

Hapu'u to Kapanai'a Cultural Corridor N. Kohala, Hawai'i

Photo Courtesy of Hamana Ventura



County of Hawai'i



Department of Finance

2021 Annual Report to the Mayor

**Public Access, Open Space, and Natural
Resources Preservation Program**

PREAMBLE

PUBLIC ACCESS, OPEN SPACE AND NATURAL RESOURCES PRESERVATION PROGRAM

The purpose of the Public Access, Open Space and Natural Resources Preservation Program (PONP) has two main focus areas. The focus areas are: 1) facilitate the process of eligible properties for acquisition using the Preservation Fund “*The Fund*”, and 2) to manage these properties with the Preservation Maintenance Fund, “PM Fund.” The authority of this program can be found in the Hawai‘i County Code, Chapter 2, Article 42.

The Public Access, Open Space and Natural Resources Preservation Commission (PONC) is a commission formed to assist in the process. The Commission’s purpose:

- To develop an initial island-wide prioritized list of qualifying lands worthy of preservation and submit it to the mayor. Priorities shall be listed on an island-wide rather than district basis. The list shall include the significance of each parcel or entitlement, identified the reason for its priority, and its anticipated use after acquisition.
- To update this list at any time, but at least annually by December 31 of each year.
- To explore methods of funding for conservation easements or land acquisition and make recommendations to the mayor. The commission shall give emphasis to conservation easements or land acquisitions where the County’s contribution can be leveraged to obtain State, Federal, and/or private FUNDS.
- To review Stewardship Grant Applications and make recommendations to the Department of Finance of the eligible non-profit organization to provide stewarding efforts for property purchased with *the Fund*.

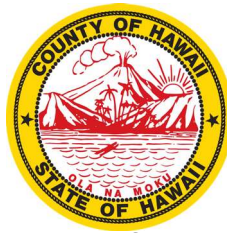
While in the second year of the pandemic, the program is structured in a way that supports and remains focus on the values of this program: the people of Hawai‘i County are the true recipients of this program, which protects our lands from development, as well as endangered species.



Figure 1. The hawksbill sea turtle is a critically endangered sea turtle. Named for their unique beak-like mouth, which resembles that of a hawk.

Figure 2. The Hawaiian Monk Seals is on the Federal endangered list and to some sources only about 1,100 left in the wild.

Mitchell D. Roth
Mayor



County of Hawai'i
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Deanna S. Sako
Director

Steven A. Hunt
Deputy Director

Hamana Ventura
Property Manager

PUBLIC ACCESS, OPEN SPACE, AND NATURAL RESOURCES PRESERVATION COMMISSION

December 10, 2021

Mayor Mitch Roth
County of Hawaii
25 Aupuni Street
Hilo, Hawai'i 96720

Dear Mayor Roth:

Attached is the 2021 Annual Report of the County of Hawaii Public Access, Open Space and Natural Resource Preservation Commission (PONC), pursuant to Section 2-217 (2) of the Hawaii County Code.

The Public Access, Open Space, and Natural Resources Preservation Fund (FUND) establishes a unique pathway in the County of Hawai'i for the public to suggest properties for Fee Simple or Conservation Easement acquisition thru the FUND. The FUND also protects, preserve, and hold in perpetuity native and cultural significance, with rights to access and easement in open spaces.

During the year, the PONC Commission reviewed 27 Suggestion Forms and eight Stewardship Grant Requests. Both submittals reflect growing public interest and their involvement in this program. The Commission diligently refined the Suggestion Form in order to make submitted materials concise for evaluation and scoring, as well as user friendly.

The Covid19 pandemic safety measures practiced by the citizens of the Big Island during this past year have helped the PONC commissioners to develop new skills in conducting virtual meetings and in accomplishing successful site visits. Our commission Secretary, Maxine Cutler has aptly facilitated all of our PONC meetings to run smoothly and ensured public testimony was available and convenient for all participants.

There have been requests to make information acquired during ad hoc site visits, including photos, more easily available to interested parties. An ad hoc committee was assigned to look at options to post the information, both from the current year's visits and historical site visits.

The PONC commissioners are comfortable with the integrity of the prioritized list which is presented to you each year. We recognize that even though each commissioner is from a different district, and has diverse educational and varied cultural backgrounds, our scoring follows a distinct harmonious pattern assuring us that we are all on the same page.

We are pleased with the number of recent acquisitions completed by the County and know that the County's purchases will bless the lives of Hawai'i residents and visitors for many years to come.

We commend you as the first Mayor to attend one of our meetings, and in taking a direct interest in the PONC commission and also in insuring that we have quickly filled our commissioner vacancies.

We fully understand your desire to have all pertinent information available to accomplish the prudent acquisitions of properties each year. We understand that each year's annual report only ranks properties evaluated during that particular annual cycle and does not provide the information necessary for an equitable comparison to all properties still available from previous years. We have formed a permitted interaction group to address request to help you in evaluating all properties, present and historic.

Finally, due to the recent passage of Bill 45 which authorizes the Department of Finance authority of the Preservation Maintenance Fund and Stewardship Grant Program, we have formed an permitted interaction group assist in making recommendations to improve the Stewardship Grant Applications and process.

The work of our Commission was possible with the support of our County staff. We are tremendously thankful for the excellent work of Commission Secretary, Maxine Cutler; Property Manager, Hamana Ventura; Deputy Corporation Counsel John Mukai (March 2021) and his replacement, Deputy Corporation Counsel Jean Campbell.

Again, we are thankful for the support of the County of Hawaii. It is a pleasure working with communities, non-profits, and other agencies to preserve Hawai'i's cultural and natural resources.

Aloha Nui Loa,

Dr. Wayne Frank, Chairman

Commissioners (District):

Deborah Chang (1); Vice Chair: Alex Kelepolo (2); Shelley Bee Allen Naungayan (3);
Chair, Dr. Wayne Frank (4); Debbie Ward (5); Rick Warshauer, (6);
Justin Lee (7); Anne Meheula (8); and Diane Kaneali'i (9).

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2021 Annual Report to the Mayor

PART 1: THE COMMISSION REPORT.

The Department of Finance through its Public Access, Open Space and Natural Resources Preservation Commission (PONC) is submitting this 2021 Annual Report to the Mayor which includes the 2021 Prioritized List of Properties that was submitted to this Commission on or before the deadline date of February 26, 2021, according to the Hawai'i County Code (1985), Edition 2005 Section 2-217.

Unlike other commissions in Hawai'i County, this Commission is an advisory only to the Mayor and its sole responsibilities are: 1) responsible for annually submitting a prioritized list of properties to be considered for acquisition to the Mayor and 2) review and make recommendations to the Department of Finance of the Stewardship Grant Applications.

Due to the Coronavirus Pandemic (COVID 19) and the Governor's Proclamation regarding gathering restrictions and social distancing, the Commission continued to hold public meetings virtually live on YouTube. The meeting links are provided on the Boards and Commission Calendar. The commission welcomed public testimony from the public and other government agencies as written communications. Interest in the Commission's work is evident as the Commission received over 110 communications and conducted over 50 virtual interviews.

In 2010, Hawai'i County voters approved the first charter amendment created by Article 10, Section 10-15, the Preservation Fund that sets aside 2% of Hawai'i County's real property taxes each year for the acquisition of these properties. Two years later in 2012, Hawai'i County voters approved the second charter creating an amendment, which can be found in Article 10, Section 10-16, the Preservation Maintenance Fund which provides funding for maintaining properties acquired by the Preservation Fund and permitted usages. And, in 2021, The Hawai'i County Council made charter amendments by changing the authority and administering of the Maintenance Fund from the Department of Parks and Recreation to the Department of Finance. These charter changes can be obtained from the Office of the County Clerks.

In developing the 2021 Prioritized List, the Commission considered properties submitted on the 2021 Suggestion Forms, heard public testimony, reviewed communications, conducted interviews, conducted site visits on selected suggestions, and scored accordingly to the Assessment Criteria Form. The Commission developed its prioritized ranking order based upon reported urgency, anticipated use, significance, the benefit to the public, special funding opportunities available for acquisition, and a proposed management plan. This year's total possible score based on the total number was 900. In 2015, the Commission amended its rules to include only those properties that scored 50% or higher on the prioritized list for consideration. In Chapter 1, there are detailed descriptions, maps, and summaries of all 17 properties that scored 50% and above. Nine nominations failed to meet the 50% or higher threshold and one withdrawal. The commission submits to the Mayor the 2021 Prioritized List located on the next page.

2021 Prioritized List:

Rank	%	Sugg. No.	Name of Project	District	Tax Map Key No.(s) (3)
1	95.222	21-009	Hapu'u - Kapanai'a Corridor	North Kohala	5-3-007:023, 026
2	94.222	21-024	Kaunani: Perpetual Conservation Easement	South Hilo	2-1-018:006, 007, 010
3	91.222	21-011	Lamalaloa	North Kohala	5-7-001:020
4	89.556	21-008	Halelua	North Kohala	5-3-007:010
5	86.444	21-013	Kaupalaoa	North Kohala	5-8-001-010
6	85.222	21-010	Honoipu	North Kohala	5-6-001:074
7	80.889	21-014	Keawenui	North Kohala	5-8-001-009
8	77.556	21-021	Shoreline of ka'ili of Pepe'ekeo	South Hilo	2-8-008:100
9	77.222	21-012	Kukuipahu - Haena Corridor	North Kohala	5-6-001:013,016,018,042,049, and 089 to 107
10	76.778	21-002	Hōlualoa Forest	North Kona	7-6-004:003 (incls. all cprs)
11	69.222	21-020	Shoreline of Kaupakuea Ahupua'a and Others	South Hilo	2-8-008:003
12	66.250	21-019	Kaloko Cloud Forest	North Kona	7-3-026:002, 006, 026
13	65.222	21-022	Keauhou Bay	South Kona	7-8-012:035, 106
14	64.222	21-015	Papaikou Mill Beach Public Access	South Hilo	2-7-004:118 (path), 2-7-027:065 (Mill Rd.)
15	62.444	21-004	Wai'ohe	South Kona	8-7-001:002
16	54.222	21-018	Kakala O Kamoā	North Kona	7-7-004:025
17	52.667	21-023	Kaloko Trail	North Kona	7-3-025:001, 002, 003 (TBD Trail Easement)
18	48.222	21-007	Holualoa Royal Complex (Trail)	North Kona	7-6-021:016, 017
19	47.222	21-006	Honu'apo	Ka'u	9-5-014:029, 060
20	37.667	21-017	Kumukahi	Puna	1-4-002:001, 017, 052, 065, 080, 081,082, 092
21	32.778	21-005	Top Waiakea Uka	South Hilo	2-4-006:014
22	32.222	21-016	Kalani Honua	Puna	1-2-009:028
23	31.556	21-027	See Attached Spreadsheet	Puna	Consiting of 20 parcels
24	26.778	21-003	Shirakawa Hotel	Ka'u	9-5-001-025
25	23.667	21-026	Ahu'aila'au, Fissue 8	Puna	Consiting of 726 parcels
26	19.889	21-025	Kamakalepo Settlement	Ka'u	9-4-001:009
27	Withdrawn	21-001	Waiohinu Cottage	Ka'u	9-5-001:021

Commission:

Member	Council District	Term ends on
E. Koohan Paik Mander (resigned)	1	May 11, 2021
Deborah Chang (eligible for re-nomination)	1	Dec. 31, 2022
Alex Kelepolo, Vice-Chair	2	Dec. 31, 2024
Shellie Bee Allen Naungayan	3	Dec. 31, 2023
Dr. Wayne Frank, Chair	4	Dec. 31, 2022
Debbie J. Ward	5	Dec. 31, 2025
Rick Warshauer	6	Dec. 31, 2021
Justin B. Lee	7	Dec. 31, 2024
Anne "Kamuēla" Meheula	8	Dec. 31, 2025
Diane Kanealii	9	Dec. 31, 2025

Commission Meetings:

For the calendar year 2021, commission meetings were held live on YouTube. The meetings were held remotely during the pandemic under the Governor's Proclamation regarding social distancing and gathering restrictions. The meeting dates were:

January 11	March 8	May 10	July 12
July 26 "Special Session"		September 13	November 8

Stewardship Grants:

This past year, the Commission received eight Stewardship Grant Applications and processed each application. This process includes review, interview with the applicants, hearing and reading public testimony, and making funding recommendations to the Department of Finance.

