural Resources

on July 5, 1985 and the County of Hawaii Building Department on July 12, 1985. (See Exhibit B, Approved Residence Site and Construction Plans).

In addition, the applicants constructed an 8-foot wide shoreline access trail for public use in 1985 pursuant to CDU Permit No. HA3/21/84-1681 and SMA Use Permit No. 202. The location and condition of the access trail was approved by the County Planning Director on March 18, 1986. Refer to Figure 2, Land Use for a map showing the existing residence and related improvements.

Because of a complaint filed by a community group regarding propriety of the construction and use of their residence within the Conservation District, the applicants discovered that there were certain discrepancies between the permits issued and the improvements made. These discrepancies, for which the subject CDU permit is being requested are described below:

1. The approved construction plans for the residence provided for a covered walkway between the main house and the bedroom wing or guest quarters; however the walkway was never constructed (See Exhibit B).
2. CDU Permit No. HA3/21/84-1681 authorized the construction of a kennel. Plans for the kennel were not included in the approved construction plans, although the kennel was constructed along with the residence.
3. CDU Permit No. HA3/21/84-1681 authorized the construction of a corral. This improvement was never constructed; nor do the applicants intend to construct this feature.
4. A tennis court, three walkways, and a lookout/sunning pad with spotlights were constructed in conjunction with the construction of the residence, although these improvements were not authorized under CDU permit No. HA-3/21/84-1681.
5. The public access trail is located mauka of the authorized easement under CDU permit No. HA-3/21/84-1681. The portion of the access trail that is located outside of the easement is situated beyond the Conservation District and in the Agricultural District on the adjoining parcels owned by the applicants.

Refer to Figure 3, Approved Improvements & Improvements without Approval, for a map indicating all of the improvements constructed and their approval status.

The applicants are also proposing to construct a four and one-half foot high wood fence extending for a distance of approximately 100 feet in the area immediately to the south of the tennis court and a barbed wire fence and "No Vehicles" sign along the 8-foot wide easement leading to the shoreline on the property's southern boundary. The proposed wood fence is intended to keep cattle out of their property. The barbed wire fence would extend approximately 300 feet with the sign posted near the mauka property line. The wire fence and sign are intended to keep unauthorized vehicles off of the pedestrian access easement.

INFORMATION REQUIRED FOR ALL USES

I. DESCRIPTION OF PARCEL

A. Existing Structures/Use

Currently existing on the property are a main house, bedroom wing, porte cochere, garage, swimming pool, kennel, driveway, tennis court, lookout with spotlights and landscape improvements around the residence, which include coconut trees, various low shrubs, hedges, lawn grass, ground cover and fencing (CRM wall and barbed wire). Refer to Figure 2, Existing Land Use for a map indicating all of the existing structures and uses on the property. The property is only used for residential purposes.

The residence, as constructed, with residence floor area of 10,912 square feet and accessory floor area of 4,865 square feet or a total area of 15,777 square feet, conforms in size to the measurements depicted on the construction plans approved by the Chairman of BLNR on July 5, 1985. See Exhibit B for approved residence plans and Exhibit D for existing conditions.

An office on the ground floor was constructed in accordance with the approved construction plans (page A-5 of the plans). The applicants maintain two offices in the States of Nevada and Idaho, and the office in this residence is not used for commercial purposes.

A "sand box", consisting of sand deposited on the property, had been created near the southern end of the property near the shoreline in early June, 1991; however, after the applicants discovered that State and County permits had been required for the deposit of sand on their property, the sand was subsequently removed and the property returned to its original condition by June 18, 1991.

B. Existing Utilities

Public utilities including water, electricity and telephone service are currently available to the residence. The electrical and telephone overhead lines are connected from the highway and extend mauka-makai along the southern border of the Puakea Bay Ranch Subdivision. The lines go underground at the subdivision's 50-foot wide right-of-way near the makai border of the development and on to the residential site. An

electric meter for the residence is located at the subdivision's 60-foot and 50-foot rights-of-way intersection.

Water is provided by the County Department of Water Supply. The absence of a wastewater treatment system in the North Kohala region has resulted in the use of cesspools or septic tanks for wastewater disposal. The residence is serviced by a private wastewater disposal system.

C. Existing Access

Access to the Puakea Bay Ranch Subdivision is from Akoni Pule Highway, which is located on the subdivision's mauka border. The private roads within the subdivision have 60-foot wide and 50-foot wide rights-of-way. Access to the residence is at the makai end of the 60-foot wide road by means of a 20-foot wide access easement. This access easement traverses a 13.4-acre shoreline parcel.

The 8-foot wide public access easement was authorized under CDU Permit No. HA-3/21/84-1681 and is designated on the final subdivision plat map for the residence site and Puakea Bay Ranch Subdivision. A copy of the final plat map was submitted to DLNR to satisfy the access condition of the above-mentioned CDU permit.

D. Vegetation

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

Since the construction of the residence, some of this vegetation have been removed and replaced by the residence. Other areas have been replaced with landscape improvements around the residence, which include planting of coconut trees, various low shrubs and hedges, lawn grass, ground cover and fencing (CRM wall and barbed wire). Nearly all of the mature trees were retained that were existing on the property before construction of the residence. The landscaped areas are indicated on Figure 3.

E. Topography

The project site has an average slope of approximately 12%. The property is relatively rocky. A shallow gully that once was the outlet for the Kohala Ditch System cuts through the parcel.

F. Shoreline Description

The shoreline, following the highwater mark at the seashore, is described on Figure 2. It has not been certified by the Board of Land and Natural Resources (BLNR). The shoreline varies from high seacliffs (approximately 60 to 65 feet high) along the northern and central portions of the property to a rocky beach line on the southern portion.

A lookout and walkway appear to be constructed within the 40-foot setback. Refer to Figure 2. A complaint was filed previously and a County enforcement officer inspected the site. The officer said he "feels that the structure is forty feet from the mean highwater mark," but he could not measure it. If the lookout is found to be within the 40-foot setback area it will be moved out of this area to a spot south of its present location.

G. Existing Covenants, Easements, Restrictions

An eight-foot wide public access easement with signage was created as a condition of the SMA approval for the Puakea Bay Ranch Subdivision. This easement was subsequently authorized under CDU Permit No. HA-3/21/84-1681.

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

"Plaintiff hereby grants to the State of Hawaii a five-foot wide pedestrian right-of-way situated along the seaward (westerly) boundary of Grant 744. Access to this right-of-way shall be a five-foot pedestrian right-of-way along the seaward (westerly) boundary of Lot 19-B as shown on Map 34 with Land Court Application 1120

to the intersection of the seaward boundaries of Lots 19-B and 19-A, as shown on said map; provided, however, that the Plaintiff or his successors in interest or assigns may at any time relocate pedestrian access to the seaward boundary of Grant 744 or Lot 19-B, subject only to the consent of the State, which consent will not be unreasonably withheld. It is the purpose of this agreement to provide pedestrian access to the seaward boundary of Grant 744 from the existing Coast Guard Loran Station." [emphasis added]

The existing eight-foot wide public access trail including a barbed wire fence along its makai border is not located entirely within the boundaries of the easement designated on the maps filed with BLNR and the County of Hawaii, and is partially outside of the Conservation District boundaries. It was relocated in various areas to provide a safer and more traversable route and to avoid an archaeological site. The existing public access trail was, however, field checked by the County Planning Department on November 27, 1985, and approved by the County Planning Director on March 18, 1986.

A portion of the tennis court is located within the legal public access easement. It also is located on the property line with a portion of it within the State Agricultural District and adjacent lot. The adjacent lot is owned by the applicants. The 7,500 square foot tennis court was constructed in place of the corral which would have taken up one and a half acres of land.

Puakea Bay Ranch, including the applicants' property is subject to The Declaration of Covenants, Conditions and Restrictions for Puakea Bay Ranch. This document specifies restrictions on land uses within the development.

H. Historic Sites Affected

There are three archaeological sites located on the subject property; these are Site K-12, Site K-33 and Site K-34.

Site K-12 is the Honoipu Rock Gardens which are similar to the Hawaiian agricultural "knoll gardens" found in the Lapakahi area to the south of the project site. These gardens illustrate the use of gardening techniques. The gardens in the project site consist of stone alignments and circular arrangements with hollow centers, and are located along the side of a small gully facing the sea.

Site K-33 is a low stone-walled, C-shaped shelter that is most likely related to World War II military activities along the coast. This is suggested by the curvature of the wall, which opens inland, rather than seaward as do most aboriginal shelters.

Site K-34 consists of two small areas of cultural deposits visibly eroding in the beach face immediately seaward of the coastal trail. Though a few pieces of shell midden were seen on the surface in the general vicinity, no definite subsurface cultural deposits were identified.

Sites K-33 and K-34 have not been affected by the residence and associated improvements because the sites are located in the southern portion of the property that is still untouched.

In January 1983, Paul Rosendahl performed an archaeological field inspection of the proposed residential site. The results of this survey were "negative;" no archaeological structural remains were discovered during the inspection. A letter confirming these negative findings from Paul Rosendahl dated January 13, 1984, is attached to the environmental assessment. The area of the residential site was carefully defined during the inspection so that no encroachment occurred on the limits of the garden site.

The location of the tennis court was inspected on September 21, 1985 by William Barrera of Chiniago Inc., an archaeological consulting firm. A letter, stating that the site was inspected and that construction of the tennis court could proceed, is attached as Exhibit C.

II. DESCRIPTION

The applicants have constructed a residence for their use. This residence has a total area of 15,777 sq. ft., 10,912 sq. ft. of residence floor area and 4,865 sq. ft. of accessory floor area. The footprint of the three-story main house is approximately 4,400 sq. ft and the footprint of the two-story bedroom wing is approximately 1,300 sq. ft. The plans for this residence were approved by the Department of Land and Natural Resources on July 5, 1985 and the County of Hawaii, Building Department on July 12, 1985. Refer to Exhibit B, Approved Residence Plans.

The approved residence consists of a three-story main house, porte cochere, garage, two-story bedroom wing or guest quarters, swimming pool, a

kennel, driveway and landscaping. The driveway includes a cattle guard. The covered walkway between the main house and the bedroom wing was shown in the approved plans, but was not constructed. Also constructed but not receiving approval were three walkways, a tennis court, and a lookout/sunning pad with spotlights. Conservation District Use approval is being sought for these improvements in this Conservation District Use application.

An 8-foot wide public access easement was authorized under CDU Permit No. HA-3/21/84-1681. This legally described 8-foot wide public access easement was relocated mauka to provide a pathway that could be safely and easily traversed.

The applicants are also proposing to construct a four and one-half foot high wood fence extending for a distance of approximately 100 feet in the area immediately to the south of the tennis court and a barbed wire fence and "No Vehicles" sign along the 8-foot wide easement leading to the shoreline on the property's southern boundary. The proposed wood fence is intended to keep cattle out of their property. The barbed wire fence would extend approximately 300 feet with the signs posted near the property's mauka boundary. This wire fence is intended to keep unauthorized vehicles from entering the property. The shoreline access is for pedestrian use.

III. COMMENCEMENT AND COMPLETION DATES

A. Commencement Date

Construction of the residence commenced on September 4, 1985. Construction of the new proposed improvements will commence after all the required State and County permits and approvals are obtained.

B. Completion Date

The residence was completed on February 13, 1987. The new improvements will be completed 6 months after the commencement of construction.

IV. TYPE OF USE REQUESTED

A. Conditional Use

The proposed project area is within Subzone R, Resource.

B. Area of Proposed Use

The area of the residential use and its accessory facilities is approximately nine-tenths of an acre. This area includes the approved residence, bedroom wing, swimming pool, kennel, landscaping and the driveway as well as the tennis court, lookout and three walkways.

C. Name and Distance of Nearest Town or Landmark

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

D. Boundary Interpretation

The existing residence is clearly within the Conservation District and is subject to Conservation District rules and regulations. No boundary interpretation was obtained for this project. The shoreline of the property has been identified and mapped, but has not been recently certified by BLNR.

E. Conservation District Subzone

The Conservation District Subzone is R, Resource.

F. County General Plan Designation

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

V. FILING FEE

A filing fee of \$50.00 is enclosed.

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

INFORMATION REQUIRED FOR CONDITIONAL USE ONLY

I. PLANS

A. Area Plan

See Figure 2, Existing Land Use.

The following is a list of owners of properties adjoining TMK: 5-6-02:41:

Puakea Bay Owners
Puakea Bay Ranch Community Association
c/o Chaney Brooks & Company
75-5706 Hanama Place, Suite 202
Kailua-Kona, Hawaii 96720
TMK: 5-6-02:42

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

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

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

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

B. Site Plan

See Exhibit B.

C. Construction Plan

See Exhibit B.

D. Maintenance Plans

No maintenance plans are required.

E. Management Plans

No management plans are required.

F. Historic or Archaeological Site Plan

No archaeological preservation plan is required by the State. In January 1983, Paul Rosendahl performed an archaeological field inspection of the proposed residential site. The results of this survey were "negative;" no archaeological structural remains were discovered during the inspection. A letter confirming these negative findings from Paul Rosendahl dated January 13, 1984, is attached to the environmental assessment. The area of the residential site was carefully defined during the inspection so that no encroachment occurred on the limits of the garden site.

The location of the tennis court was inspected on September 21, 1985 by William Barrera of Chiniago Inc., an archaeological consulting firm. A letter, stating that the site was inspected and that construction of the tennis court could proceed, is attached as Exhibit C.

II. SUBZONE OBJECTIVE

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

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

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

The residence and a number of its amenities have received previous CDU approval. This CDU application was prepared to primarily cover those existing amenities that were either not covered in the approved CDU permit or were

included, but the required plans had not been submitted for approval prior to construction. These amenities include the tennis court, three walkways, lookout/sunning pad with spotlights, and kennel.

The public shoreline access trail has received previous CDU approval. This CDU application includes a request to relocate the approved access easement to the existing on-ground location of the access trail.

Also requested are the installation of a four and one-half foot high wood fence immediately to the south of the tennis court and a barbed wire fence and "No Vehicles" sign along the 8-foot wide shoreline access easement on the property's southern boundary. The wood fence would extend for approximately 100 feet and is intended to keep cattle out of the tennis area. The wire fence is intended to keep unauthorized vehicles off the pedestrian easement.