Upon review of the applications, this commission expressed many concerns and reservations about how the grant application process is structured, the application itself, semi and annual reports not submitted on time, grant funding cycle, and the delay of funding past applications filed with the Department of Parks and Recreation. To address these issues, the commission formed a permitted interaction group (PinG) in a public meeting held on November 8, 2021, and instructed the PinG to report back to the commission next year.

Commission and Community Recommendations and Concerns:

The following is a listing of recommendations and concerns identified by the Commission for the Stewardship Grant Requests:

- ◆ New Stewardship Grant Fill-in Application with instructions.
- ◆ Allow Stewardship Grants for more than 1-year term.
- ◆ Review and recommend amending the Hawai'i County Code for allowable expenses for maintenance using the Maintenance Fund.
- ◆ The PONC encourages local non-profits in each district to apply for stewardship grants. Especially for properties purchases with the FUND, in their districts.
- ◆ Encourages County Staff to process the 2022 Stewardship Grant Application by following the Hawai'i County Code.

Next Steps:

- ◆ COVID 19 updates regarding gathering restrictions and social distancing.
- ◆ Schedule meetings either virtual or face to face due to the pandemic and proclamations from the Mayor or Governor.
- ◆ Sunshine Law Training is scheduled for January 2022.
- ◆ Publicize and encourage the public to submit 2021 Suggestion Forms by January 31, 2022.
- ◆ Post newly revised fill-in 2023 Stewardship Grant applications to the Department of Finance by May 2022.
- ◆ Submit Annual Report and Prioritized List to the Mayor for the year ending December 31, 2022.
- ◆ Encourages everyone to be safe, wear masks, get vaccinated, and live well.

PART 2: THE DEPARTMENT OF FINANCE REPORTS

Effective August 19, 2021, the Hawai'i County Council passed an ordinance amending Chapter 2, Article 42 of the Hawai'i County Code 1983 (2016 Edition, as Amended), relating to the Public Access, Open Space, and Natural Resources Preservation Maintenance Fund. The ordinance changes the administration, management, and adequate staff from the Department of Parks and Recreation to the Department of Finance.

The same ordinance amends some of the Public Access, Open Space, and Natural Resources Preservation Commission appointments, duties, and responsibilities. As noted below:

- ◆ Appointments: *"Not more than a bare majority of the members shall belong to the same political party.*
- ◆ Duties regarding stewardship grants: *"make recommendations to the director of finance..."*
- ◆ Responsibilities regarding stewardship grant performance reports, conduct interviews, etc.: *"shall forward its findings to the director of finance."*

The department of Finance submits the following report to the Mayor.

The Acquisition Status Report:

In compliance with the Hawai'i County Charter 10-15, the annual acquisition status report consists of financial information on funding easements and land acquisitions, the total number of acreage, and partnering funds source. The FUND detail report is found in the Commission's public folders.

During the 2021 calendar year, the County acquired Kapanai'a Bay Area, N. Kohala, Kaunamano, Ka'u, and Wai'ele, Puna bringing the total number acreage to 8,408.80, consisting of approx. 3,694.44 acres in Conservation Easements and 4,714.36 acres in fee simple, which will remain in open space protection in perpetuity. The total amount of these acquisitions from the FUND was \$7,773,581.95 and partnering funding for \$1,452,000, for a total of \$9,225,581.95.

Status of Properties on Past Prioritized Lists and Acquisitions:

Past prioritized lists were compiled in the Status of Properties on Past Prioritized Lists from 2006 to 2020. The commission recommends that properties from previous prioritized lists continue to be pursued as far as possible unless: the County has already acquired the property; the property no longer meets the criteria set by Hawai'i County Charter, Article 10, Section 10-15, the property no longer meets the criteria for inclusion; there are insufficient funds available for acquisition, or the County Council has not passed a resolution that would allow the property to be acquired.

A special request was made by Mayor Roth to the commission 1) to review past properties that made the prioritized lists with resolutions, 2) create a prioritized list of its finding, and 3) submit a report to him. Upon request, the commission in November 2021, formed a permitted interaction group and scheduled to submit their report in 2022. The report will be available to the public upon request.

Comprehensive List of Properties Submitted by the Public:

The Comprehensive List of Properties is a sequential listing by the tax map key number in each zone of all properties submitted by the public since 2006 to the Commission. This list comprises of properties that did not meet the threshold of 50% or higher score. The comprehensive report can be found on the Commission's public website.

Suggestion Form:

There were no new revisions to the Suggestion Form. The last revision was approved on Oct. 14, 2020 (Chapter 2). The Department of Finance received 27 Suggestion Forms (nominations) from March 1, 2020, to February 26, 2021, the deadline period. The Commission findings were: 17 nominations made the 2021 Prioritized List, one nomination was withdrawn, and nine did not score higher than the 50% threshold. The commission's finding is found in Chapter 1 of this report.

Assessment Criteria Form:

The Commission made no updates to the Assessment Criteria Form. The last revision was done on November 5, 2018 (Chapter 2). This Assessment Criteria Form was utilized to assess the suggestion forms received during the aforementioned time.

Information is available to the public by request or online at the County of Hawai'i public website here: <http://records.hawaiicounty.gov/weblink/Browse.aspx?dbid=1&startid=13770&cr=1>.

Stewardship Grants:

In 2021, Hawai'i County Council approved a charter amendment which can be found in the Office of the Clerks, Hawai'i County Code, Chapter 2, Article 42, Section 2-214, the Public Access, Open Space, and Natural Resources Preservation Maintenance Fund changing the authority and management of the Manatiance Fund from the Department of Parks and Recreation to the Department of Finance. Eligible properties for this fund to be acquired by the Preservation Fund.

This year the Department of Finance received nine applications, of which one was denied for applying for an ineligible property (Chapter 7). The commission reviewed, investigated, and held interviews with the applicants; and reported their findings in a recommendation to the Department of Finance.

Conclusion:

It is important to thank the members of our Public Access, Open Space, and Natural Resources Preservation Commission for their valuable service on this special and unique commission. Hawai'i County has an incredibly rich cultural heritage, many historical sites, unique, pristine native forests, rare and endangered species, and immaculate coastlines.

The Public Access, Open Space, and Natural Resources Preservation Program provides the means to protect and preserve in perpetuity these special places and provides connections to the past and opportunities to learn about pivotal events that have shaped our county.

COUNTY OF HAWAI'I

**PUBLIC ACCESS, OPEN SPACE, AND NATURAL RESOURCES
PRESERVATION PROGRAM**

2021 ANNUAL REPORT TO THE MAYOR

CHAPTER 1

2021 Prioritized List SUMMARIES AND MAP

**Report by
The PONC COMMISSION**

Ending December 31, 2021

PRIORITY #1. HAPU‘U TO KAPANAI‘A CULTURAL CORRIDOR (95.222%)

TMK Nos.: (3) 5-2-007:023 and 026, consisting of approx. 42.5 acres of the A‘amakau and Halawa *ahupua‘a* in the District of North Kohala, Hawai‘i



Located in the heart of Kamehameha I’s kulā iwi (his homeland) and his ‘āina ponoī (the personally owned lands that literally nurtured Kamehameha’s physical and spiritual strength), the Hapu‘u to Kapanai‘a Cultural Corridor is of Tremendous historical and cultural significance to the people of Hawai‘i.

Anticipated Use

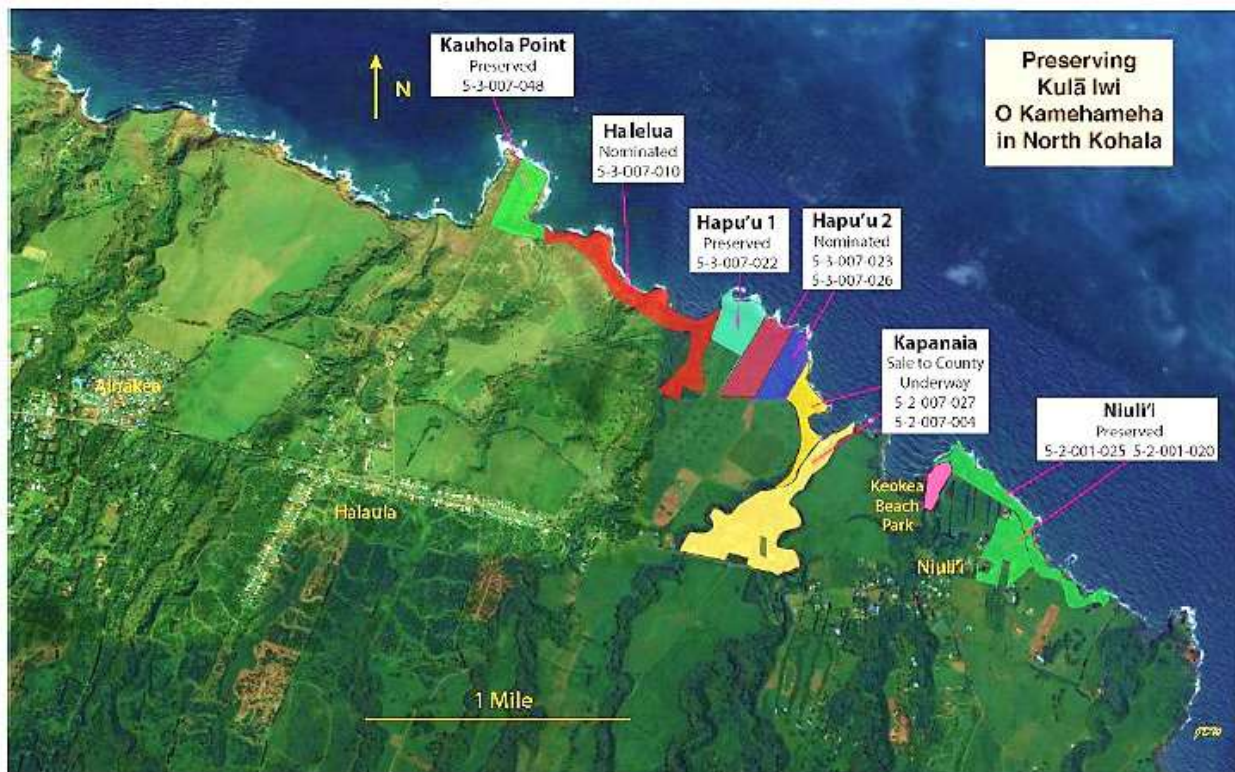
- The entire site is subject to high public recreational use; fishing, surfing, gathering
- Two of the most significant heiau are on this land: Hale o Kā‘ili, Kamehameha’s first heiau, dedicated to Kūkā‘ilimoku; and Hale Kapālama, the largest platform pavement heiau on the island of Hawai‘i.
- It is a prime location for providing educational and cultural programs, focused on the Kamehameha I era and on early kula gulch settlements.
- A public trail along the coastline and mauka-makai for both pedestrian and vehicular access along pre-existing roads would open the area to low-impact use and facilitate preservation/restoration efforts.

Significance

- Preserving this land would save not only the structural remains of two very significant heiau, burial sites, and historical remnants of one of the earliest Hawaiian settlements;
- The area is prominent in oral histories as the place that nurtured Kamehameha I in physical and spiritual growth.

Special Opportunity for Acquisition and Management

- All four owners have expressed an interest in a preservation sale.
- Community groups are in contact with the Ala Kahakai National Trail System and the County Planning Department to help protect the land.
- Groups have pledged to work with other private and public entities to preserve access and historic sites and to replant the cliff tops with native plants to help control erosion.



PRIORITY #2: KAUMAUI

(94.222%)

TMK Nos. (3) 2-1-018:006, 007, and 010, consisting of approx. 3.02 acres of the Waiakea *ahupua'a* in the District of South Hilo, Hawai'i



Kaumau is unique for its' natural resources; the loko wai (fresh water ponds) and anchialine ponds which contains many endemic species. Purchase of a Conservation Easement (CE) will ensure permanent protection of the 'āina and loko, and provide environmental, educational and cultural benefits and a sense of place for the community.

Anticipated Use

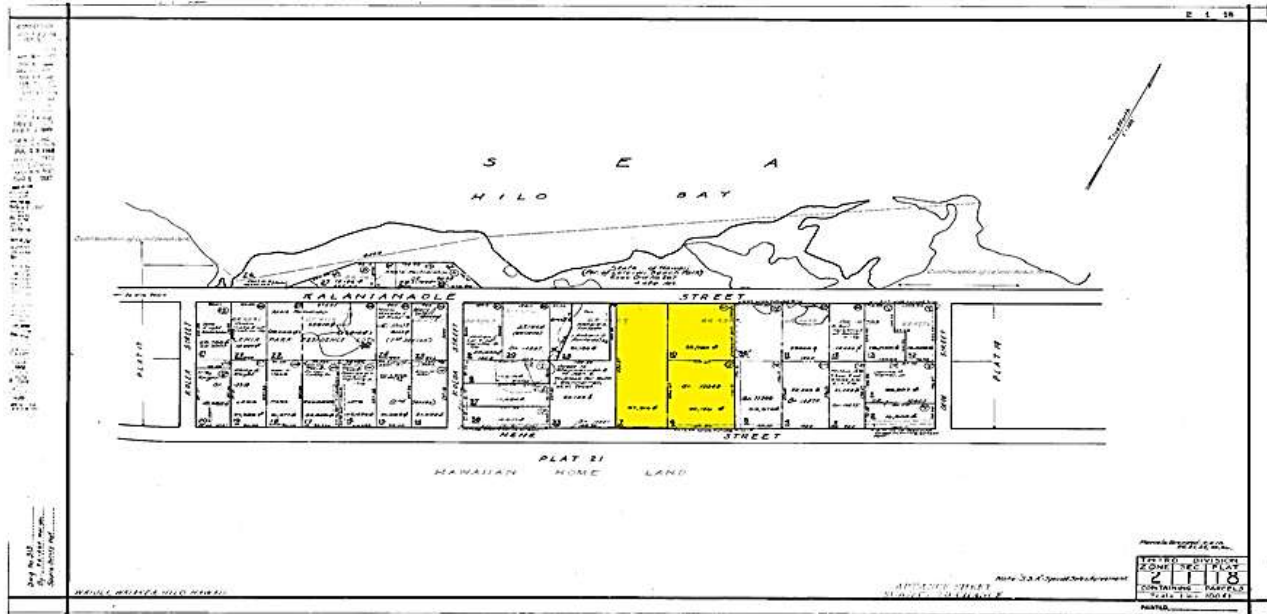
- Preservation, restoration and revitalization of loko wai and anchialine ponds.
- 'Āina-based learning space and volunteer opportunities to build community capacity, share cultural values and develop sustainable practices for the future.

Significance and Management

- Site of an onshore landmark for one of three 'Īko'a or ko'a ahi (ahi fishing shrine).
- Strong support from the community, various organizations and agencies. Kamehameha Schools, Edith Kanaka'ole Foundation, Ka 'Umeke Kā'eo PCS, Ke Ana La'ahana, Hawai'i Community College, University of Hawai'i at Hilo and Hui Malama Loko I'a of KUA have been identified with the interest and capacity to provide resources.
- Unique opportunity to work with landowner and partner, Hui Ho'oleimaluō's generational commitment to the stewardship and care of Kaumau.

Special Opportunity for Acquisition

- Hui Ho'oleimaluō acquired Kaumauī in February 2021 and is willing to participate in the PONC process.
- Hawai'i Land Trust will be co-holders of the CE with the County of Hawai'i.



PRIORITY #3: LAMALALOA (91.222)

TMK No. (3) 5-7-001:020 consisting of approx. 35.345 acres of the Pao'o 1 and Lamalaloa *ahupua'a* in the District of North Kohala, Hawai'i



Anticipated Use

- Current uses that will continue with a preservation purchase includes biking, hiking, shoreline fishing, picnicking, and recreation.
- Open Space for historical education, environmental, and research activities.
- Hawaiian cultural practices and gathering.
- Coastal recreation.

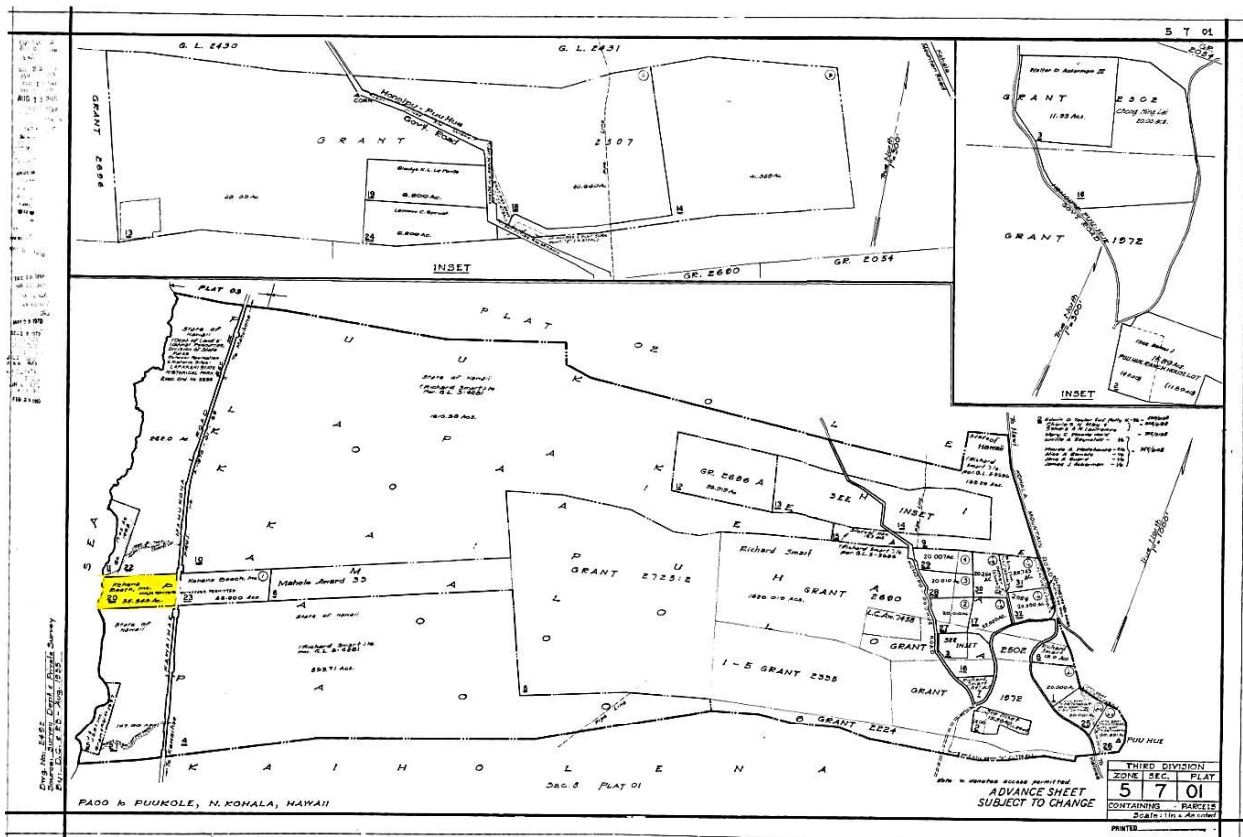
Significance

- Purchase of the land would provide a continuous publicly-owned coastline from Akoni Pule Hwy to the ocean for a lineal span of almost 4 miles of coastline between Mahukona and Kaupalaoa.
- This link in the corridor is studded with archaeological sites, including the Ala Loa and has been relatively untouched by humans since the early 1900s except passively by the people of Kohala who continue to use it as a valuable site for fishing and gathering.
- The Hawaiian Hoary Bat and Hawaiian Monk Seal frequent the coast.

- There is a presence of native vegetation: akulikuli, hinahina, ilima, naupaka, and pauhiika.

Special Opportunity for Acquisition and Management

- The property is listed for sale on the open market.
- Kohala Lihikai has agreed to work with the landowner in seeking additional resources to assist in the purchase. The Hawaiian Islands Land Trust has offered assistance.
- Many community groups have offered assistance in managing Lamaloloa: North Kohala Community Access Group, Kohala Lihikai, Kohala Senior Athletic Association, Kohala National Guard Alumni, Malama Kohala Kahakai, Maika'i Kamakani O Kohala, Kohala Historic and Preservation Group, Ka Makani O Kohala Ohana, and Malama Na Washington Pana O Kohala.



PRIORITY #4: HALELUA (89.556%)

TMK No.. (3) 5-3-007:010 consisting of approx. 50.312 acres of the Halelua *ahupua'a* in the District of North Kohala, Hawai'i



Halelua is familiarly known as Kamehameha I's "stomping ground." This land includes remnants of Kamehameha's use: O'hau heiau; a terraced lo'i; noni orchards, and other important cultural sites. In addition, its shoreline and crystal-clear waters are frequently used by the endangered Hawaiian Monk Seals. Moreover, Halelua is also the arrival and departure site for flocks of migrating Kōlea (Pacific Golden Plover).

Anticipated Use

- **Public Outdoor Recreation:** With its stunningly beautiful recreation areas and crystal-clear waters, Halelua has pristine tide pools as well as areas for shoreline and offshore fishing, cliff top hiking, and picnicking. The coastline is both easy and safe to walk, with or without a trail. Halelua also provides for a multitude of recreational activities that include hiking, jogging, and fishing, and gathering of food and plants for subsistence as well as for cultural and religious practices.
- **Education:** Halelua's several cultural sites can host and serve as hands-on classrooms for school groups of all ages and as a study area for a multitude of educational activities, including Hawaiian arts and crafts, farming and fishing practices, fresh water resources, and the early history of the Hawaiian monarchy.
- **Historical and Cultural Importance:** Significant pre-contact cultural sites found at Halelua include O'hau heiau; eight lo'i kalo; and the 'auwai (ditch canal). Halelua was the center of Kamehameha the Great's

direct land stewardship, situated between his family lands at Hapu'u/Kapanai'a and his taro patches, boat ramp, and the swimming pools he constructed at Kauhola.

- Archaeological studies conducted by the University of Hawai'i and the University of Arizona have revealed that the use of this land by indigenous peoples extends all the way back to 1200 A.D. The research and subsequent discoveries by these universities have yielded important information about the lives of the earliest Hawaiians in the Kula gulch system of Kohala.
- **Protection of Natural Resources:** In addition to the flocks of migrating kolea (Pacific Golden Plover), Halelua's shoreline is frequently used by the endangered Hawaiian Monk seals. Furthermore, a 2006 UH Marine Water Quality study stressed the critical importance that these lands be preserved to maintain the marine water quality of North Kohala.
 - In addition to the critical importance of maintaining marine water quality and preserving Halelua's majestic shorelines and coastal views of unsurpassed beauty, it is imperative to mention Halelua's importance as a geographic link to preserved lands that flank it on both sides.
 - The proposed acquisition of Halelua is part of a strategy to preserve and protect the Kulā Iwi O Kamehameha (Kamehameha's Homeland), a four and a half mile stretch of coastline, comprising eight parcels. Three of the parcels have been preserved, and two more are in the processes of being purchased.
- **Protection of Agricultural Land:** After a recent site visit to Halelua by Commissioner Diane Kaneali'i, she stressed the importance of Halelua as fertile agricultural land that should be preserved. Commissioner Kaneali'i reported:

"The land appears to be very fertile as evidenced by a wide variety of strong, healthy plants, including Ti plants and a few Kuku'i, Milo trees and beautiful Lauhala patches where young hala were thriving, as well as several other native plant species. . . . These lands are part of the ulu belt, making it perfect for cultivating ulu, kalo, 'ohi'a 'ai [Mountain Apple], and other traditional crops in portions of the landscape as well as other types of plants to increase our island's food security."