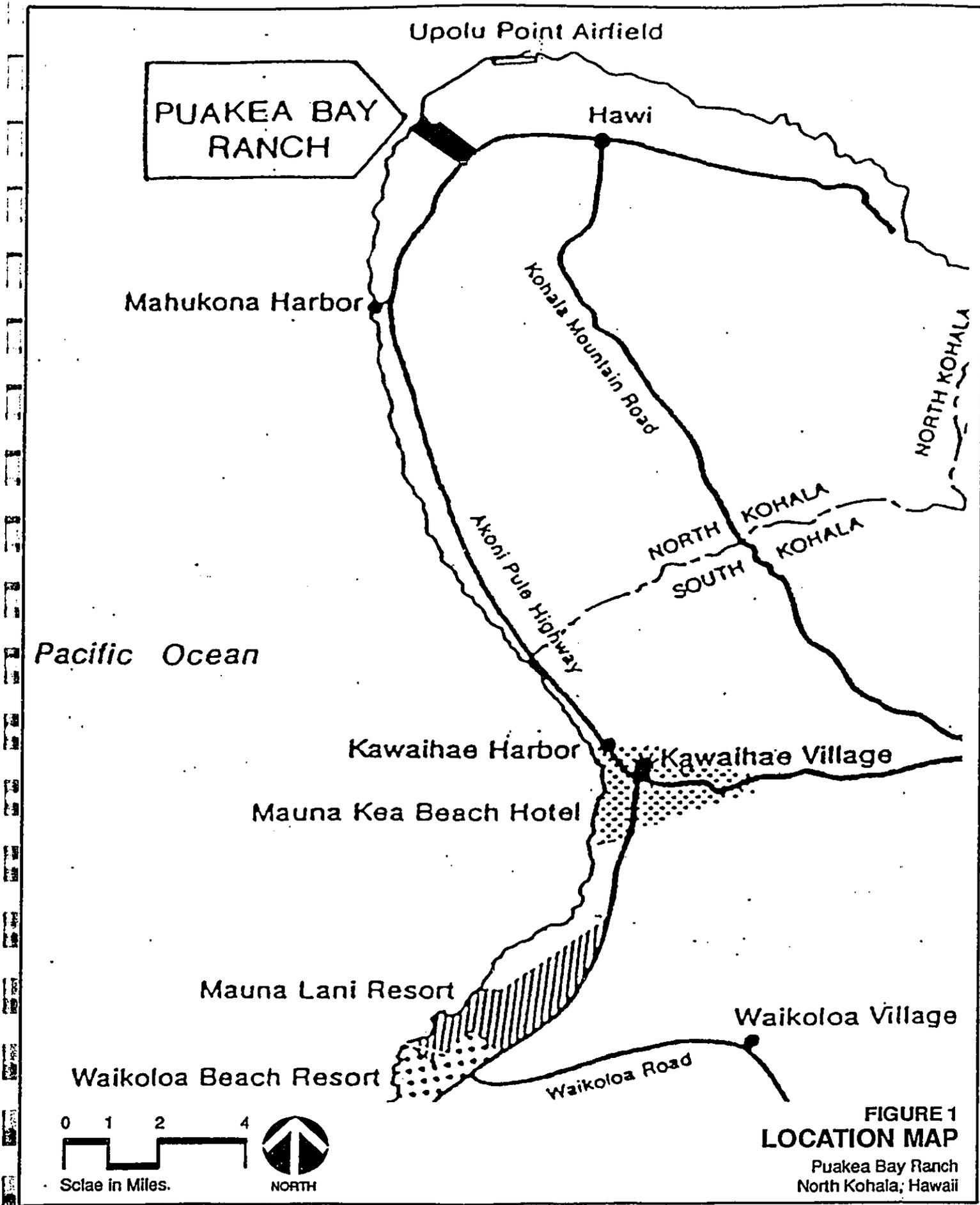
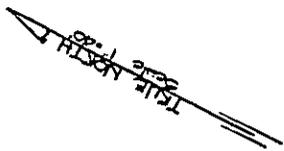


FIGURE 1
LOCATION MAP
 Puakea Bay Ranch
 North Kohala, Hawaii



Boundary follows along highwater mark at seabase along with of sea-cliff

PACIFIC OCEAN

Park Area

CONSERVATION DISTRICT BOUNDARY

Lot C-1
6,065 Ac.

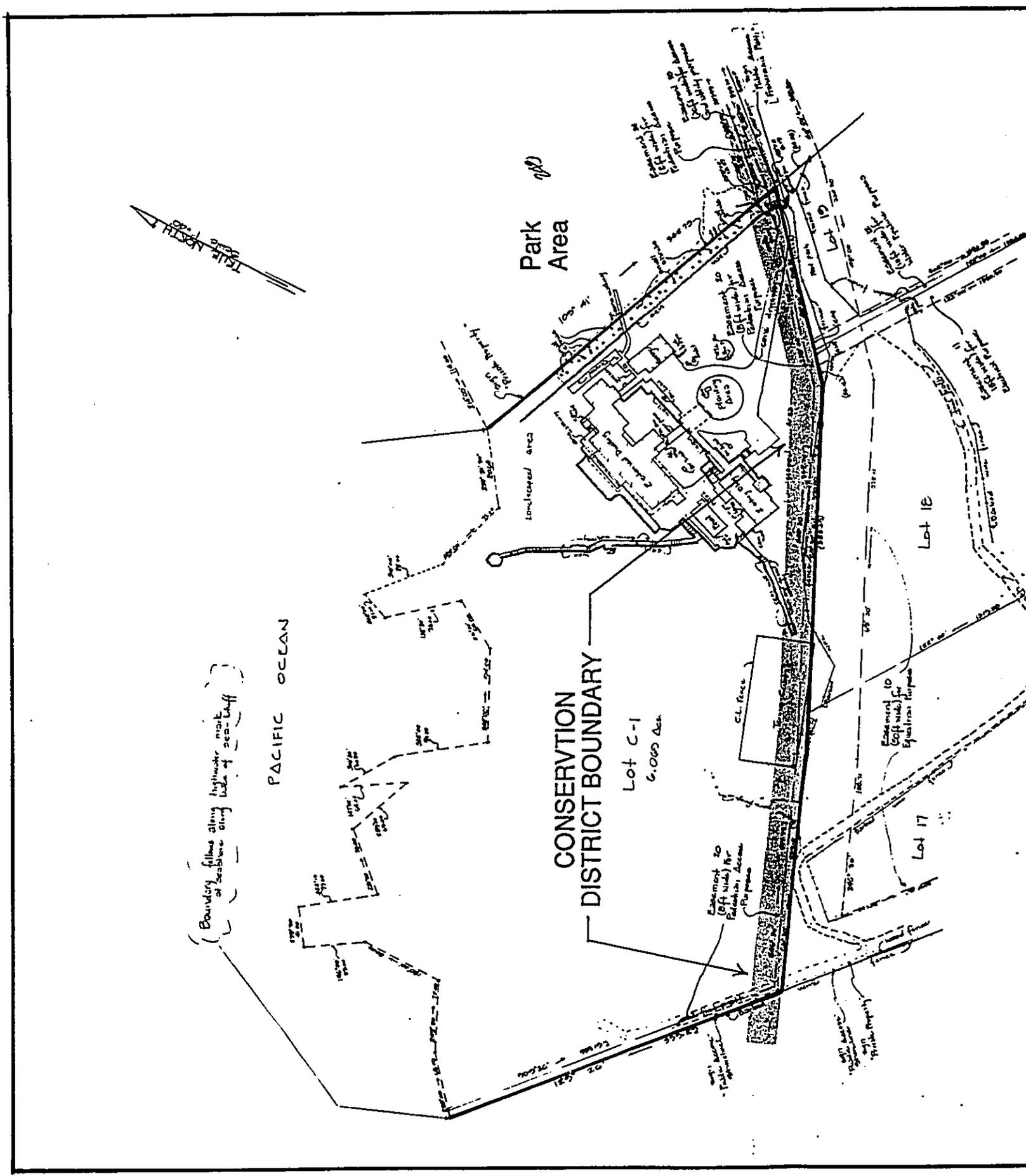
Easement 20 (left side) for Easement Access for power

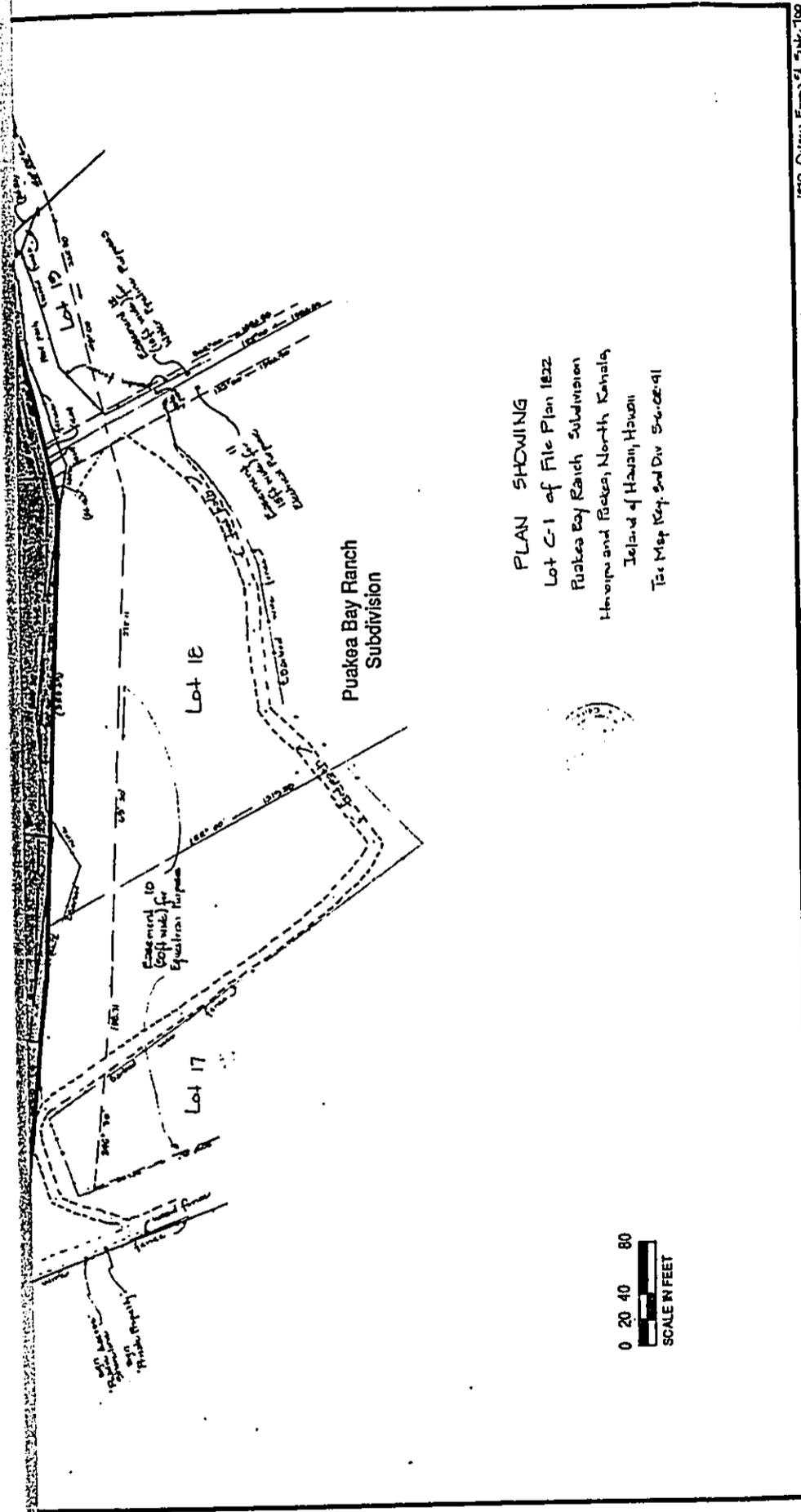
Easement 10 (left side) for Easement Access for power

Lot 17

Lot 18

Lot 19



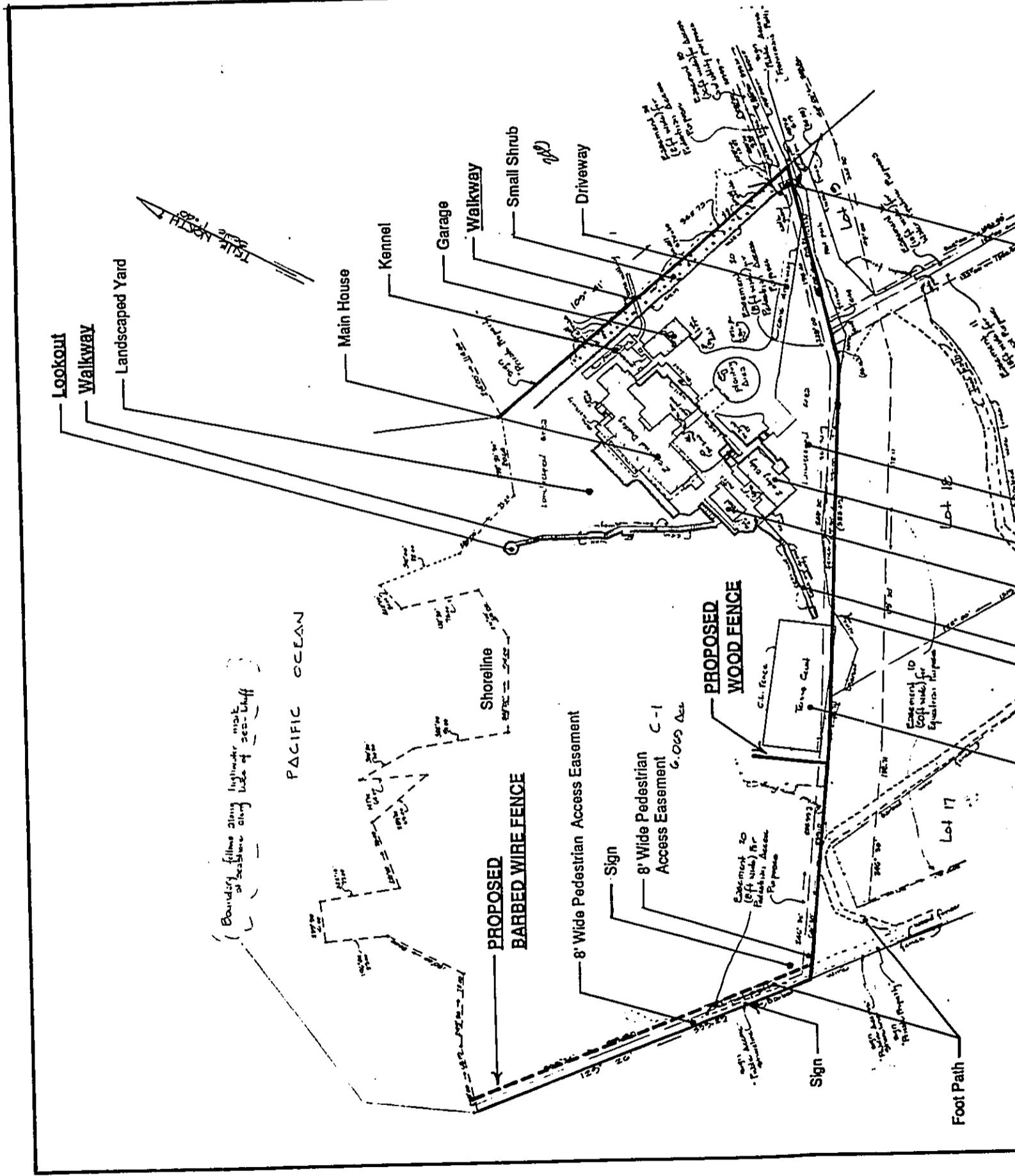


1210 Queen Emma St, Suite 106
 October 18, 1991

TOWILLI, SHIGEMURA & ASSOC. INC.
 Land Surveyors

Honolulu, Hawaii
 Job No. 1564 FE 830.647

FIGURE 2
EXISTING LAND USE
 Puakea Bay Ranch - Parcel 41
 North Kohala, Hawaii



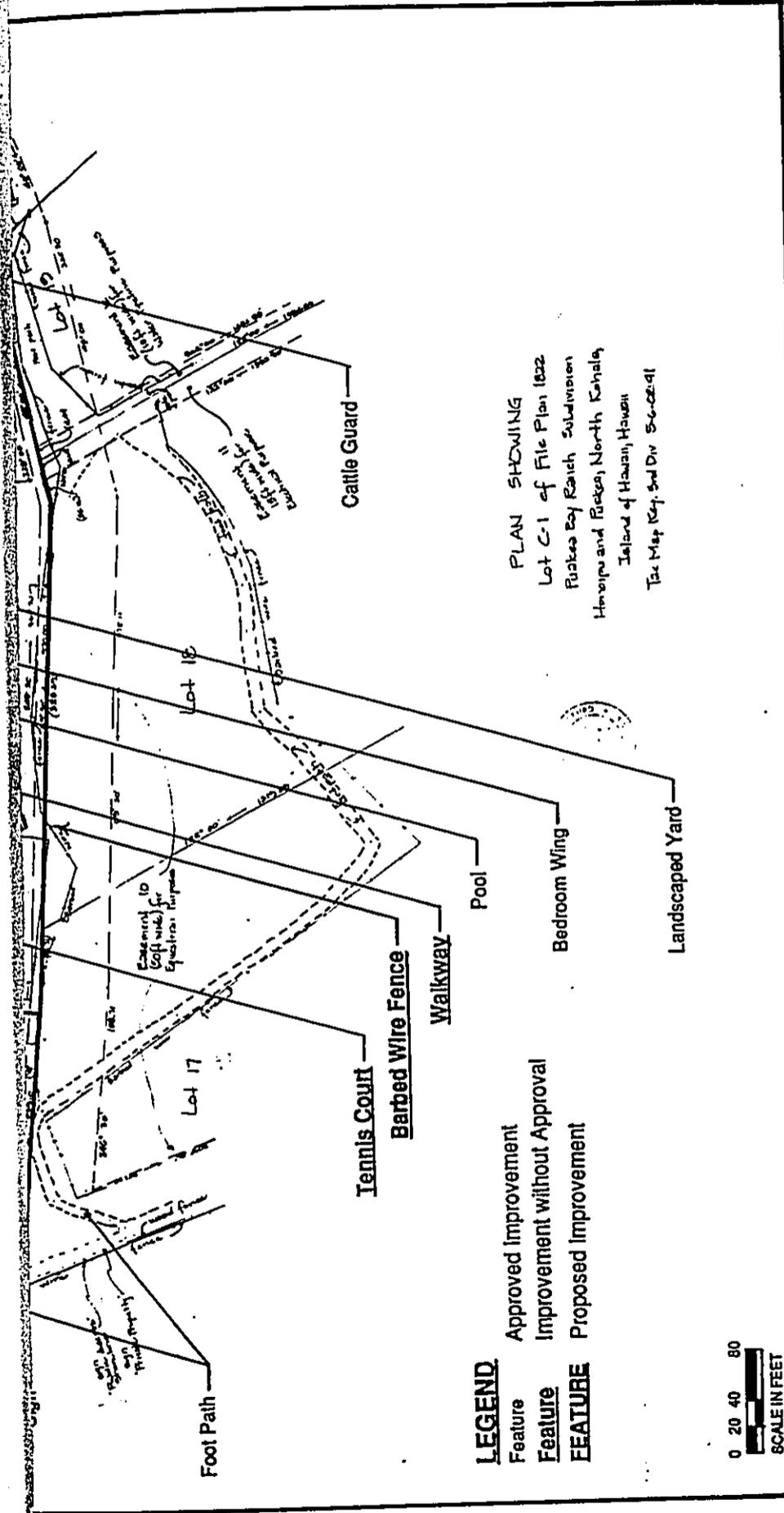


FIGURE 3
APPROVED IMPROVEMENTS &
IMPROVEMENTS WITHOUT APPROVAL
 Puakea Bay Ranch - Parcel 41
 North Kohala, Hawaii

EXHIBIT A
ENVIRONMENTAL ASSESSMENT

ENVIRONMENTAL ASSESSMENT
RESIDENTIAL IMPROVEMENTS
PUAKEA BAY RANCH, NORTH KOHALA, HAWAII

I. APPLICANT

The applicants for the Conservation District Use Application (CDUA) are George and Shirley Isaacs, who are the landowners of the subject property.

II. APPROVING AGENCY

The approving agency for the CDUA is the Board of Land and Natural Resources, State of Hawaii.

III. AGENCIES CONSULTED IN PREPARING ASSESSMENT

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

State Agencies

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

County Agencies

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

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

Project Description

The applicants have constructed a residence for their use. This residence has a total area of 15,777 sq. ft.; 10,912 sq. ft. of residence floor area and 4,865 sq. ft. of accessory floor area. The footprint of the three-story main house is approximately 4,400 sq. ft and the footprint of the two-story bedroom wing or guest quarters is approximately 1,300 sq. ft. The plans for this residence were approved by the Department of Land and Natural Resources on July 5, 1985 and

the County of Hawaii, Building Department on July 12, 1985. Refer to Exhibit B, Approved Residence Plans.

The approved residence consists of a three-story main house, porte cochere, garage, two-story bedroom wing, swimming pool, kennel, driveway and landscaping. The covered walkway between the main house and the bedroom wing was shown in the approved plans, but was not constructed. Also constructed but not receiving approval were three walkways, tennis court, and lookout/sunning pad with spotlights. A Conservation District Use Permit approval is being sought for these improvements in the attached Conservation District Use Application (CDUA).

In addition, the applicants constructed an 8-foot wide shoreline access trail for public use in 1985 pursuant to CDU Permit No. HA3/21/84-1681 and SMA Use Permit No. 202. The boundaries establishing the easement are designated on maps filed with BLNR. The public pedestrian trail was relocated mauka of its established easement to provide a pathway that could be safely and easily traversed. The location and condition of the on-ground access trail was approved by the County Planning Director on March 18, 1986.

A "sand box" was created for use by the applicants' grandchildren, but was removed after 6 days because complaints were made indicating a "new beach".

The applicants propose to construct a four and one-half-foot high wood fence immediately to the south of the tennis court and a barbed wire fence and "No Vehicles" sign along the 8-foot wide easement leading to the shoreline on the property's southern boundary. The wood fence would extend for approximately 100 feet and is intended to keep cattle out of the tennis area. The barbed wire fence would extend approximately 300 feet with the sign posted near the property's mauka boundary. The wire fence and signage intended to keep unauthorized vehicles off of the pedestrian access easement. Refer to Figure 3 for a map showing the existing residence and the existing approved improvements, existing improvements without approval and proposed improvements.

Public Land Use Policies

State Policies

Conservation District

The project site is currently designated as Conservation according to the State Land Use District Boundary Map No. H-3. Land use regulation of this area is under the jurisdiction of the Department of Land and Natural Resources, State of Hawaii.

County Policies

General Plan

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

County Zoning

The project site is zoned A-20a which allows agricultural use on minimum 20-acre lots. The project site, Lot C-1, is a remnant parcel of the Puakea Bay Ranch Subdivision. Since the parcel is within the State's Conservation District, the State Board of Land and Natural Resources has jurisdiction over the parcel.

Special Management Area

The subject property is within the County's Special Management Area (SMA) and is therefore subject to the SMA Rules and Regulations of the County of Hawaii. SMA approval is not required for the project since it is a single family residence, which is allowable according to the SMA Rules and Regulations. Attached as Appendix A is a letter from the Planning Department stating that the residence is exempt from SMA approval.

Summary of Required Land Use Permits and Approvals

The previously mentioned improvements will require the following permits and approvals:

- Conservation District Use Permit

V. AFFECTED ENVIRONMENT

Existing Land Use

Currently existing on the property is a private residence consisting of a main house, bedroom wing, porte cohere, garage, swimming pool, kennel, driveway, tennis court, lookout with spotlights and landscape improvements around the residence, which include coconut trees, various low shrubs and hedges, lawn grass, ground cover and fencing (CRM wall and barbed wire). A cattle guard is located within the driveway to the residence. An 8-foot wide public access easement is located along the mauka border of the site. The actual trail for the easement meanders outside of the designated right-of-way. A barbed wire fence has been constructed on the makai border of the trail.

The land was previously undeveloped and had no productive use. Mauka of the site is the Puakea Bay Ranch Subdivision. To the north and immediately adjacent to the property is a passive park and vacant land. Beyond the adjacent

property is a U.S. Coast Guard Loran Station. To the south are pasture lands owned by Parker Ranch.

Topography

The project site has an average slope of approximately 12%. The shoreline character varies from rocky to cliffs that rise up to an estimated 60 to 65 feet at the highest point. Elevations range from sea level to approximately 80 to 100 feet at the project site's eastern border. The property is relatively rocky. The topography of the parcel has changed only in the areas that had been graded for the residence and other amenities described previously. A total area of approximately nine-tenths of an acre has been affected by the existing improvements. Approximately 11,000 sq. ft. has been affected by the improvements which do not have CDU approval.

Climate

The climate at the project site is classified as arid, and the average annual rainfall is approximately 10 inches. Average monthly temperatures at the shoreline range from approximately 71°F in January to 76°F in August. Pan evaporation is 95 inches a year. The general area of the project site is subject to strong seaward winds.

Nearshore and Marine Environment

The nearshore environment consists of a cliff, that is estimated to be 60 to 65 feet at its highest point, along a rocky shoreline. The shoreline waters immediately adjacent to the project site are classified as Class A waters by the State Department of Health. The objective of Class A waters is *"that their use for recreational purposes and aesthetic enjoyment be protected. Any other use shall be permitted as long as it is compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation in and on these waters. These waters shall not act as receiving waters for any discharge which has not received the best degree of treatment or control compatible with the criteria established for this class."* The improvements on the property are land related and do not affect the nearshore and marine environments.

Geology and Soils

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

The Agricultural Lands of Importance to the State of Hawaii (ALISH) map does not classify the land as having any agricultural importance.

The new improvements did not displace any existing agricultural use on the property, and, as indicated above, are not located on any prime agricultural-designated lands.

Hydrology and Drainage

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

The project site has a gradual slope of approximately 12 percent toward the shoreline, and drainage is by sheet flow to a shallow gully at approximately the center of the parcel. There are no major functional drainageways over the site.

Flora

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

Landscape improvements which were provided with the residence include coconut trees, various shrubs and hedges, lawn grass, ground cover and fencing have changed the existing vegetation in the northern section of the property.

Fauna

The primary fauna activity in the area is the sealife along the shoreline and in the offshore waters. Shoreline fishing is a frequent activity that is popular with some of the local residents.

The coastal location of the site is a natural habitat for marine birds. Such species as the Pacific Golden Plover, Wandering Tattler and Ruddy Turnstone may be expected to occur in the area. The landscaped areas are habitat most frequented by Zebra Dove, Common Myna, Japanese White-eye and Spotted Dove. It is expected that feral dog and cat as well as mongoose would wander into the area. None of the bird or animal species are considered endangered or threatened.

Historical, Cultural and Archaeological Resources

There are three archaeological sites located on the subject property; these are Site K-12, Site K-33 and Site K-34.

Site K-12 is the Honoipu Rock Gardens which are similar to the Hawaiian agricultural "knoll gardens" found in the Lapakahi area to the south of the project site. These gardens illustrate the use of gardening techniques. The gardens in the project site consist of stone alignments and circular arrangements with hollow centers, and are located along the side of a small gully facing the sea.

Site K-33 is a low stone-walled, C-shaped shelter that is most likely related to World War II military activities along the coast. This is suggested by the curvature of the wall, which opens inland, rather than seaward as do most aboriginal shelters.

Site K-34 consists of two small areas of cultural deposits visibly eroding in the beach face immediately seaward of the coastal trail. Though a few pieces of shell midden were seen on the surface in the general vicinity, no definite subsurface cultural deposits were identified.

Sites K-33 and K-34 have not been affected by the residence and associated improvements because the sites are located in the southern portion of the applicants' property which is still essentially untouched.

In January 1983, Paul Rosendahl performed an archaeological field inspection of the proposed residential site. The results of this survey were "negative;" no archaeological structural remains were discovered during the inspection. A letter confirming these negative findings is attached to this environmental assessment as Appendix B. The area of the residential site was carefully defined during the inspection so that no encroachment would occur on the limits of the garden site.

The location of the tennis court was inspected on September 21, 1985 by William Barrera of Chiniago Inc., an archaeological consulting firm. A letter, stating that the site was inspected and that construction of the tennis court could proceed, is attached as Appendix C.

Visual Character

The main feature dominating the site is the residence. The unapproved improvements such as the tennis court, walkways and lookout do not have the same impact as the residence has on view planes because of their small stature is height and size.

The view planes from the highway are not affected by the unapproved improvements because the highway is located approximately 7,000 feet mauka of the improvements at about the 520 foot elevation.

The view planes from the shoreline below the cliffs towards the mountains are affected by the cliffs and difference in elevations. The view planes from the rocky shoreline area to the south looking mauka are not obstructed by cliffs, so portions of the improvements are visible.

Air Quality

Air quality in the area is very good. The residence and its amenities have not resulted in a degradation of the air quality and are not anticipated to result in significant adverse impacts in the future.

Noise Impact

There are no major or intensive activity occurring on the property. The primary use is a private residence. Use of the public access and shoreline fishing generate very little noise. Noise levels do not and are not anticipated to violate the existing State noise regulations.

Natural Hazards

The seacliff along the shoreline presents a potential hazard for unknowing and/or careless individuals wandering too close to the edge of the cliff. This condition is the reason the pedestrian access was located along a mauka route away from the shoreline. Access to the shoreline at safe locations have been provided at the northern boundary of the Puakea Bay Ranch Subdivision and at the southern end of the project site.

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

Public Services and Facilities

Water is provided by the County Department of Water Supply. This water is part of the Puakea Bay Ranch Subdivision allocation. Sewer generated by the residence is handled by a cesspool since there are no wastewater treatment plants in the region. Solid waste is hauled away by private contractor. Electricity is provided from a connection in the Puakea Bay Ranch Subdivision's system and its source is the Hawaiian Electric Light Company. Telephone service is provided by Hawaiian Telephone Company and connection is through the Puakea Bay Ranch Subdivision system.

Circulation

Access to Puakea Bay Ranch Subdivision is from Akoni Pule Highway, which is located on it's mauka border. The private road through the subdivision has a 60-foot wide right-of-way and is built to agricultural road standards. Access to the residence is at the makai end of this road and traverses through the adjacent park property by means of a 20-foot wide access easement.

An eight-foot wide public access easement with signage was created as a condition of the SMA approval for the Puakea Bay Ranch Subdivision. This easement was subsequently authorized under CDU Permit No. HA-3/21/84-1681.

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

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

The existing eight-foot wide public access trail including a barbed wire fence along its makai border is not located entirely within the boundaries of the easement designated on the maps filed with BLNR and the County of Hawaii, and is partially outside of the Conservation District boundaries. It was relocated in various areas to provide a safer and more traversable route and to avoid an archaeological site. The existing public access trail was, however, field checked by the County Planning Department on November 27, 1985, and approved by the County Planning Director on March 18, 1986.

Socio-economic Considerations

No residence or existing agricultural use was displaced by the new residence, its associated improvements and public access easement.

The new residence and its amenities generate little effects on the local economy. Housekeeping and groundskeeping staff of the residence (two fulltime and two part-time) generate small-scale income and employment in the local economy. The increase in property value would increase property tax and income to the County.

Some local residents currently walk through the public access easement to areas further south of the property for shorefishing and other shoreline related activities.

VI. MAJOR IMPACTS AND ALTERNATIVES

Major Impacts

No major long-term negative impacts have occurred as a result of the existing improvements or are anticipated to occur in the future as a result of the improvements being requested for approval under the current CDUA.

Alternatives

If the unapproved improvements as well as the proposed new improvements were not constructed, the land would have remained in its natural state. The land would not be of any productive use to the applicants and they would not be able to use the improvements.

VII. MITIGATION MEASURES

No mitigation measures are proposed since the improvements have already been constructed and the only new construction being proposed is the installation of the wood fence around the tennis court and wire fence and sign along the southern property line. These minor improvements are expected to generate little impact on the environment.