Significance and Management

- **Community Support:** Several important groups have written letters of support for the purchase of Halelua. These groups include Hawaiian Island Lands; Kohala Lihikai, Inc.; and Moku O Hawai'i Land Conservancy.
- **Management/Maintenance Support:** There is a 40-year documented history of community support for and work to preserve these areas in open space and keep it free of development. Nine additional organizations were identified as willing to be part of the long-term maintenance for Halelua.
 - They are:

Kohala Lihikai; North Kohala Community Access Group; Kohala Senior Athletic Association; Kohala National Guard Alumni; Mālama Kohala Kahakai; Maika'i Kamakani O Kohala; Kohala Historic and Preservation Group; Ka Makani O Kohala 'Ohana; and Mālama Nā Wahi Pana O Kohala.
- **Urgency:** Commissioner Kaneali'i stated on behalf the Commissioners Debbie Ward, Rick Warshauer, Anne Meheula, and Diane Kaneali'i who conducted a site visit of Halelua on April 7, 2021:

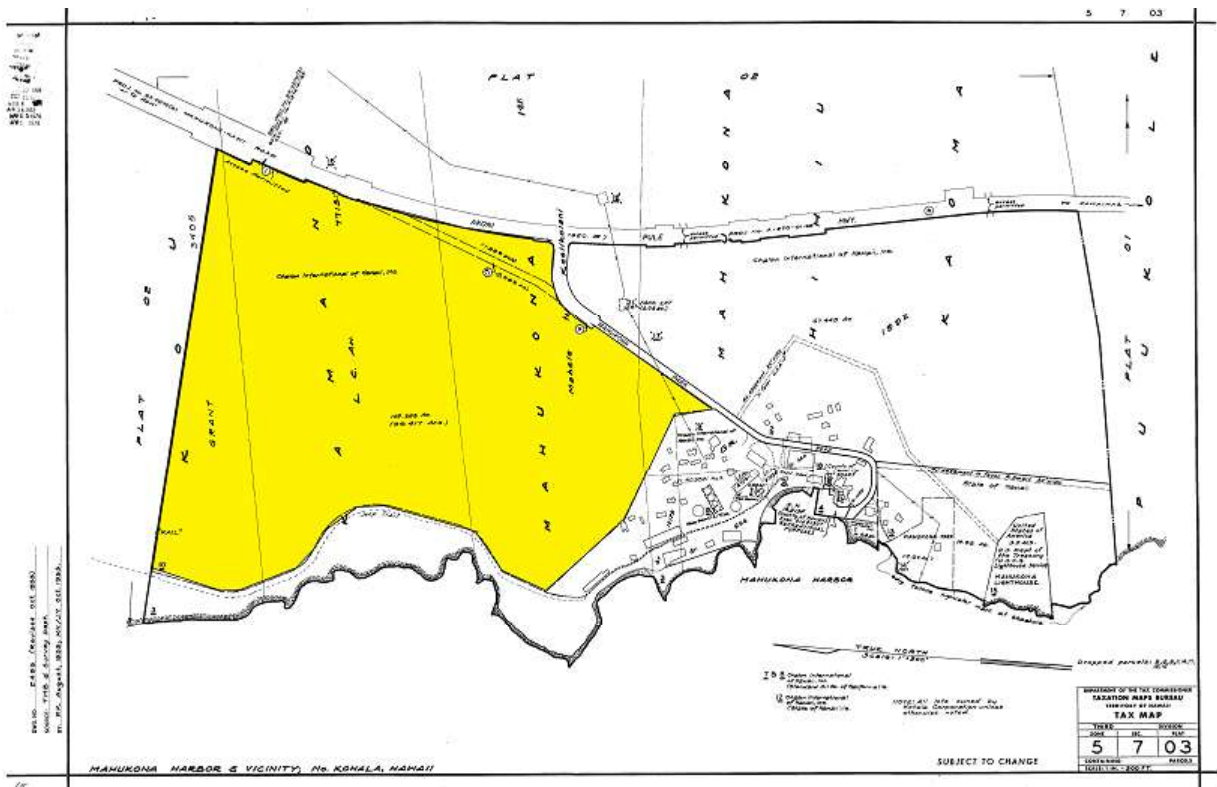
"It is the recommendation by the Commissioners that the County of Hawai'i act swiftly to **acquire the appraisal to lock in the purchase price** promptly due to the anticipated rise in property values in Hawai'i to ensure the County acquire these valuable properties timely and [with] the least amount of PONC funds."

Special Opportunity for Acquisition

- The owner is both willing and anxious to sell.
- Kohala Lihikai and the Hawaiian Islands Trust are offering resources as funding partners.

Strengths and Weaknesses

- Endangered Species: Monk Seals
- Migratory Species: Kolea (Pacific Golden Plover) arrive and depart from Halelua
- Kamehameha's "stomping ground," Halelua includes important remnants of Kamehameha's use.
- Historically, Halelua was the center of Kamehameha's direct land stewardship.
- Halelua geographically links preserved lands on both sides. The proposed acquisition of Halelua is part of a strategy to preserve the Kulā Iwi O Kamehameha (Kamehameha's Homeland).
- Halelua has fertile land, where ulu, kalo, 'ohi 'a 'ai (Mountain Apple) and other traditional food crops may be cultivated.
- Not aware of any weaknesses.



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PRIORITY #5: KAUPALAOA

(86.444%)

TMK No. (3) 5-8-001:010 consisting of approx. 62.623 acres of the Kaupalaoa ahupua'a in the District of North Kohala, Hawai'i



Anticipated Use

- Current uses that will continue with a preservation purchase include a variety of recreational activities including camping, hiking, walking, and fishing.
- Access to ancient and modern hiking trails.
- Access to a sheltered cove for launching canoes and small craft.

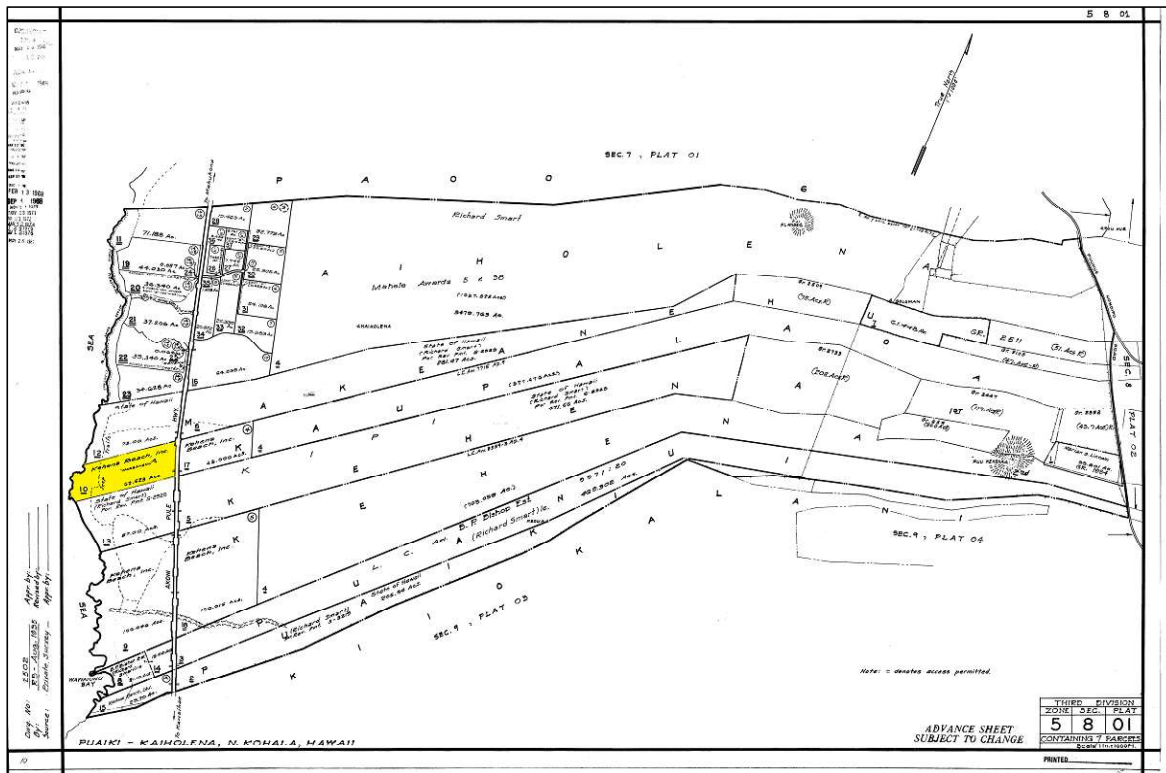
Significance

- Numerous and intact pre-contact cultural sites, comprised of six main clusters four ahu and numerous enclosures, C-shapes, U-shapes. In all, there are 15 Hawaii Registered Historic Sites, not including the Ala Loa trail.
- According to a 1979 Bishop Museum report, these pre-contact archeological sites are valuable for testing the model of cultural transformation developed from pre-contact to the post-contact settlements found in Lapakahi (an ahupua'a to the north).
- Preservation would create significant buffer between development along the South Kohala Coast and the ocean along the more pristine North Kohala Coast.

- Habitat for several endangered (listed) species: the Hawaiian Hoary Bat (Ope'ape'a), the Hawaiian Monk Seal.
- Preservation would provide a buffer for an uninterrupted flow of significant groundwater into the ocean.
- The archeological sites indicate larger meeting locations for the coast, connecting major trails to the Kohala field system.
- This is part of the Ala Kahakai National Historic Trail and an important link in the protection of coastal properties as requested by the Community Development Plan of the district.

Special Opportunity for Acquisition and Management

- Kohala Lihikai, Hawaiian Islands Land Trust and the Ala Kahakai National Historic Trail have met with a representative of the owner, who expressed interest in a preservation sale.



PRIORITY #6: HONOIPU

(Scoring: 85.222%)

TMK No (3) 5-6-001:074, consisting of approx. 17.547 acres of the Honoipu and `Upolu *ahupua`a* in the District of North Kohala, Hawai`i



View of Honoipu Bay taken from the top of Paliakamoa.

(Photo courtesy of Keith Wallis)



View of Paliakamoa, the cliff that inspired the well-known song of the same name, composed by Ellen Kalaukoa Naipo.

(Photo courtesy of Keith Wallis)

Honoipu Bay is known for its calm seas, sheltered from the strong `Āpa`apa`a wind of Kohala, and a favored canoe staging and landing site in ancient times up to the present. It was an important harbor during the early days of Kohala's sugar plantations until abandoned in 1912 when Mahukona Harbor and its convenient railroad became the primary shipping port. Honoipu has been (and continues to be) a favorite fishing, hiking, canoeing, boating, and surfing spot for generations of island residents.

Anticipated Use

Public acquisition of this property will:

- Assure that the public's use of the Old Coast Guard Road to reach the shoreline parking lot and the start of the Nā Ala Hele coastal trail will remain open in perpetuity. Currently, the Old Coast Guard Road and shoreline parking lot are privately owned on the subject property, and public access is at the discretion of the private landowner.
- Ensure that the historical and cultural significance of the area can be protected, experienced, and shared by all, including protection of at least two historic shipwrecks in the bay, and the monument to the first Puerto Rican immigrants to land at Honoipu in 1901.
- Help to protect the pristine water of the bay and foster the natural conditions that attract the endangered Hawaiian Monk Seal to the bay.
- Preserve the area's spectacular natural beauty and views by protecting open space and promoting study of the area's marine resources.