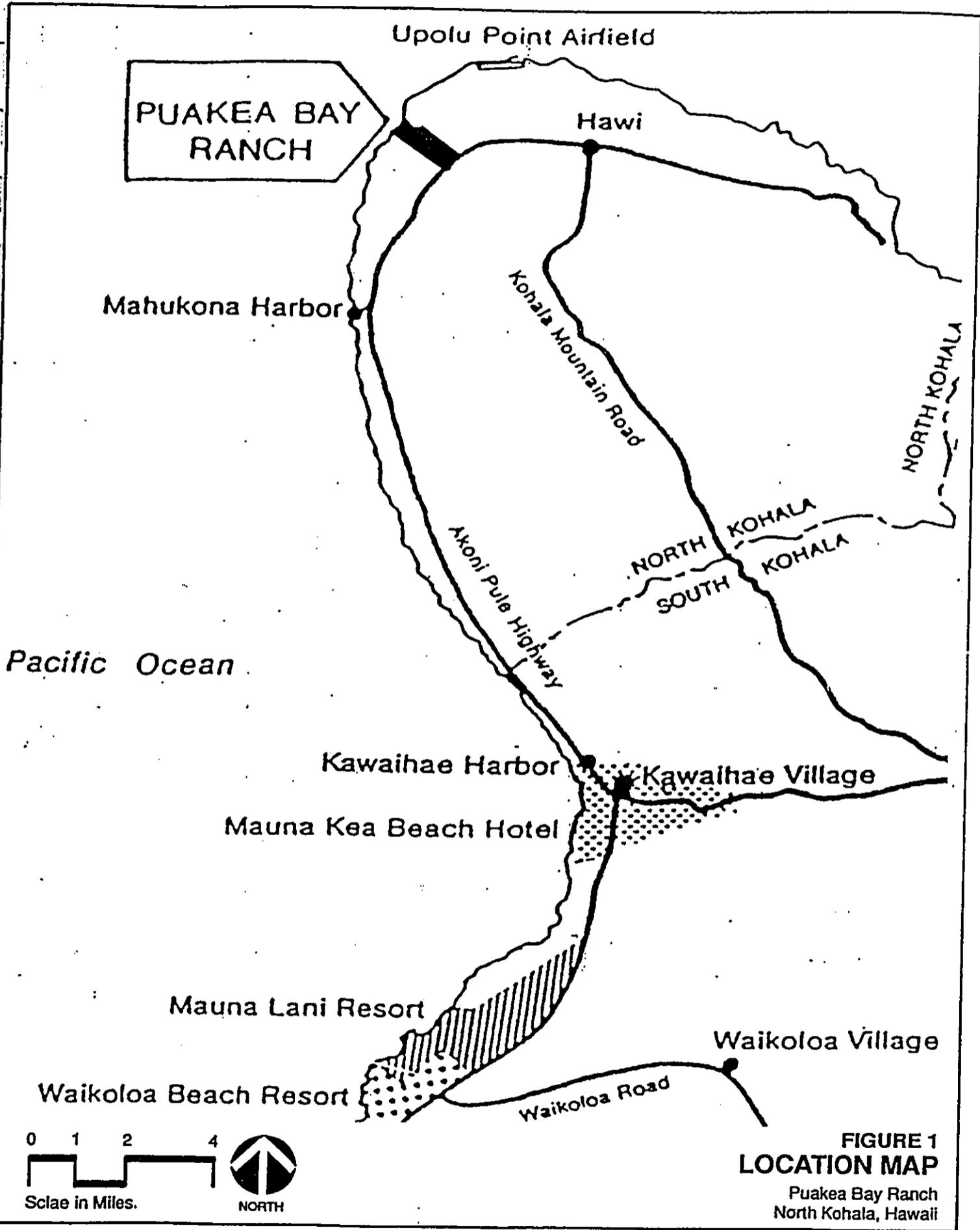
VIII. DETERMINATION

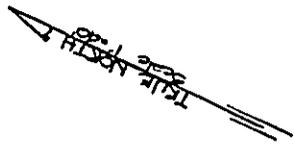
This assessment for the existing unapproved improvements and proposed fencing and signage shows that no significant impact on the environment has or will occur and an Environmental Impact Statement is not required. Therefore, in accordance with the provisions of Chapter 343, Hawaii Revised Statutes, a Negative Declaration is deemed to be in order.

IX. FINDINGS AND REASONS SUPPORTING DETERMINATION

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

1. There has not been nor will there be any long-term adverse social or economic impacts as a result of the project.
2. There has not been nor will there be any impacts from construction since all of the improvements have been previously constructed and no heavy construction is planned for the future. Only the installation of fencing and a sign is being planned.
3. No rare or endangered wildlife or flora has been or will be affected by the project.
4. No archaeological, cultural or historical site has been impacted as a result of the project.
5. There is no significant adverse impact on the visual environment.





Boundary follows highest point of seaboard along top of sea-bluff

PACIFIC OCEAN

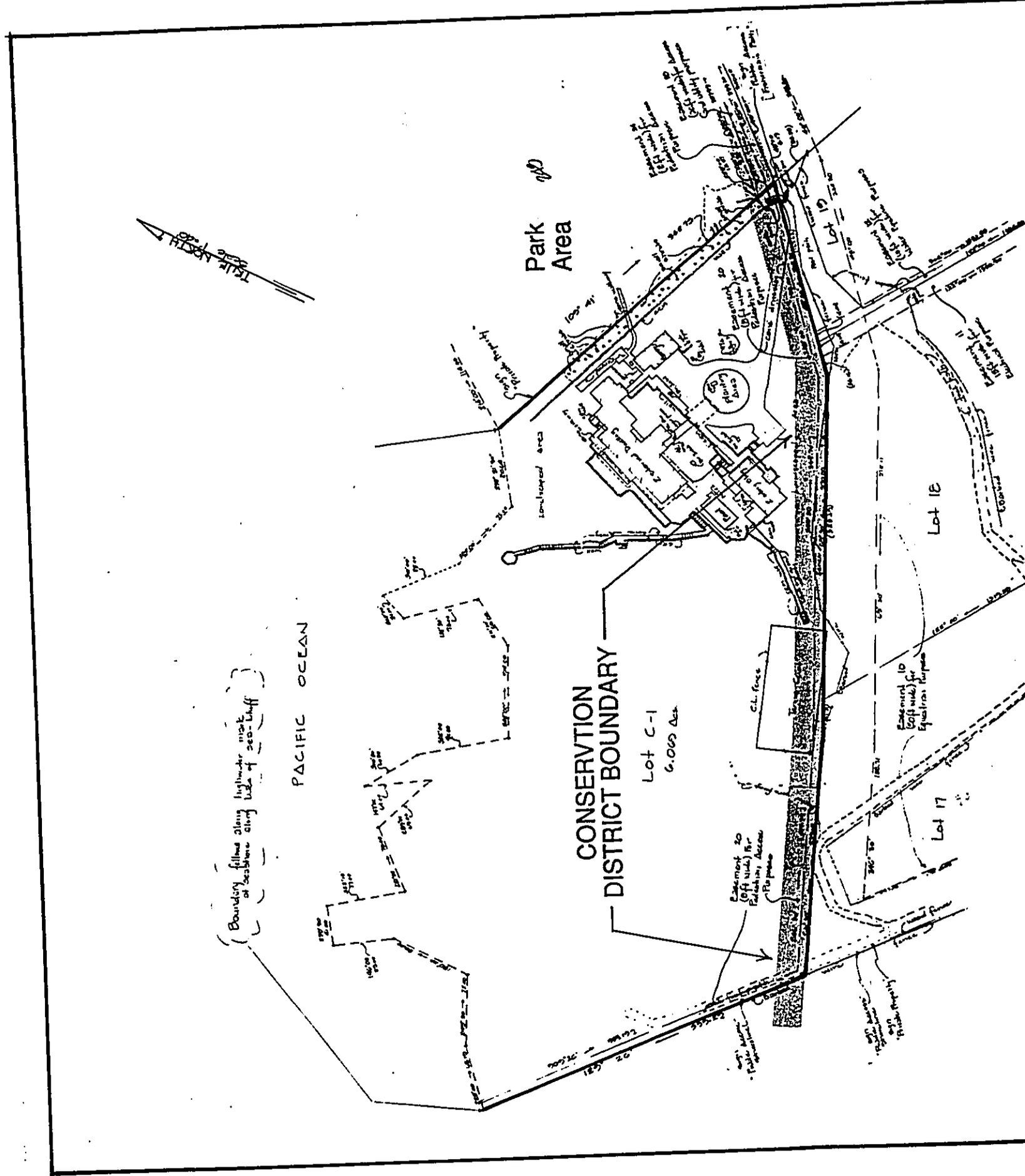
Park Area

CONSERVATION DISTRICT BOUNDARY

Lot C-1
6.005 Acs.

Lot 18

Lot 17



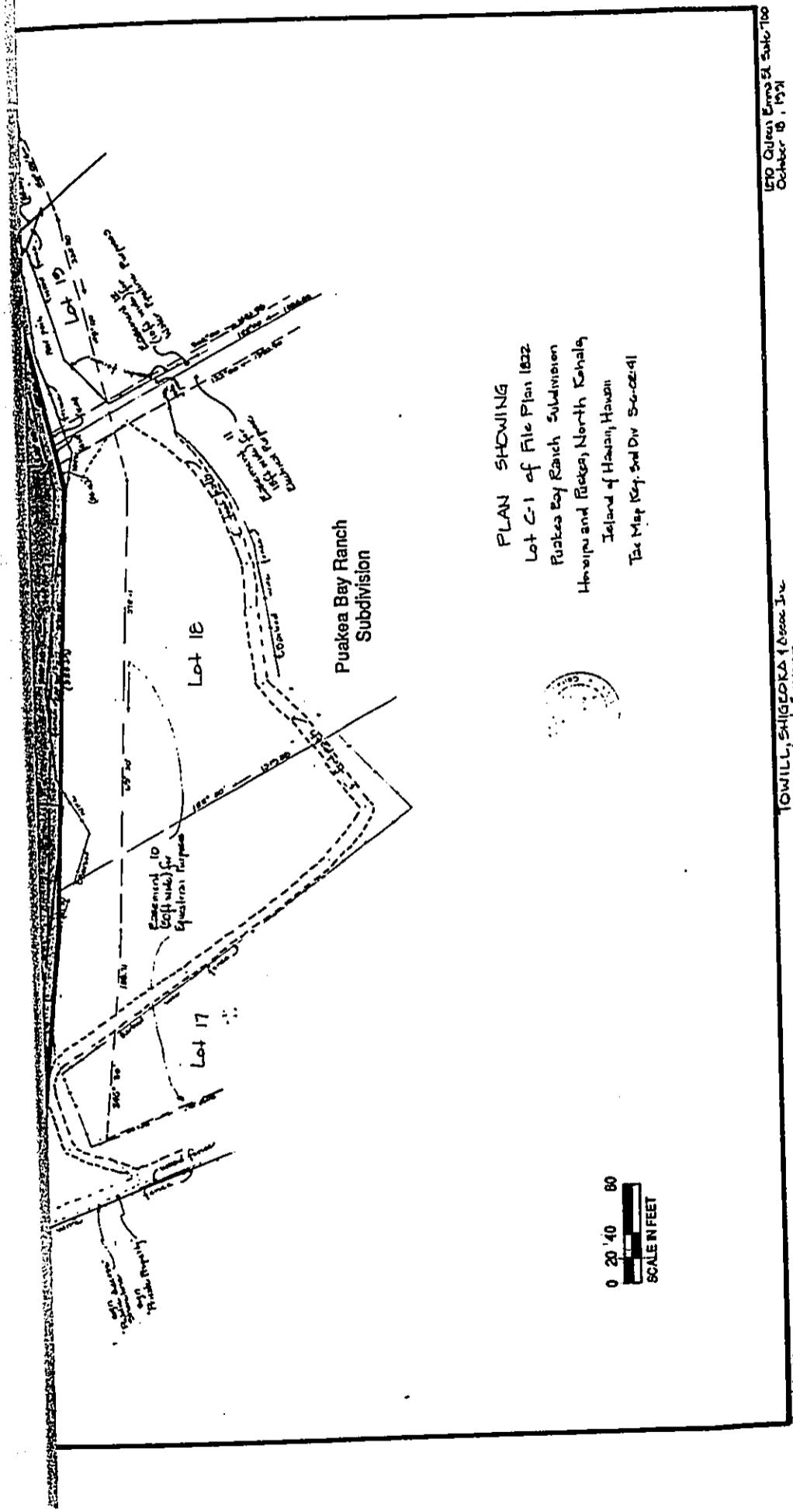


FIGURE 2
EXISTING LAND USE
 Puakea Bay Ranch - Parcel 41
 North Kohala, Hawaii

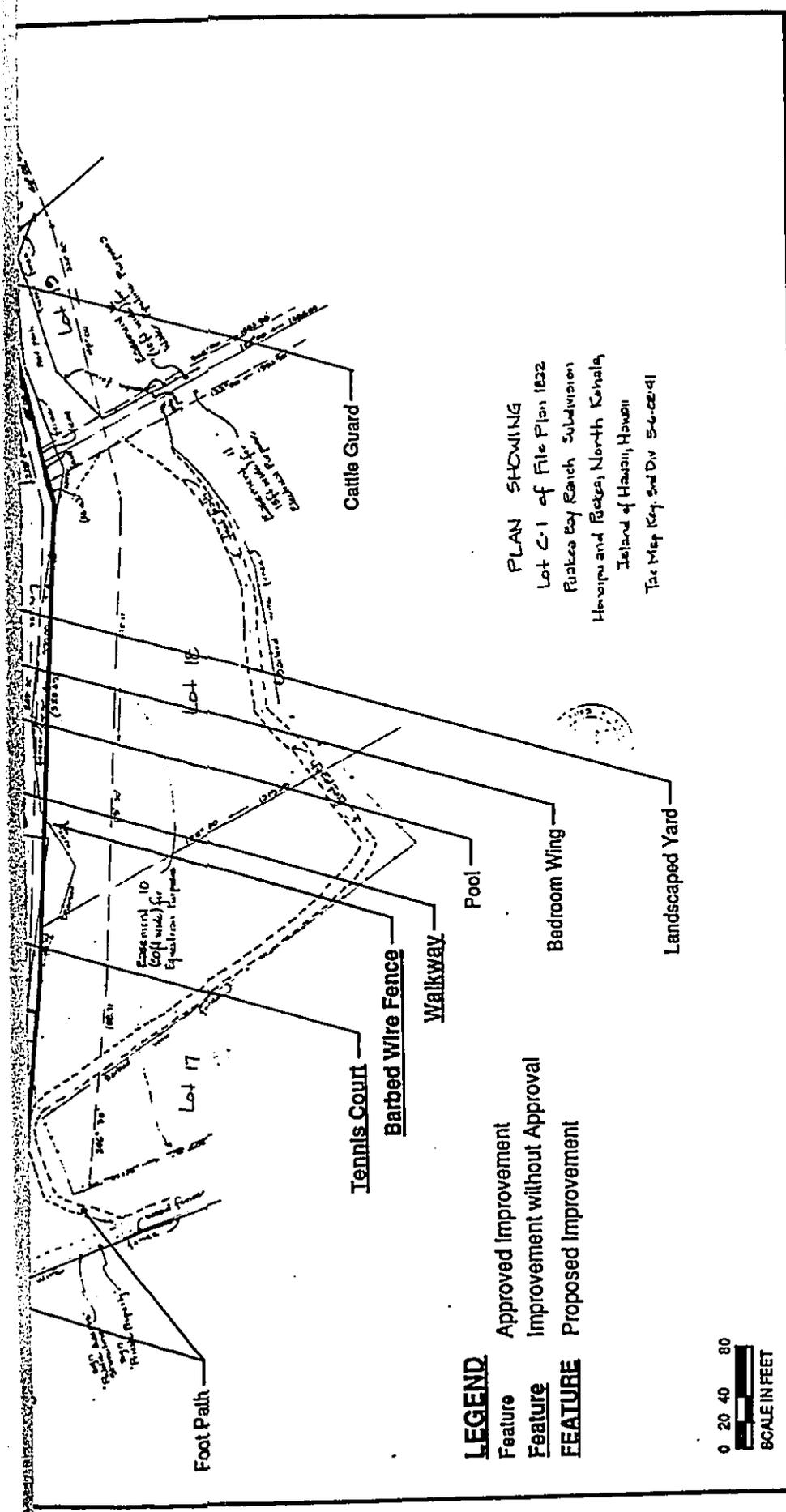


FIGURE 3
APPROVED IMPROVEMENTS &
IMPROVEMENTS WITHOUT APPROVAL
 Puakea Bay Ranch - Parcel 41
 North Kohala, Hawaii

APPENDICES

- A SMA EXEMPTION LETTER**
- B LETTER CONFIRMING "NEGATIVE" FINDINGS FOR THE RESIDENTIAL SITE**
- C LETTER OF INSPECTION OF TENNIS COURT SITE**

APPENDIX A SMA EXEMPTION LETTER

August 23, 1984

Mr. Glen T. Koyama
Belt, Collins & Associates
605 Coral Street
Honolulu, HI 96813

Dear Mr. Koyama:

Proposed Single Family Dwelling
with Related Improvements
Puakea Bay Ranch
TMK: 5-5-01:Por. 24

This is to acknowledge receipt of your letter of August 1, 1984,
regarding the subject proposal.

Please be advised that following a review of the subject
proposal, it has been determined that under Rule 9.4(10)c, as
amended, the proposed single family development does not constitute
"development." Therefore, the subject proposal is not subject to
Rule 9, Special Management Area (SMA) Rules and Regulations.

However, as part of our further review process, we request that
more detailed floor plans for all structures be submitted.

Should you have any questions, please feel free to contact Ed
Cneplie of this office at 951-8288.

Sincerely,

Sidney Fuke
SIDNEY FUKU
Planning Director

EC:ds/wkm

APPENDIX B

LETTER CONFIRMING "NEGATIVE" FINDINGS FOR THE
RESIDENTIAL SITE

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

Ms.81-011384

January 13, 1984
82-81

Mr. George E. Isaacs
P.O. Box 10280
Honolulu, Hawaii 96816

Subject: Archaeological Field Inspection
Proposed Conservation District Residential Site
Puakea Bay Ranch Development, Land of Puakea
North Kohala District, Island of Hawaii

Dear Mr. Isaacs:

The purpose of this letter is to confirm to you the negative findings of our field inspection of your proposed residential site at Puakea Bay Ranch in North Kohala, Island of Hawaii. The field inspection was made on January 7, 1983, as one minor task in the overall archaeological work conducted for you by my firm at Puakea Bay Ranch between April 1982 and February 1983.

The proposed residential site is situated within the existing State Conservation District at your Puakea Bay Ranch development in North Kohala, Island of Hawaii (see attached Maps 1 and 2). The site consists of approximately two acres of relatively flat to gently sloping land which exhibits an open vegetation cover consisting principally of scattered kiawe trees and low grasses. The proposed residential site is bound on the east (inland) end by the Conservation District boundary, on the north side by a well-built stacked-stone wall that apparently extends along the boundary line between the lands of Puakea and Honoipu, on the west (seaward) end by the existing shoreline setback, and on the south by the upper edge of a gulch that opens out to the ocean.

Two previously recorded archaeological site complexes are located in the immediate vicinity of the proposed residential site (see Map 2). Both of these sites were recorded in 1972-73 during the Statewide Inventory of Historic Places. To the north of the proposed residential site is Hawaii Register of Historic Places (H.R.H.P.) Site No. 50-10-01-7012 (Honoipu Landing), while to the south--incorporating the gulch slopes and bottom--is H.R.H.P. Site No. 50-10-01-4143 (Honoipu Gardens).

Prior to our field inspection, your development consultant, Mr. John Michael White, and I visited the area and determined that from a combination of factors--location, view, terrain, archaeological sites, and so on, the area represented the most suitable location for a residential site. Surveyor George Higa of the firm of Engineers Surveyors Hawaii, Inc. had already staked out both the shoreline setback and the Conservation District boundary. I then carried out a thorough inspection of the area. This surface inspection was conducted on January 7, 1983, by myself and one of my staff, Field Archaeologist Victoria Kai. We walked back and forth, covering the entire area between

the staked shoreline setback and Conservation District boundary on the west and east ends of the area, and between the stone wall and the gulch on the north and south sides of the area. During our inspection, we flagged the periphery of the area, with special attention being made to define an area that did not extend in any way into the limits of the two known archaeological sites which had been previously identified in the field as being located to the north and south of the subject area. During our surface inspection of the area we did not find any archaeological structural remains. The only items encountered were a few fragments of recent historic-period glass and ceramics.

Subsequent to our inspection and flagging of the area, George Higa returned and made a topographic survey of the proposed residential site. The resulting topographic map, which was limited to the area defined by our flagging in the field, is identified as follows:

Topographic Survey, Portion of Puakea Bay Ranch
at Honoipu & Puakea, N. Kohala, Island of Hawaii, Hawaii
[scale 1"=16', 2-foot contour intervals]

Prepared by: Engineers Surveyors Hawaii, Inc.
1020 Auahi St., Honolulu, Hawaii

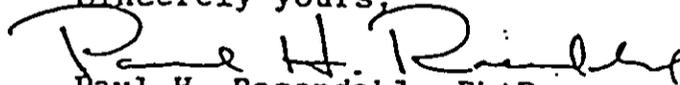
January 24, 1983 80-131

I have received and inspected a copy of this map, and confirm that includes only that area that we had flagged during our field inspection after having determined that no surface structural archaeological remains were present.

Upon completion of our field inspection, I reported orally our negative findings to John Michael White. This negative comment was also later included in the transmittal that accompanied several reports--on archaeological work conducted by my firm in connection with the Puakea Bay Ranch development--submitted at your instruction to the Hawaii County Planning Department at the end of March 1983.

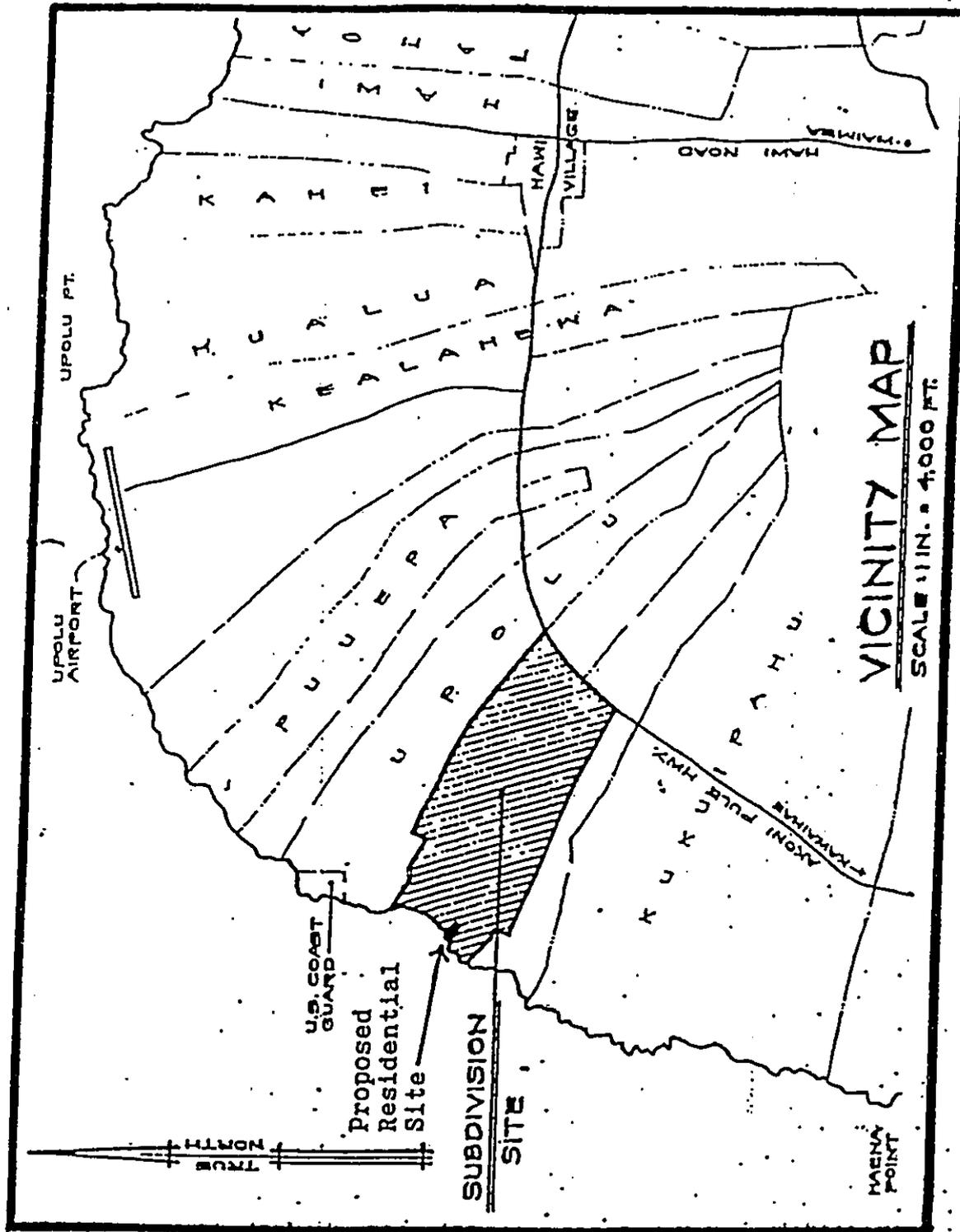
I trust that this letter confirming the negative results of our field inspection of your proposed residential site within the Conservation District at Puakea, North Kohala, will serve your immediate needs. If you have any questions, please call me.

Sincerely yours,



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

cc: John Michael White
Raymond Suefuji
Jim Bell/Glen Koyama

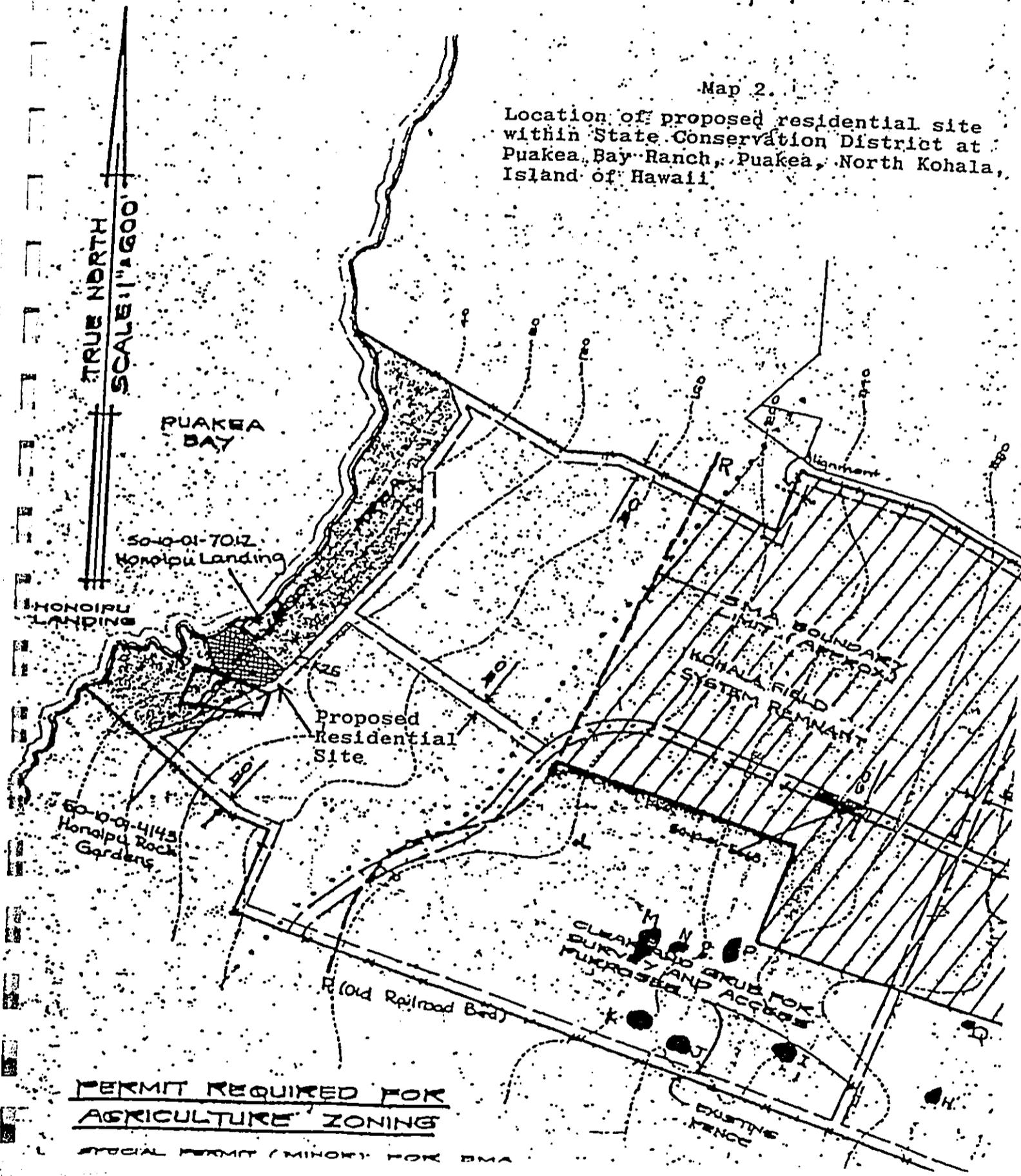


Map 1.

Approximate location of proposed residential site within State Conservation District at Puakea Bay Ranch, Puakea North Kohala, Island of Hawaii.

Map 2.

Location of proposed residential site within State Conservation District at Puakea Bay Ranch, Puakea, North Kohala, Island of Hawaii.



PERMIT REQUIRED FOR AGRICULTURE ZONING

SPECIAL PERMIT (MINOR) FOR BMA

APPENDIX C LETTER OF INSPECTION OF TENNIS COURT SITE

CHINIAGO INC.

Archaeological Consulting

1040-B SMITH STREET • HONOLULU, HAWAII 96817 • TELEPHONE: (808) 521-2785

October 8, 1985

Mr. George Isaacs
P.O. Box 10280
Honolulu, Hawaii 96816

Dear Mr. Isaacs:

On September 21, 1985, I inspected the location of your proposed tennis courts at Puakea Bay, Hawaii Island. I did not observe any archaeological or historical sites at that location, and it is my opinion that construction may proceed without endangering any such sites.

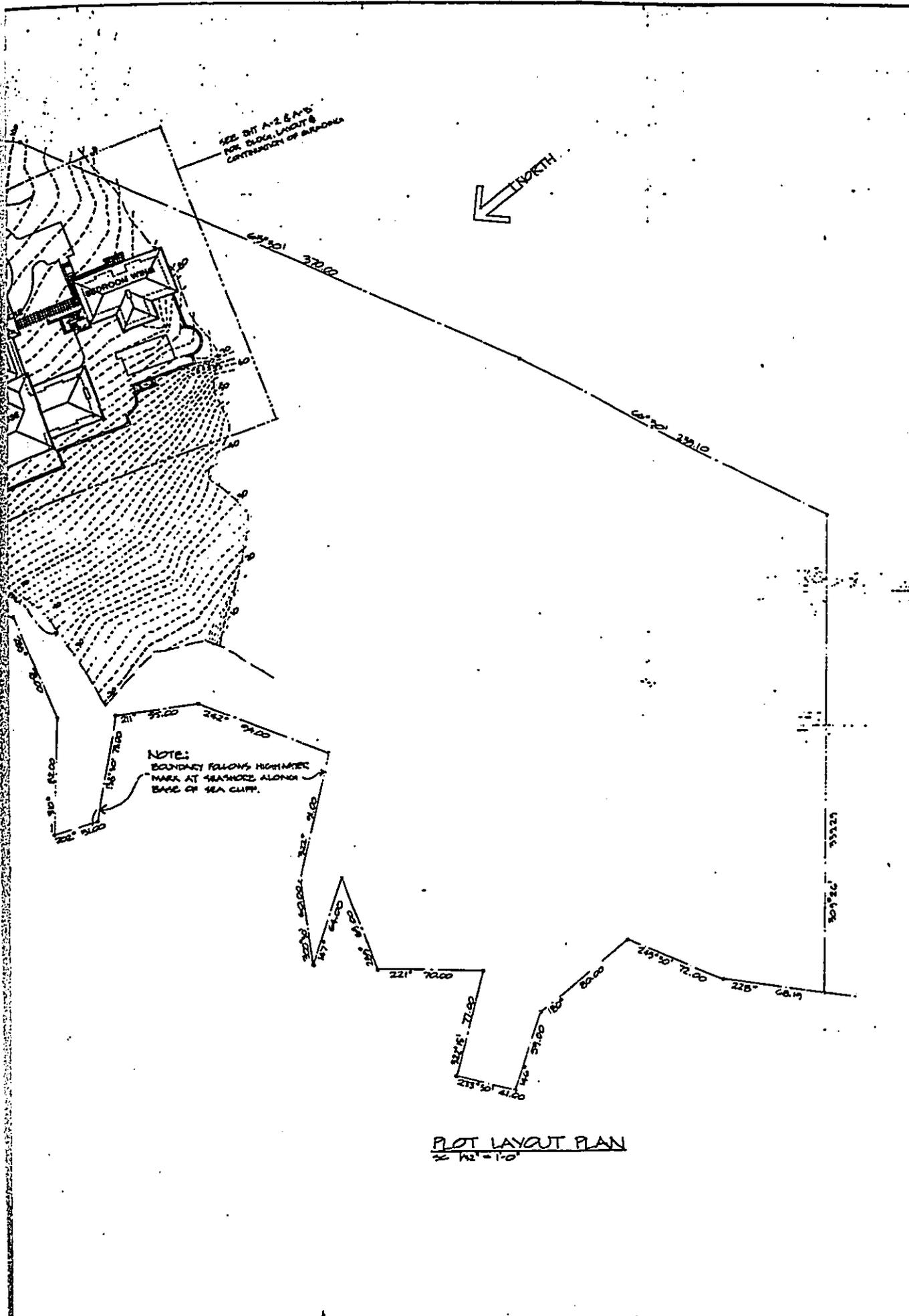
If I may be of any further assistance, please do not hesitate to contact me.