Significance and Management

- Permanent protection of the public access to Honoipu Bay that has been enjoyed by many generations in Kohala would be achieved through this acquisition and is widely supported by the community.
- The 501(c)(3) nonprofit, Kohala Lihikai (consisting of community groups: Mālama Kohala Kahakai, Maika`i Kamakani `O Kohala, Ka Makani `O Kohala `Ohana, and Mālama Nā Wahi Pana `O Kohala), the Hawaiian Islands Land Trust (d.b.a., Hawai`i Land Trust), Moku `O Keawe Land Conservancy, and the Ala Kahakai National Historic Trail have expressed support for the acquisition. Kohala Lihikai, the North Kohala Community Access Group, the Hawaiian Islands Land Trust (HILT), and the Ala Kahakai National Historic Trail (NHT) are interested in participating in stewardship of the lands.
- The landowners are proceeding with repairs and upgrades to existing residential structures on the property. They are aware of the community's interests in securing permanent public access to the bay and the Nā Ala Hele shoreline trail.

Special Opportunity for Acquisition

- Representatives of the landowner have met with Kohala groups and are open to further dialogue.
- HILT is a potential funding partner.
- Although generations of Kohala people have been using the Old Coast Guard Road to get all the way to the coast, the road is not a public road when it enters the subject property. Thus, there is no legal public access easement to ensure that the shoreline access remains open.
- Acquisition could take the form of a conservation easement, fee-simple, or both.

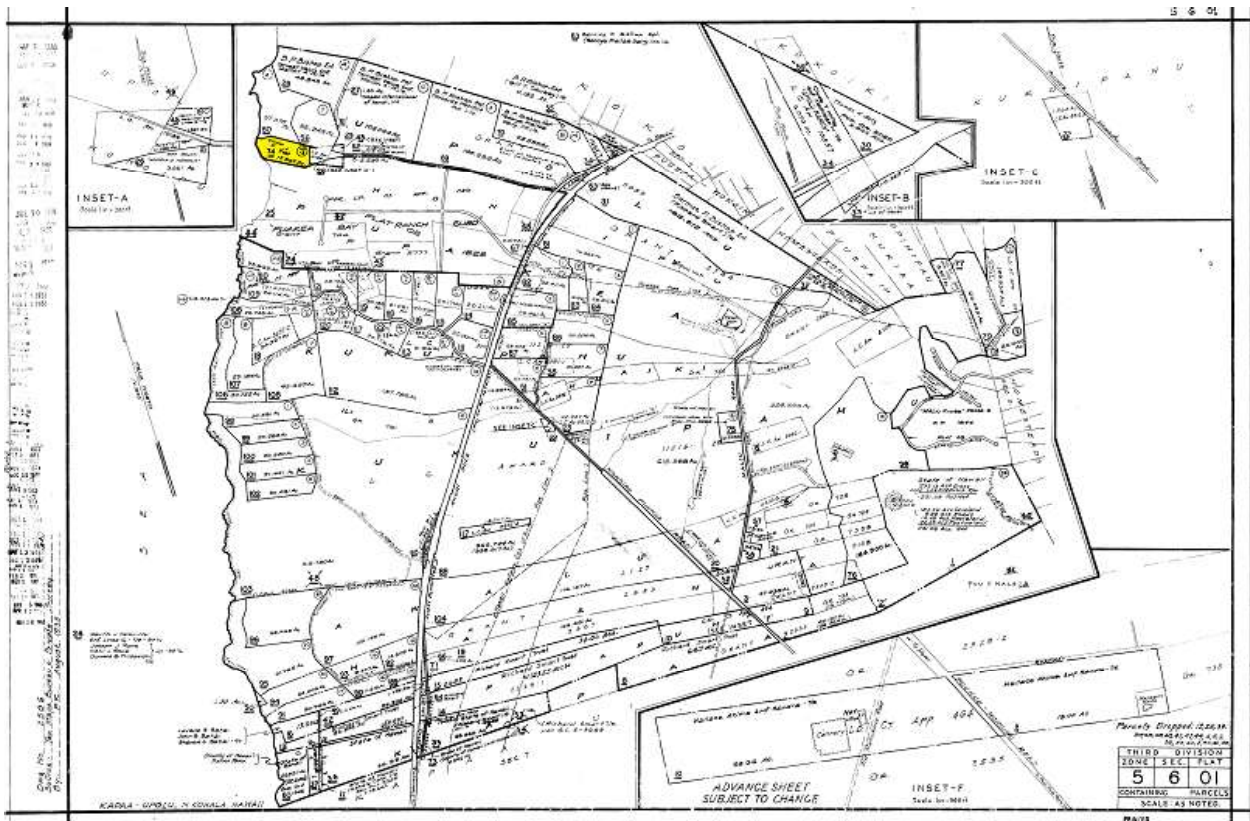
Strengths and Weaknesses

Strengths

Strong community support for the acquisition has been consistent and sustained over more than the last 10 years.
Federal (Ala Kahakai NHT) and State (Nā Ala Hele) trail programs are invested in continued public access in this area. There is good potential for matching federal, state, county, and private funding for acquisition and management.

Weaknesses

Landowner's receptivity to either fee-simple or easement acquisition is unknown.
No management plan has yet been proposed.



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PRIORITY #7: KEAWENUI

(80.889%)

TMK No (3) 5-8-001:009, consisting of approx. 166.046 acres of the
Kehena 2 *ahupua'a* in the District of North Kohala, Hawai'i



Keawenui has been used continually for fishing, gathering, camping and hiking. This shoreline is a series of pristine coves and small bays. Everywhere one looks are archaeological remains, fragments of the rich cultural history of Kehena.

Anticipated Use:

- Public access for hiking, fishing, picnicking, and recreation
- Cultural education and gathering
- Preservation of cultural and natural resources
- Preservation of ocean front property for public use

Significance and Management

- Many groups are interested in helping acquire and manage Keawenui: North Kohala Community Access Group, Kohala Lihikai, the Ala Kahakai National Trails System, the Ala Kahakai Trail Association, Kohala Senior Athletic Association, Kohala National Guard Alumni, Malama Kohala Kahakai, Maika'i Kamakani O Kohala, Kohala Historic and Preservation Group, Ka Makani O Kohala Ohana, and Malama Na Wahi Pana O Kohala.

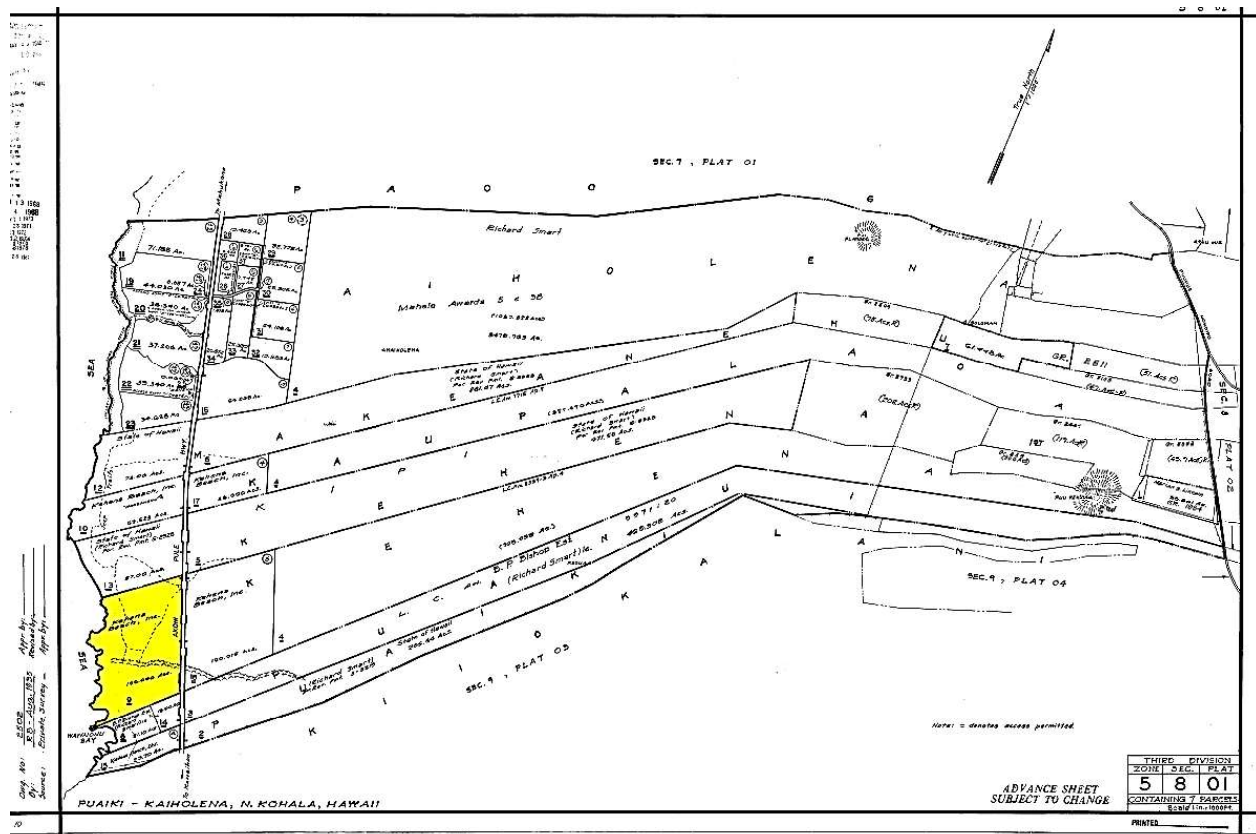
- There is a sense of urgency since this suggestion has been made for the past 10 years. Keawenui is an important piece to the entire vision of protecting the North Kohala Coastline as outlined in the North Kohala Community Development Plan.

Special Opportunity for Aquisition

- The sellers have unclear intentions and have kept it locked to public access.
- Current market values, low inventory and aggressive buyers also add to the urgency.

Strengths and Weaknesses:

- Strong Organizational Capacity and Community Support
- North Kohala Community Development Plan
- Lands to the North and South are protected
- No known weaknesses at this time



PRIORITY #8: SHORELINE of ka `ili of PEPE`EKEO (77.556%)

TMK No (3) 2-8-008:100, consisting of approx. 38.25 acres in the `ili of Pepe`eoko in the *ahupua`a* of Makahanaloa, District of South Hilo, Hawai`i

Ka `Ili o Pepe`eoko is an oceanfront property along the cliffs of Pepe`eoko with two streams running through it and abundant fishing resources from ancient times, continuing through the sugar plantation era, up to the present. Public access to this once-open coastline has been chronically blocked, despite shoreline public access easements that were required by the County when the lands received subdivision approval.



Anticipated Use

- Assure that shoreline public access for fishing, hiking, scenic enjoyment, and education will continue uninterrupted for future generations.
- Help to protect and restore the living relationship between people and the ocean by enabling the sharing of traditional knowledge of fishing techniques and the area's history and legends by kūpuna before their knowledge is lost.
- Demonstrate a model of an East Hawai`i ahupua`a in which a sustainable community monitors its resources and uses them to feed the people that live there.
- Enable community-based resource management of Waimā`au`au and Lonoka`eho streams, important freshwater sources for the Hilo Bay fishery, and vegetative management to limit coastal erosion and protect water quality.
- Enable restoration of the hala groves, once abundant along the coastal cliffs, and the kukui trees along the storied pali of Kukuilaumania ("the smooth spread of kukui") and the eight headed stone of Lonoka`eho from which the multitudes bid farewell to Joseph Nāwahī in 1892 when he sailed to Honolulu to serve as their representative in the Kingdom of Hawai`i's legislature.