Sincerely yours,



William Barrera, Jr.
President

EXHIBIT B
SITE PLAN AND CONSTRUCTION PLANS



PLOT LAYOUT PLAN
SCALE 1" = 10'

This work was prepared by me or under my supervision and construction of this project will be under my supervision.

Signature

Notes

No. Date Revisions

Key Plan

Signature
 CHAPMAN DESAI SAKATA, INC.
 1001 KALANANĪHĀLE DRIVE, SUITE 1000, HONOLULU, HAWAII 96813
 TEL: 808-551-1111 FAX: 808-551-1112

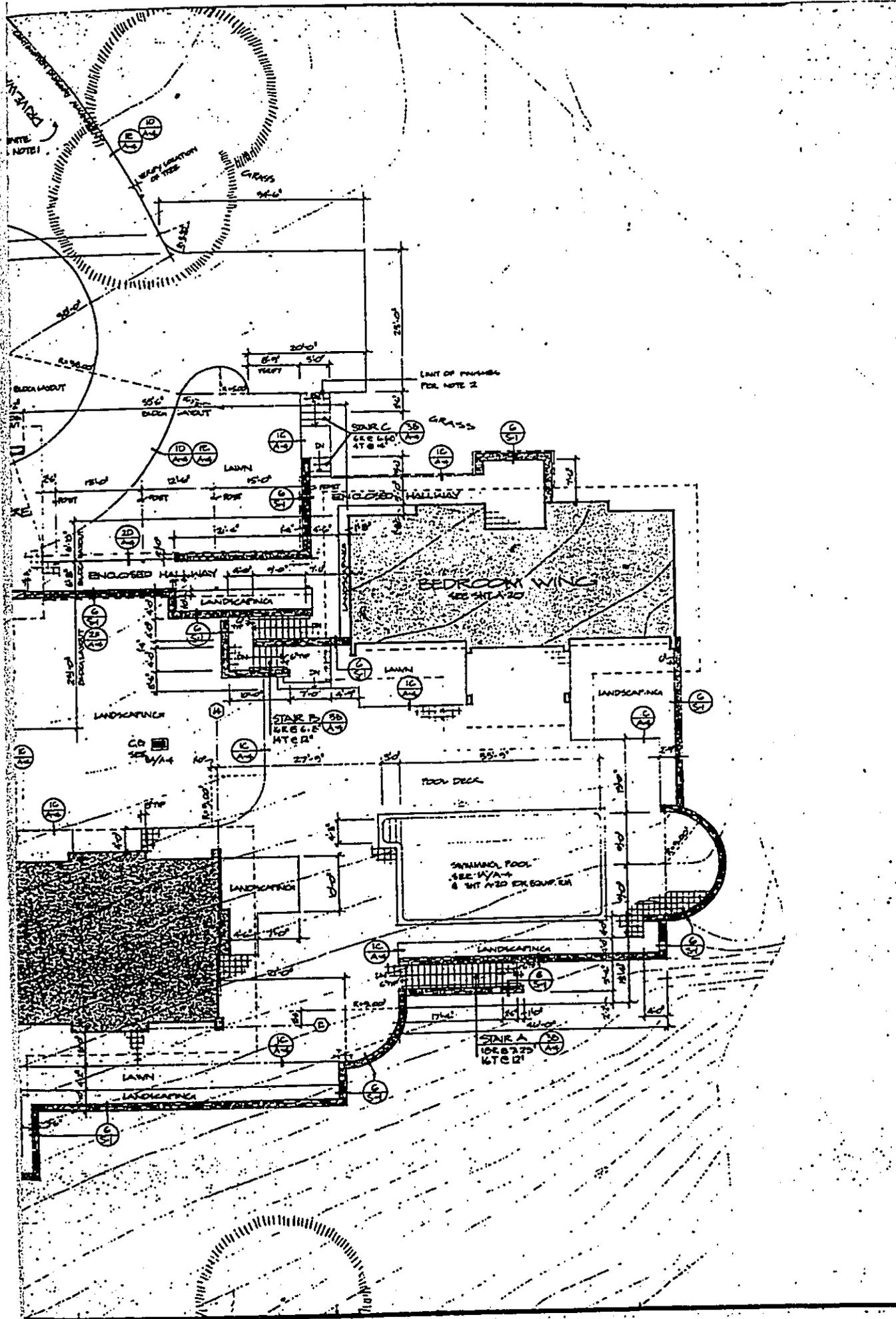
Chapman Desai Sakata, Inc.

Architectural - Planning - Interior - Graphics - 10/10/84 4000
 Hawaii State License 1000 - 1001 (Hawaii State - Honolulu)

Project
**RESIDENCE FOR
 MR. AND MRS. GEORGE HAACS
 PUAKA BAY RANCH, HAWAII
 T.M.L. 5-9-81; per 24**

Sheet Title **PLOT LAYOUT PLAN,
 SITE DETAILS**

Job No. 49-402-02 Sheet
 Date **A-1**
 of



This work was prepared by me or under my supervision and construction of this project will be under my supervision.

Signature _____
 Date _____

LEGEND

CIRCLES WITH TREES TO REMAIN

 CIRCLES WITH TREES TO BE REMOVED

- NOTES**
1. DRIVEWAY, PORTE COCHERE, GARAGE TO BE CONCRETE. BOUNTE RANDOM SLATE.
 2. ALTERNATE FINISHES TO 1. ABOVE TO BE CONCRETE FINISH 3/8 OR 1/2 INCH CONC. W/ SEAL COATING.
 3. ALL GRASSING, LANDSCAPING & C/TOP SOE TO BE SEPARATE LANDSCAPE CONTRACT.
 4. POOL DECK & ALL SAND, RAUMATS AT PERIMETER OF BUILDING OTHER THAN ITEM 1 ABOVE TO BE DOWNITE 12/10.
 5. ALL ROCKWORKS DETAIL C/S-1 TO BE LAD DRY-WALL W/ ALL MORTAR JOINTS CONCRETE 1" FROM BUSHED FINISH FACES. PITCH ALL ROCKS TO CARRY RAINWATER INTO GRAVELLED GRAVEL ROCKS & RETAINED EARTH.

No.	Date	Revisions

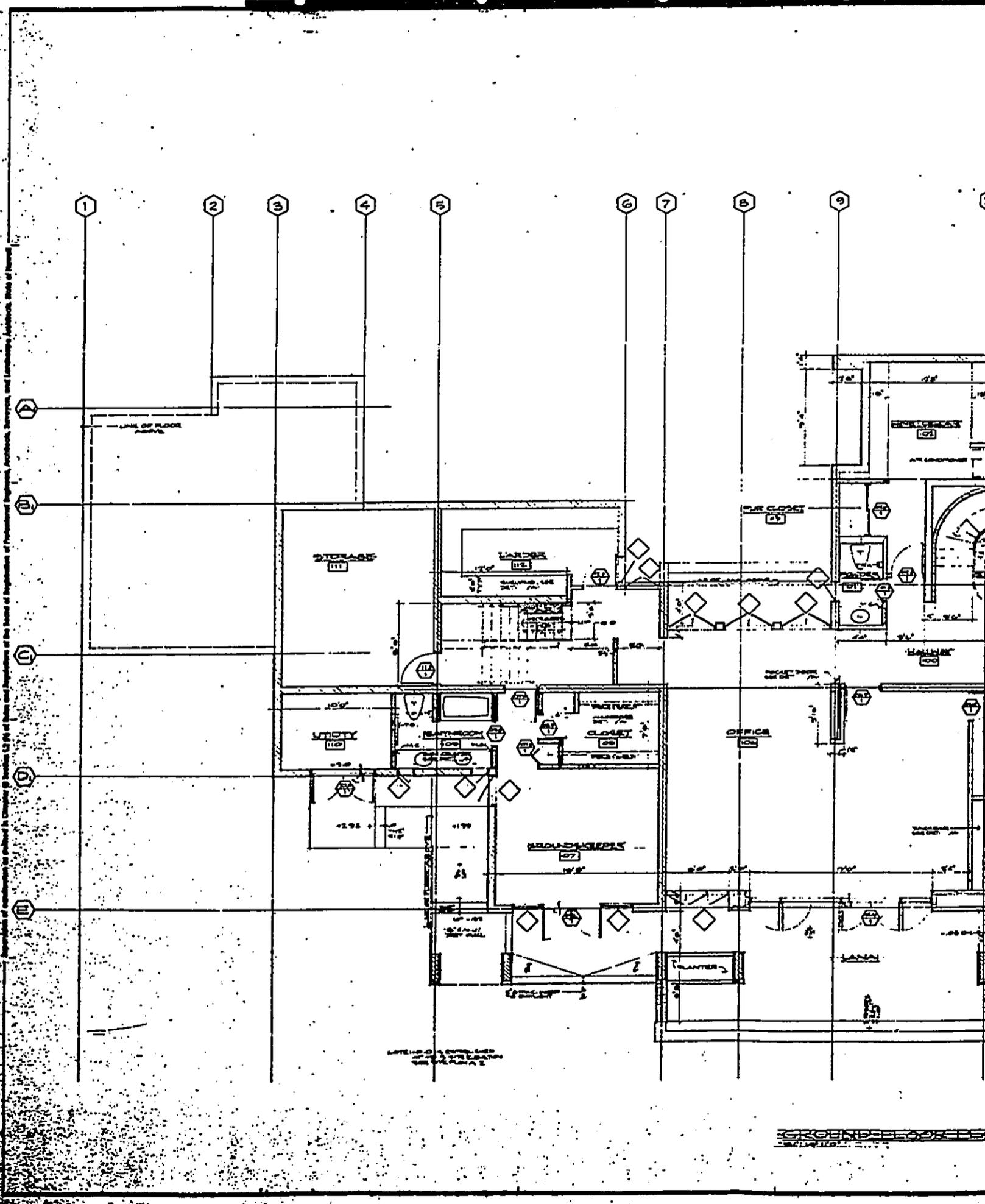
Key Plan

Chapman Desai Sakala, Inc.
 Architects - Planners - Engineers - INTERIORS
 1001 Kalia Road, Suite 400 - Honolulu, Hawaii 96813

Project: RESIDENCE FOR MR. AND MRS. GEORGE HAAHE - PUAKEA BAY RANCH, HAWAII
 T.M.C. 8-8-01 per 24

Sheet Title: **SITE PLAN**

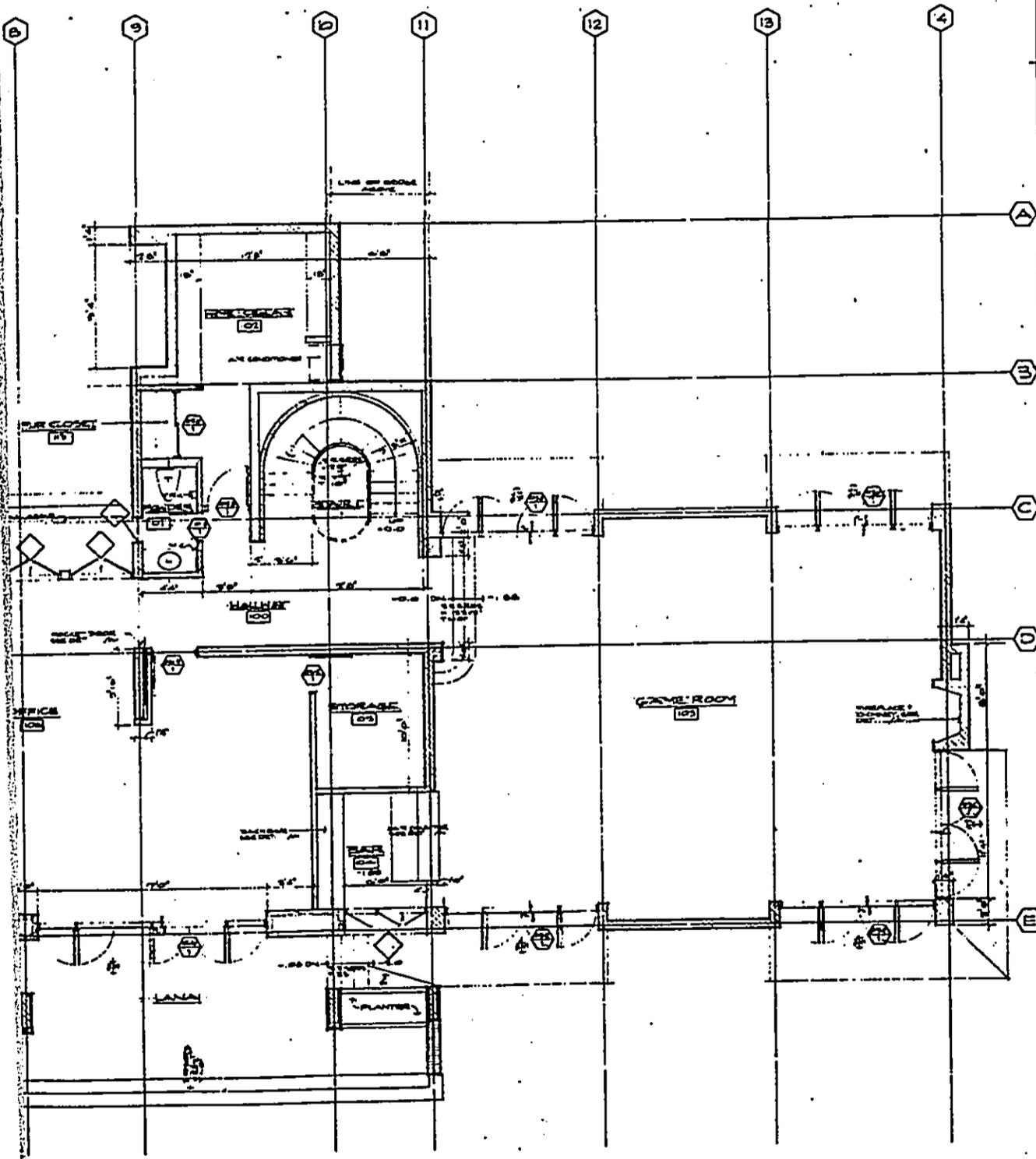
Job No. 04-00072 Sheet: **A-2**
 Date: _____



This work was prepared by me or under my supervision and construction of this project will be under my supervision.

Signature

Notes



No. Date Revision

Key Plan

Chapman
Desai
Sakata,
Inc.



Project
**RESIDENCE FOR
MR. AND MRS. GEORGE ISAACS
POAKA BAY RANCH, HAWAII
T.S.L. 6-6-61 per S4.**

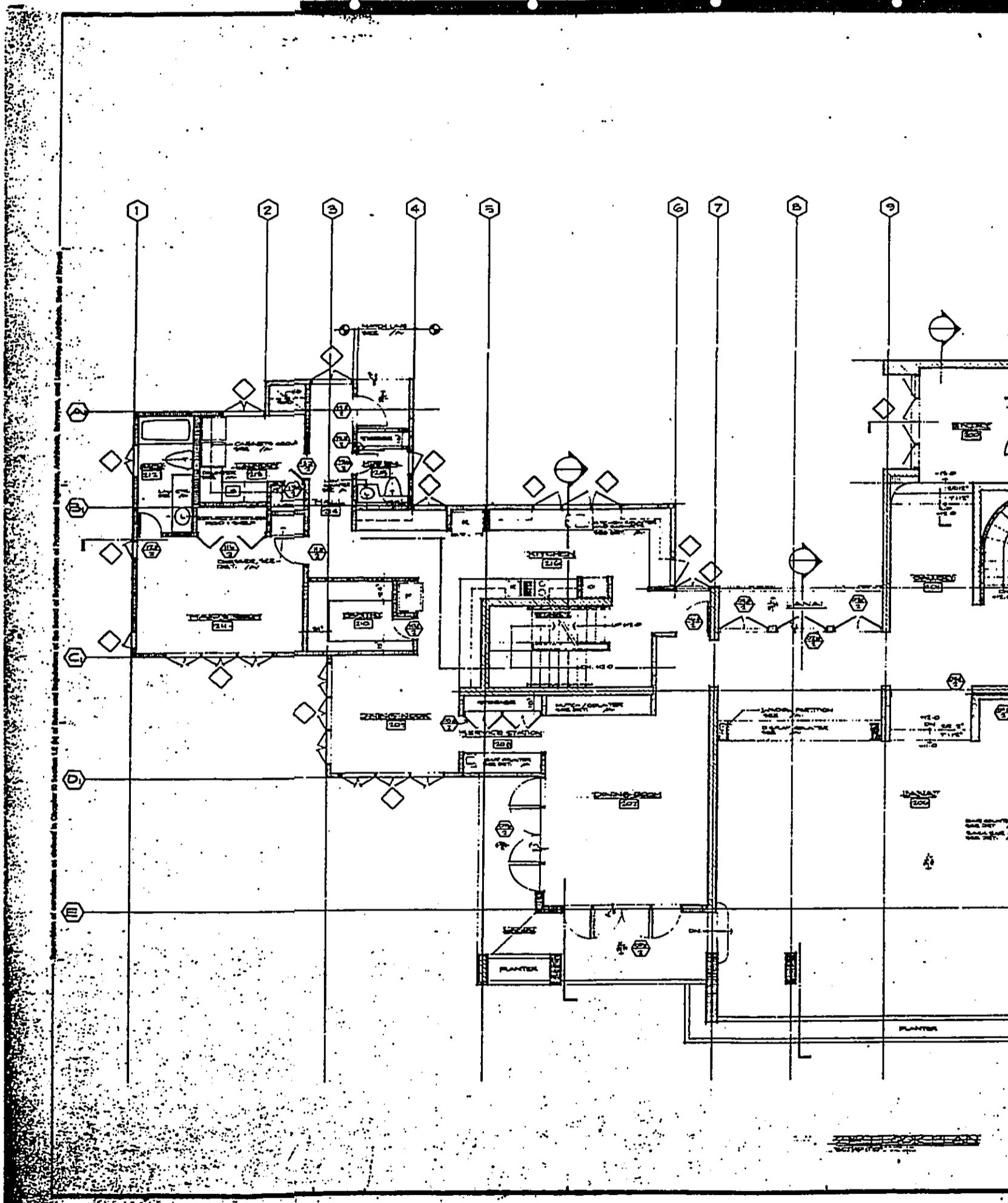
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Job No. **XXXXXXXXXX**

Date **XXXXXXXXXX**

Sheet
A-5

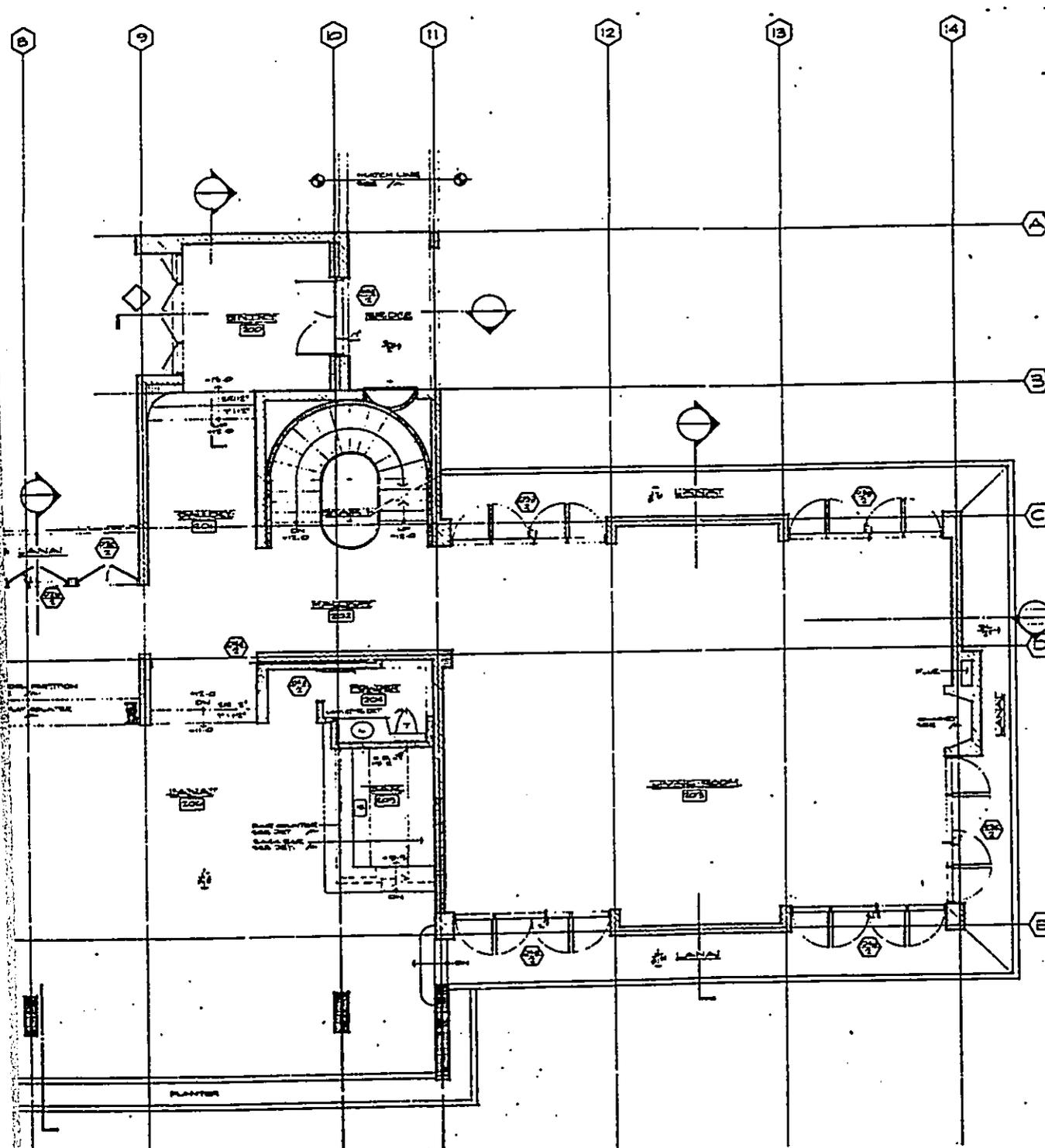
XXXXXXXXXXXXXXXXXX



This work was prepared by me or under my supervision and construction of this project will be under my direction.

Signature

Notes



No. Date Revisions

Key Plan

Chapman
Desai
Sakata,
Inc.



Project

RESIDENCE FOR
MR. AND MRS. GEORGE BRACE
POKERA BAY RANCH, HAWAII
T.M.L. 8-6-011 per 24.

Sheet Title "MAIN FLOOR"

Job No. 64-00000000

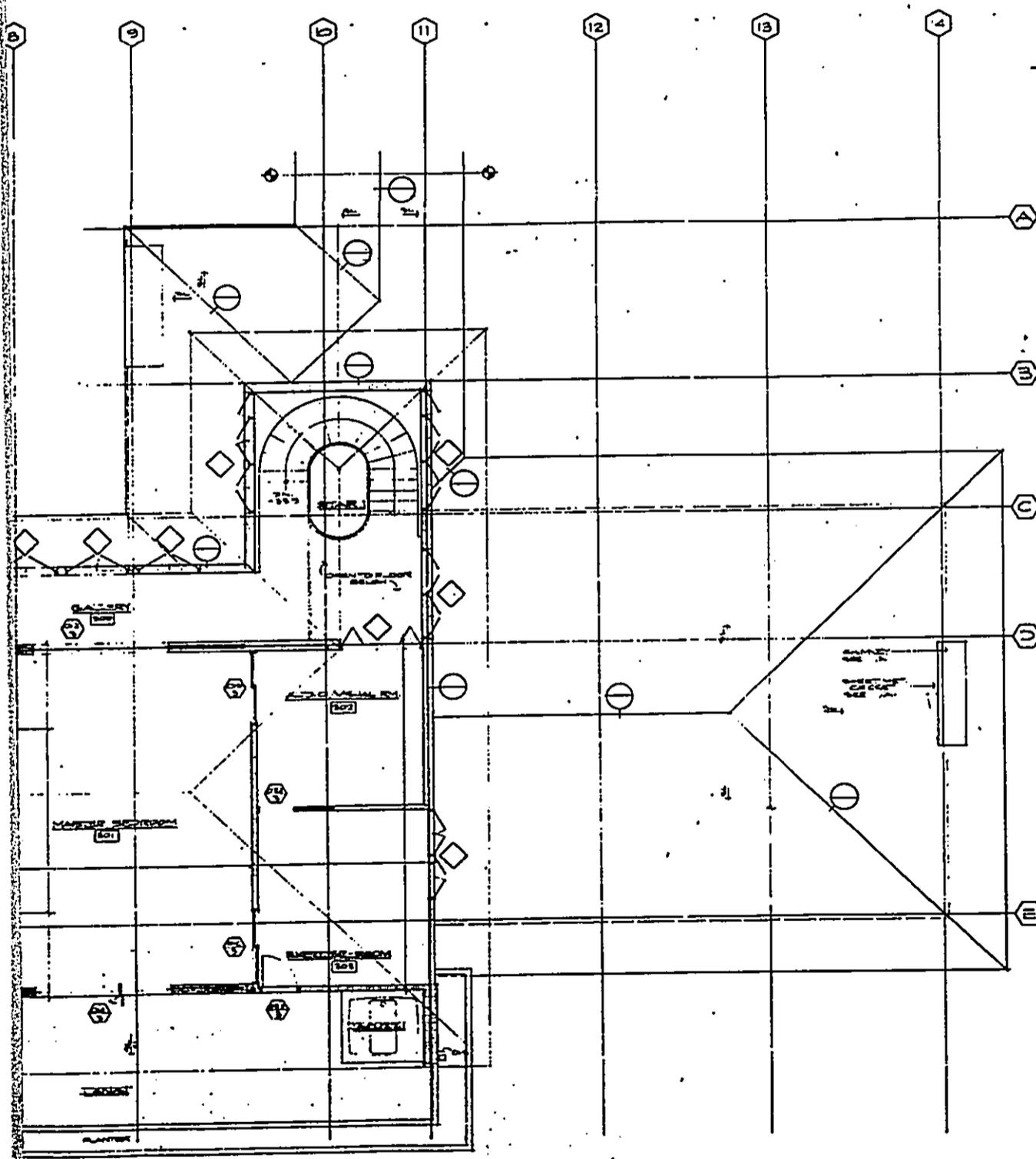
Date 11-27-58

Sheet
A-6

This work was prepared by me or under my supervision and construction of this project will be under my supervision.

Signature

Name



No. Date Revisions

Key Plan



Project
**RESIDENCE FOR
MR. AND MRS. GEORGE HAACE
PUAkea BAY RANCH, HAWAII
T.M.L. 8-6-81, PAR 34**

Sheet No. **MAIN HOUSE
2ND FLOOR PLAN**

Job No. 84-010172
Date 1-2-84

Sheet
A-7

EXHIBIT C
ARCHAEOLOGICAL CLEARANCE LETTER

CHINIAGO INC.

Archaeological Consulting

1040-B SMITH STREET • HONOLULU, HAWAII 96817 • TELEPHONE: (808) 521-2785

October 8, 1985

Mr. George Isaacs
P.O. Box 10280
Honolulu, Hawaii 96816

Dear Mr. Isaacs:

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If I may be of any further assistance, please do not hesitate to contact me.