Significance and Management

- The Makahanaloa Fishing Association (MFA, formerly the Pepe`eoko Fishing Access Committee) is a community-based 501(c)(3) organization willing to partner and collaborate to help manage and maintain the property, including actively applying for grant funding. The Pepe`eoko Community Development Corporation (PCDC, formerly the Pepe`eoko Community Association) is also willing to collaborate and potentially provide some funding assistance.

- MFA has submitted a plan that proposes to steward this property in close collaboration with the PCDC, County of Hawai'i, and surrounding neighbors. The plan includes working with the community to develop a community-based vision and scope of work, and management of the property to protect and monitor water quality, incorporate vegetative buffer zones to limit erosion, identify and improve the safety of the best locations for access, restore and study native plant and animal habitats, integrate education into all activities, and more.
- The property is currently for sale for \$1,900,000 and has been listed for several months.



Special Opportunity for Acquisition

- The manager of the subject property has submitted a letter “strongly supporting” the nomination of the property by the MFA. The owner has agreed to negotiate with the County of Hawai'i in good faith.
- The MFA is willing to partner and collaborate to help manage and maintain the property. They have recently been awarded grants to support their activities in this area and continue to apply for more grants. The PCDC is committed to the acquisition and management effort.
- Although three pedestrian, two vehicular, and three parking easements intended to facilitate shoreline public access to portions of the subject property were incorporated into the subdivision approval by the County of Hawai'i, public access is frequently blocked and discouraged by unmaintained thickets of tall brush, piles of tree cuttings, locked gates, and absent, misleading, or unauthorized “Keep Out” signage.
- Fee-simple acquisition is suggested.

Strengths and Weaknesses

Strengths

Broad community interest and support exists, including commitments from MFA, PCDC, and local residents.

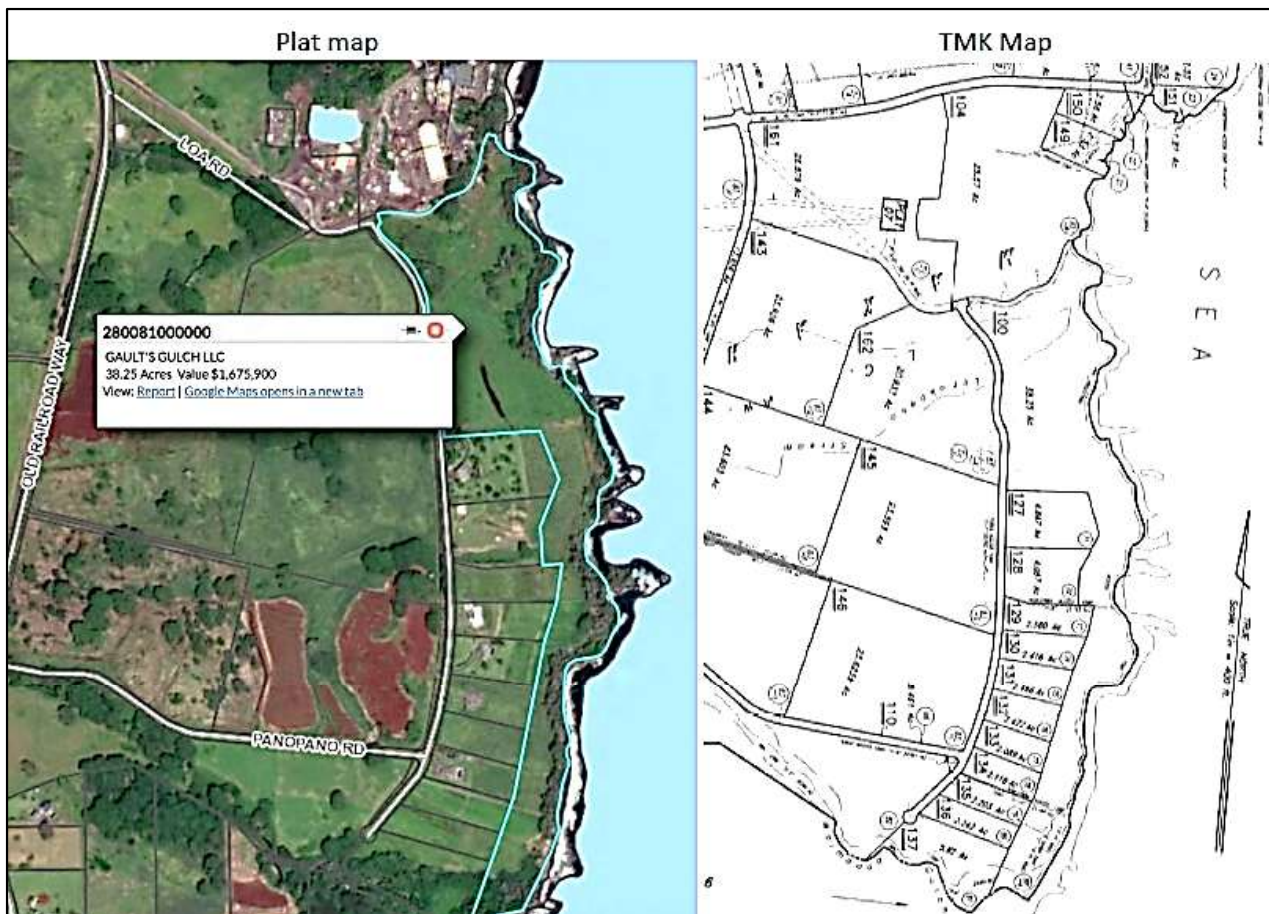
Landowner is willing to work with the County. MFA is willing to steward the property, has already received grant awards, and is actively applying for more grants.

A detailed Management Plan with clear objectives has been proposed by MFA.

Weaknesses

No written comments, pro or con, have been received from adjacent landowners.

Time is of the essence. Property is for sale. No matching funds have yet been identified to assist with acquisition cost, although fundraising is planned by MFA.



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PRIORITY #9: KUKUIPAHU – HA‘ENA CORRIDOR (77.222%)

TMK Nos. (3) 5-6-001:013, 016, 018, 042, 049, and 089 to 107, consisting of approx. 1,456.25 acres of Ha`ena, Awalua, and Kukuipahu *ahupua`a* in the District of North Kohala, Hawai'i



Kukuipahu-Ha`ena lands are a critical part of the scenic open entrance to Kohala, replete with 700 years of pre-contact and historic sites instrumental in the rise of Kamehameha the Great, due to the managed agricultural and coastal fishing resources and enjoyed by generations of community members.

Anticipated Use

- Public access for fishing, traditional gathering, hiking, picnicking
- Excellent example of the Kohala Field System that fed a large population sustainably. Unstudied intact cultural and historic sites, canoe sheds, village structures, agricultural sites, coastal wells and shrines are rich resources to be investigated.
- Provides an important buffer between residential development and the ocean, protecting reefs and aquatic resources, and runoff from development can affect near-shore ecosystems.
- Provides a refuge for the area's endangered plants and animals, preserves a large kiawe forest, protects near shore resources.

Significance and Management

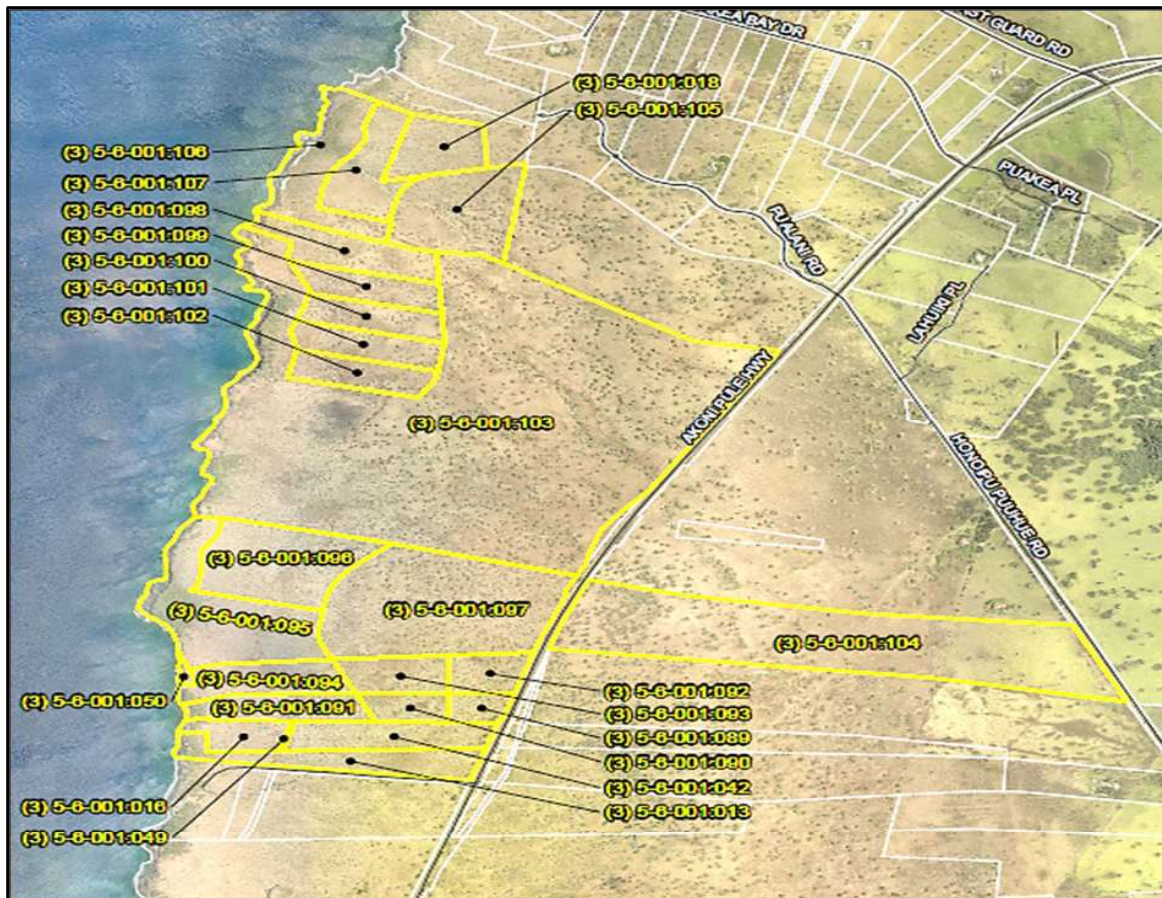
- Strong community support for acquisition, and N Kohala Community Development Plan calls for purchase and protection from development
- Several community organizations have stepped up for long-term maintenance
- Ownership by Parker Ranch after 2017 foreclosure, and future development plans are unknown.

Special Opportunity for Acquisition

- Community has discussed County purchase with owner.
- Kohala Lihikai, Ala Kahakai National Historic Trail and Hawaiian Island Land Trust are willing to assist in the leveraging purchase.
- Fee simple is anticipated

Strengths and Weaknesses

- Would extend 15 miles of contiguous coastal corridor already protected
- Heavily forested inland, trails and coastal access
- Endangered Hoary Bat, Hawaiian Monk Seal, endemic plant species
- Filtration of water entering coastline protects fish and coastal gathering
- No known weaknesses at this time



PRIORITY #10: HOLUALOA COMMUNITY FOREST (76.778%)

TMK No (3) 7-6-004:003 (including all CPRs), consisting of approx. 2.488 acres of the Hōlualoa 1&2 *ahupua'a* in the District of North Kona, Hawai'i



A safe educational walking path from Hōlualoa School to The Kona Imin Center would provide access and benefit families, residents and visitors alike. There are no alternative walking paths or roads through Hōlualoa village which have become overcrowded and dangerous for walking.