Sincerely yours,

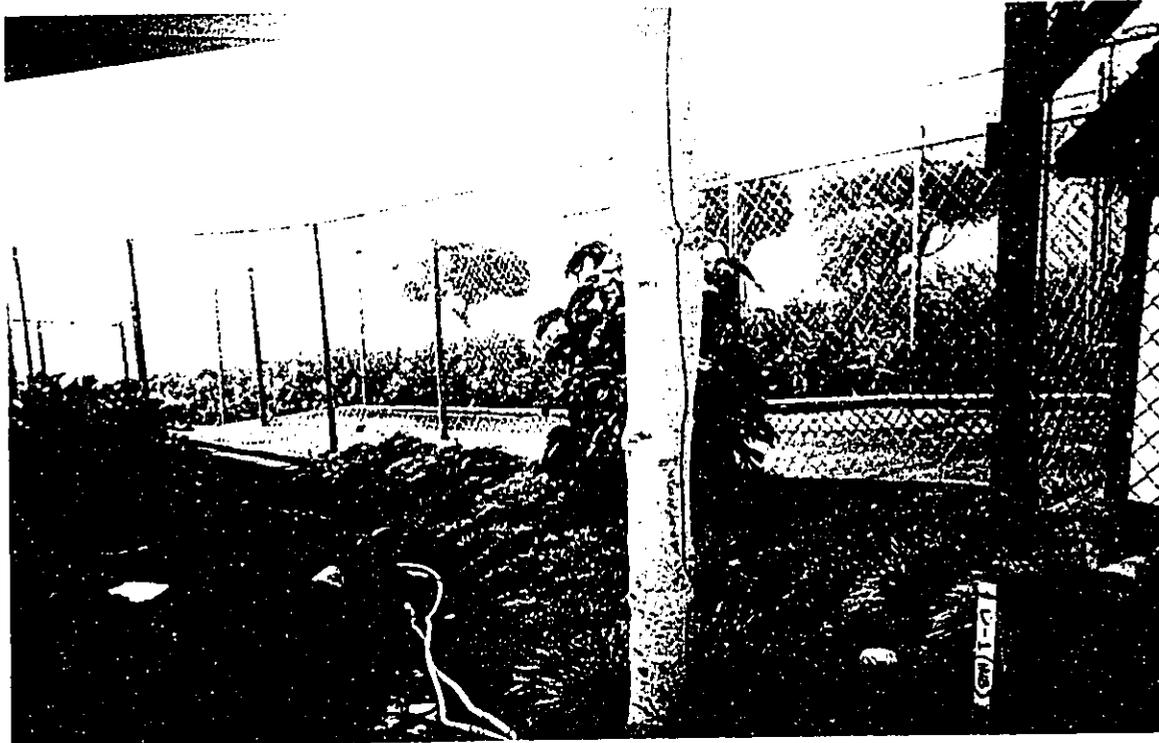


William Barrera, Jr.
President

EXHIBIT D
PHOTOS OF PROJECT SITE



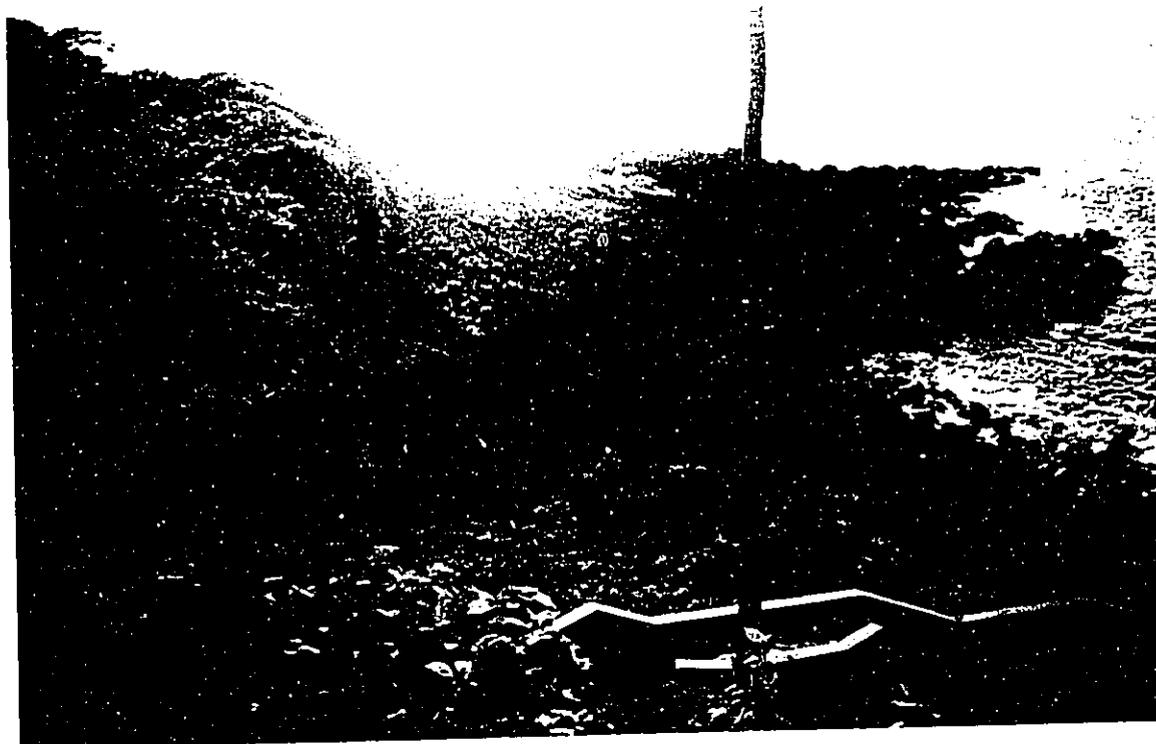
Residence



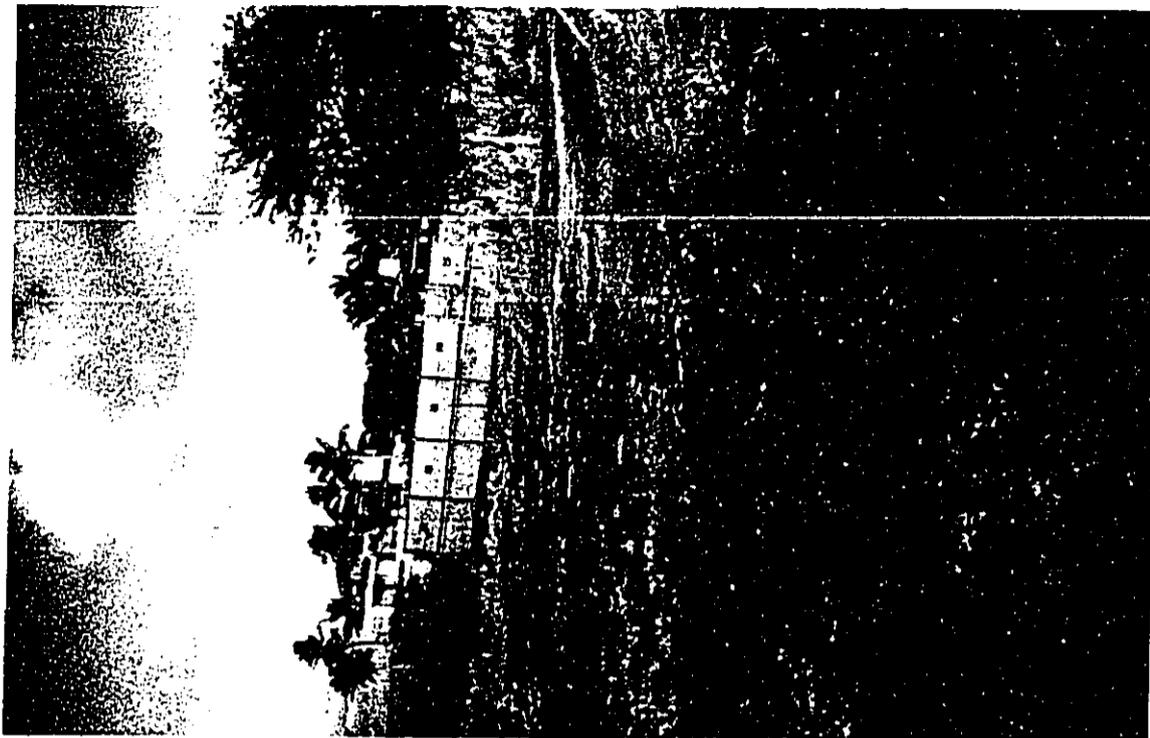
Kennel



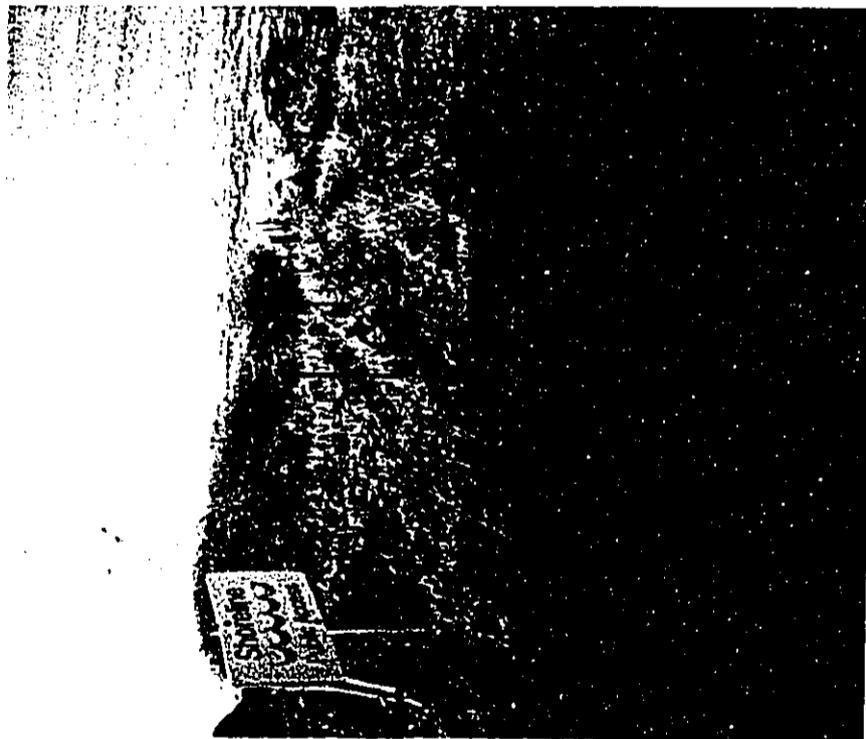
Location of sand area



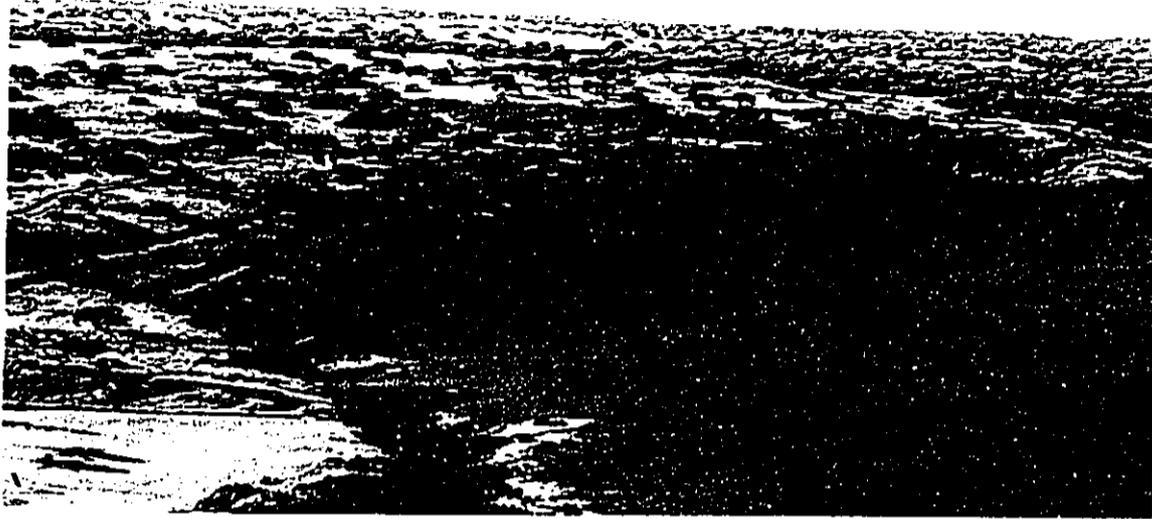
Location of removed sand



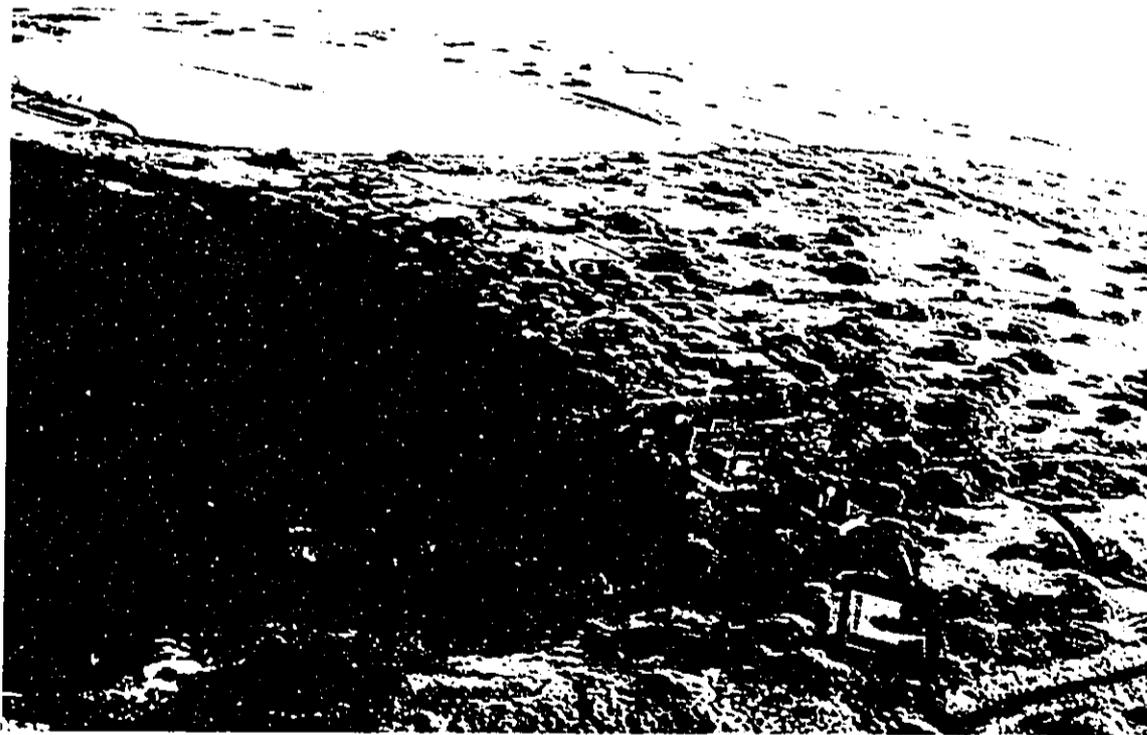
Residence and tennis court



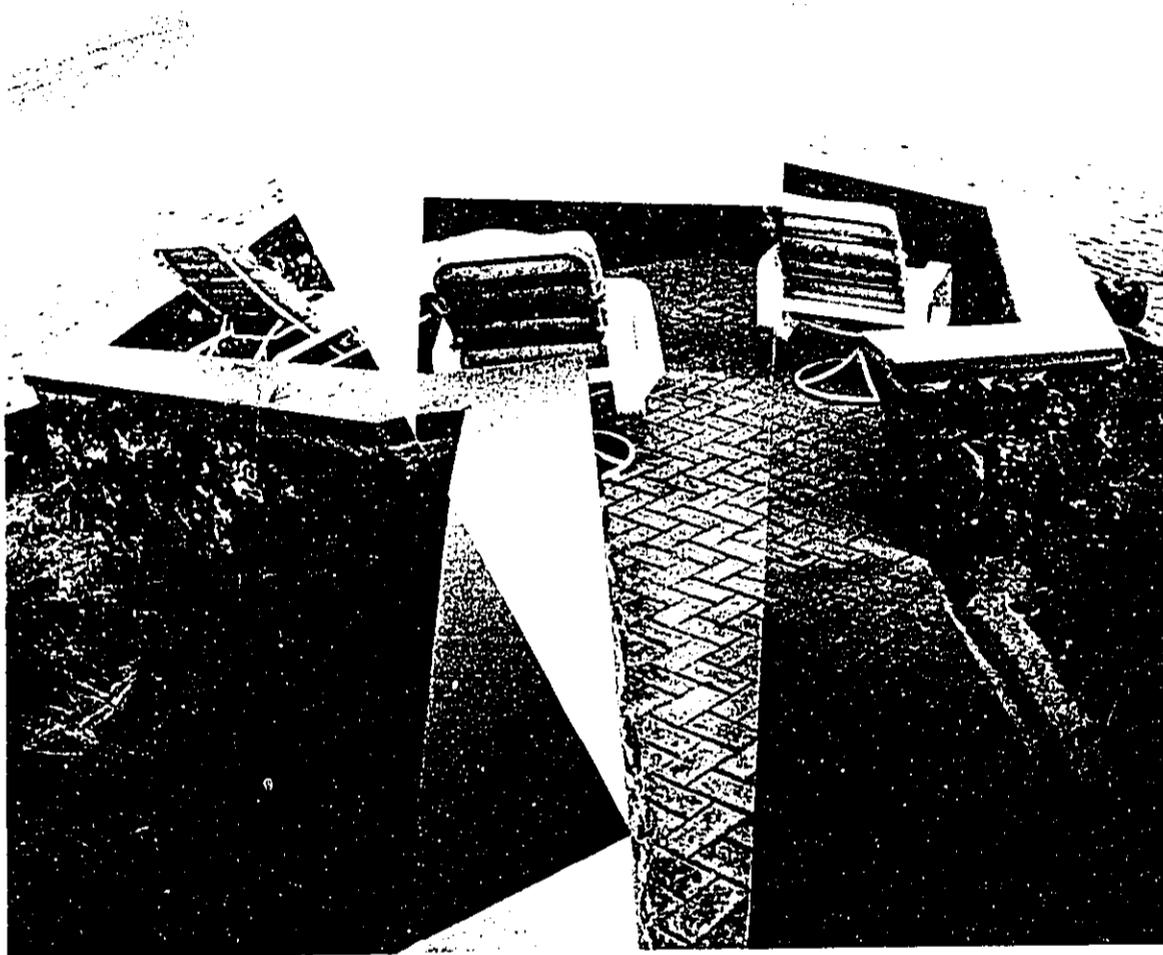
Pedestrian access and signage along South boundary



Shoreline area of project site



Shoreline area of project site



Lookout