Anticipated Use

- Public access through a walking connector path from the Hōlualoa School to The Imin Center. The applicant would also like to see this property used as an outdoor classroom and reforestation riparian site.
- Property is located in the center of the traditional Kūāhewa Filed System famous for the agriculture systems of traditional Hawai'i. Stone features and small walls exist on property that were once used in partner with agriculture systems to slow and channel water. This parcel was once part of the parcel makai (westward) which is still the home of the Kona Koyasan Daishiji Mission established in 1925.
- Preservation of this parcel to protect the riparian and watershed area which contributes to protection of the aquifer recharge and coastal environment
- Property is a prime location for appropriate biocultural agricultural or forest restoration that preserves and enhances the riparian functions.. Property also serves as a buffer from the busy Mamalahoa Highway traffic.

Significance and Management

- Enormous amount of community support
- The Hōlualoa Village 'Ōhana will take the lead in grant writing, program creation and implementation, Pūlama ia Kona Heritage Preservation Council will be the lead organization for maintenance and The Kona Koyasan Daishiji Mission will work together with all.
- There is a sense of urgency because of the lack of inventory on the market, the ideal location of Hōlualoa, the influx of out-of-state buyers paying way above market value.

Special Opportunity for Acquisition

- Land owner is a willing seller.
- Many opportunities have been investigated and possible, however there are no active funding partners at this time.
- This parcel is a 'flag' lot. It includes a driveway containing access easements to three adjoining properties.
- Fee Simple

Strengths and Weaknesses

- Strong Organizational Capacity & Community Support
- Landowner becoming impatient
- Large impact for a smaller piece of property

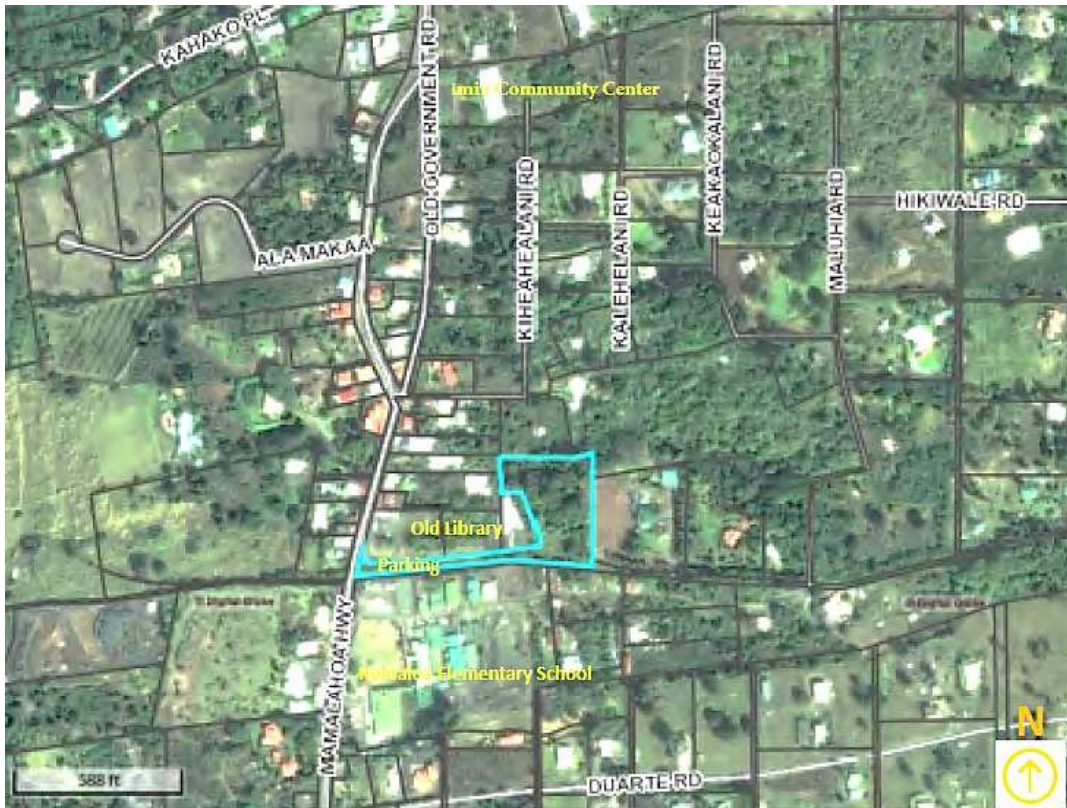


fig. 2. Hōlualoa, Māmalaoa Hwy, Hōlualoa Elementary School, Kona Imin Community Center, Subject parcel outlined in blue

PRIORITY #11: SHORELINE OF KAUPAKUEA AHUPUA'A (69.222%)

TMK No. (3) 2-8-008:003 consisting of approx. 55.26 acres of the Makahanaloa, Kahua, Makea, and Kaupakuea *ahupua'a* in the District of South Hilo, Hawai'i.



Anticipated Use

- A buffer between residential development and coastal resources
- Traditional Hawaiian access to the shoreline continued to be maintained for neighbors
- Access to coastal access from Hilo to Waipio
- Recreational practices of fishing, diving, hiking, picnicking, cultural appreciation, and family gathering

Significance

- This long narrow parcel cannot be developed
- It connects platted access routes to a designated coastal trail and shoreline area.
- Huge public recognition of and appreciation for the recreational and cultural
- A mile and a half coastline and of overall rarity of access.
- Retains elements and memories of old Hawaiian

Special Opportunity for Acquisition and Management

- A willing seller
- Support for the Makahanaloa Fishing Association
- High risk of being developed or sold
- The Makahanaloa Fishing Association, a 501c3 group, has been seeking grants and cooperation with other groups and plans to continue doing so as it manages the land.
- This Property is within the Pepe'ekeo Point Subdivision Association and is subject to a yearly association due of \$750, which the Makahanaloa Fishing Association is prepared to absorb.
- While the property is encumbered by public pedestrian easements P-1, P-2, P-11, and P-18; issues being P-1 is overgrown, P-11 is blocked, and P-18 has illegal access. These issues may be resolved or mitigated during the negotiation period.



PRIORITY #12: KALOKO CLOUD FOREST
(66.250%)

TMK No. (3) 7-3-26:002,006, and 026, consisting of approx. 41.1335 acres of Kaloka *ahupua'a* in the District of North Kona, Hawai'i

A beautiful piece of property with a majority of the land being covered by a native wet forest.

Anticipated Us

- Access is fairly easy and could be used as a classroom to teach as tour groups are already established
- Historically a very important for its watershed, now more than ever, very susceptible to real estate development as open land becomes harder to find.
- Watershed is of the biggest values of this land; however, its size is its down fall as there is so much new development going on around parcel.
- With most of the land still covered in Native Wet Forest protection is needed.
- On-going guided walking tours.

Significance and Management

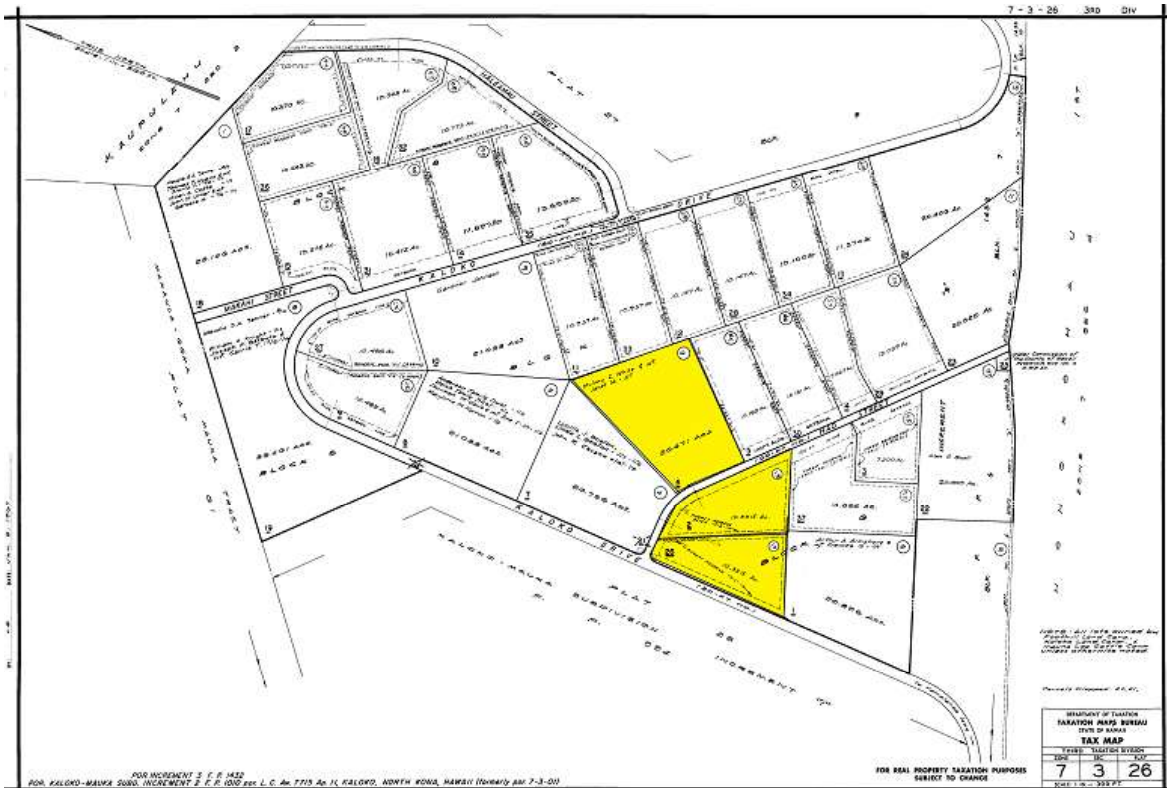
- Community Support is large as there are established groups coming onto property already.
- The Moku O Keawe Land Conservation would hold the easement and manage parcel.
- With the amount of new development is the Kaloko subdivision the urgency is very high.

Special Opportunity for Acquisition

- willing seller
- Applicant has not seek other funding partners
- Conservation Easement
- Presently a Cloud Forest Sanctuary

Strengths and Weaknesses

- Protection of endangered species
- Protection of existing watershed
- Pristine largest native forest
- All three lots part of the Kaloko Subdivision
- Large presence of invasive species plants and
- Non-native plants



PRIORITY #13: KEAUHOU BAY (65.222%)

TMK No. (3) 7-8-012:035 amd 106, consisting of approx. 26,390 sq. ft. of the Keahou 1&2 *ahupua'a* in the District of North Kona, Hawai'i



Fronting the sparkling turquoise waters of Keauhou Bay, this is the last available parcel once owned by Kamehameha Nui. A pristine property of unparalleled beauty, this site contains a seawall and a ramp leading to the bay, which will provide easy access for all recreational activities. A jewel of a parcel, if purchased by PONC, it could continue to enrich the lives of the public for many years to come.

Anticipated Use

- *Public Outdoor Recreation:* The site is potentially subject to high public recreational use. The property's seawall and ramp provide easy access to old and young for swimming, fishing, kayaking, boogie boarding and a host of water activities.
- *Historic and Cultural Importance:* This beautiful property was presented by King Kamehameha to Kalanianoano Kaleinoanoa and his heirs; they kept the property in the family for over two hundred years until it was sold to the present owners. The unspoiled property is only a few feet away from the royal crypt of Chief

Kanehoa, the son of the original recipient of the land, and the land is also within a very short walking distance of the historic rock (now a monument) where the stillborn King Kamehameha III was prayed over by Kapihe until the infant king moved and cried.

- *Protection of Natural Resources:* By purchasing this property, the County of Hawai'i will protect and preserve from exploitation and damage this historically culturally important site and the surrounding bay with its marine life.
- *Protection of . . . Beaches, Coastal Areas, and Natural Beauty:* An admittedly small but precious plot of land, the Keauhou property represents the last of King Kamehameha's legacy for his people. The parcel literally and figuratively symbolizes the natural beauty of Keauhou Bay, its coastline teeming with fish, and its fertile and verdant land. These were the gifts that Kamehameha intended to be given to his people—past, present, and future. Upon his deathbed, Kamehameha's last words were: "*E oni wale no 'oukou i ku'u pono 'a'ole e pau*" ("Endless is the good that I have given you to enjoy"). By purchasing this property for the County of Hawai'i, this land will be protected and stewarded for the people in perpetuity, as Kamehameha desired it would be.

Significance and Management

- Numerous community members have written letters to the PONC Commission to support the purchase of the Keauhou property. Some writers are lineal descendants of the original owners to whom Kamehameha Nui awarded the property. Other writers are local residents who feel a great affinity to the property because of its beauty and cultural history. Still other writers are those who wish to assist in the maintenance of this property.
- Mr. Edward Rapoza, one of four present owners, has already spoken to a number of Keauhou Bay stake holders and has assisted them in forming a "Keauhou Bay Kuleana" to maintain the property. He has further demonstrated his support and commitment to the community group by pledging to donate an initial funding to "assist the County in future management should the parcels become part of the open space program." Community letters received from Mr. Rapoza and from some of the stake holders verify that the group is organized and is determined to care for the property.
- Urgency: The property has already been cleaned and prepared for sale. In addition, both water lines and electrical lines have been installed to potentially build two homes (one on each property). Mr. Rapoza has already stated clearly that he and the three other owners would like PONC to purchase this property for the people of the Big Island, but if PONC chooses to forego the purchase, he and the owners will sell the property on the open market. This will be PONC's only opportunity to purchase this special property, as it is the only remaining lot on the bay that can be sold. All other lots are owned by Kamehameha Schools or by private owners who have already built homes on their property and do not wish to sell.

Special Opportunity for Acquisition

- The four owners are all willing sellers but agree that if PONC does not purchase the land, they intend to sell it on the open market.
- The owners have not sought any other funding partners.
- There are no easement issues.
- The owners request a fee simple purchase.

Strengths and Weaknesses

Strengths	Weaknesses
<u>Rare and Valuable Property:</u> This is the last undeveloped property for sale on Keauhou Bay.	A Management Plan for the property is still being developed by the volunteer group (Keauhou Bay Kuleana).
<u>Historical/Cultural Ties:</u> King Kamehameha I awarded this land to Chief Kanehoa’s parents, Kalanianoano Kaleinoano and his wife, Kamehaiku. The land remained in pristine condition for over two hundred years and was sold to a <i>hui</i> of the four current owners.	While the land is beautiful, historically/culturally important, and easily accessible, the parcel is small at 26,390 square feet.
<u>Historical/Cultural Ties:</u> Crypt of Chief Kanehoa is located within a few feet of the property. The property is a very short walking distance to the historic rock (now a monument) where Kapihe prayed over and revived the stillborn Kauikeaouli (King Kamehameha III).	The ramp and seawall have been inspected and found to be foundationally secure. This is a weakness because it makes the property more attractive to potential buyers should PONC forego the purchase.
<u>Excellent Recreational Activities:</u> The ramp and seawall provide access to swimming, fishing, kayaking, boogie boarding, and a host of other water recreational activities.	During testimony on July 12, 2021, PONC Commissioner Deborah Chang stated that both Kamehameha Schools and Hawai’i County claim ownership of the access road that leads to the property.
<u>Access Road to the Property:</u> There is a nearby parking area and an access road to the property.	

PRIORITY #14: PAPAIKOU MILL BEACH BEACH ACCESS (64.222%)

TMK No (3) 2-7-004:118 (path), 2-7-027:065 (Mill Rd.) , consisting of approx. 1.79 acres of the Pāpa'ikou and Paihaaloa *ahupua'a* in the District of South Hilo, Hawai'i.



Anticipated Use

- Only public access to shoreline in 3.5 miles, and calmest safe entry in 10 miles
- In public use for over a century for sustenance
- Traditional and customary use for fishing and gathering, monk seal and turtle nesting grounds
- Community care and maintenance of shoreline to access surf, natural near-shore resources.

Significance and Management

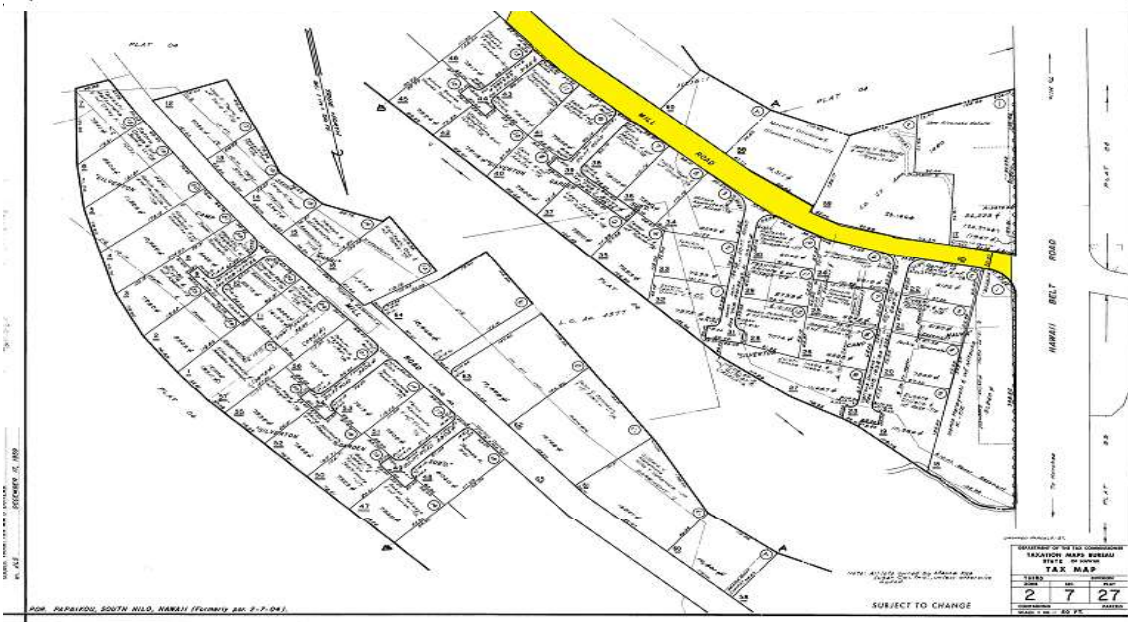
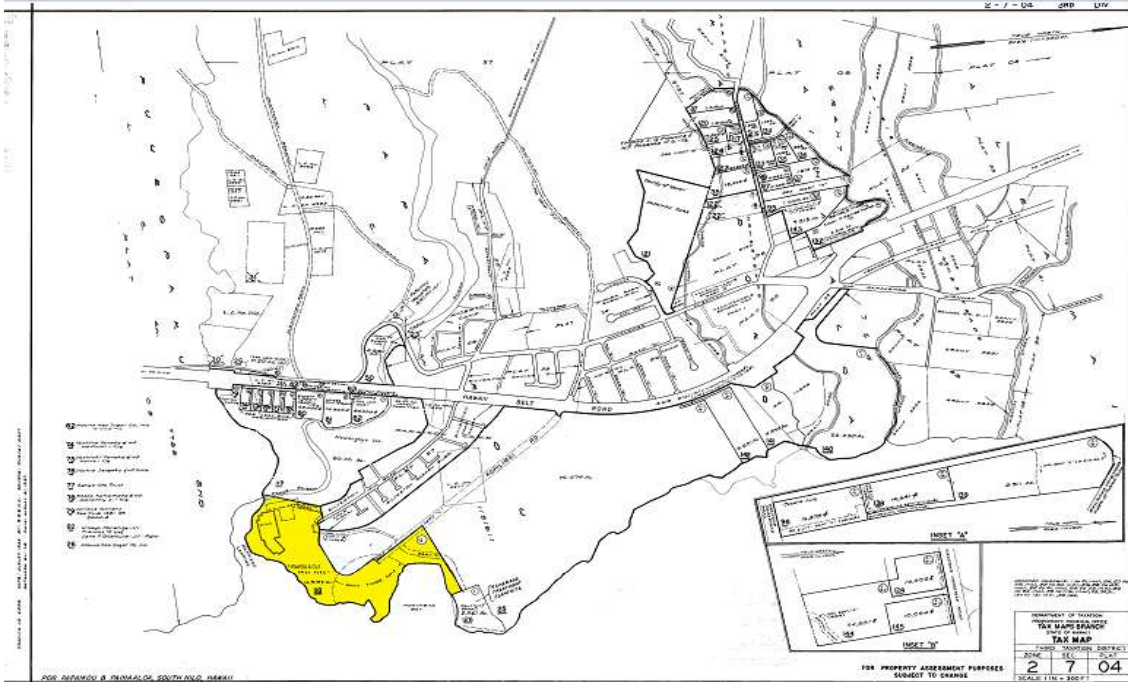
- Petition with 5000 signatures, 200 testimonials at a public hearing, and two passed council resolutions with 250 testimonies in support
- Community pledge to maintain pathway and beach cleanup
- Council resolutions to purchase approved in 2012 and 2020

Special Opportunity for Acquisition

- No testimony in opposition from owner to Council resolution in 2020.
- No funding partners submitted
- Conservation Easement appraisal available
- Conservation Easement acquisition

Strengths and Weaknesses

Strengths	Weaknesses
Strong evidence of public support	No management plan in place
Beach access for 1300 Pāpa'ikou residents	Landowner reluctance
Calm sandy beach, popular accessible pathway	Parking limited
Supports customary gathering practices	Click or tap here to enter text.



PRIORITY #15: WAI'OHE (62.444%)

TMK No. (3) 8-7-001:002 consisting of approx. 220 acres of the Kaohe *ahupua'a* in the District of South Kona, Hawai'i.



Anticipated Use

- Watershed protection, as the 220 acres is located between two parcels of State Conservation Land in the South Kona Forest Reserve.
- Preservation of habitat for endemic and endangered species.
- Recreation for hikers with great natural beauty
- Educational opportunities to demonstrate unique environmental and natural resources.

Significance

- One of the best, intact stands of healthy, vibrant, old growth Ohi'a in the State, some of the 80 inch trees are estimated to be 600 to 800 years old.
- Is the habitat of two endangered species, the Hawaiian Hawk and the Hawaiian Hoary Bat
- Native habitat for numerous endemic bird and plant species
- PRIORITY ONE watershed area designation by the State of Hawaii DLNR

PRIORITY #16: KAKALA O KAMOA CULTURAL CENTER (54.222%)

TMK No. (3) 7-7-004:025, consisting of approx. .78 acre of the
Holualoa 3rd *ahupua*'a in the District of North Kona, Hawai'i



This oceanfront parcel is located on the north side of Holualoa Bay along Ali'i Drive, adjacent to "Lyman's" a popular surfing spot. Situated on the property and built in the 1950's is the historic Lyman House, a small guest cottage and stone swimming pool.

Anticipated Use

- Repair and restoration of existing structures to provide the community with a cultural educational center/museum.
- Coastal area used for subsistence fishing, shoreline gathering, swimming, surfing, etc.

Significance and Management

- Betty C. Kanuha Foundation, a 501(c)(3) that has been supporting literacy and cultural programs for 20 years, has expressed interest in stewardship and maintenance if acquired by the County.
- National Register of Historic Places: Holualoa 4 Archaeological District (State Site No. 50-10-37-23, 661)

Special Opportunity for Acquisition

- The property is currently listed for sale and owner is willing to participate in the PONC process for a preservation sale.
- Haun and Associates AIS dated October 2010 done



Strengths and Weaknesses

- Repair and restoration to existing structures will be costly.
- Residential use of property over 60+ years.



PRIORITY #17: KALOKO TRAIL (52.667%)

TMK Nos. (3) 7-3-025:001, 002, and 003, acreage is not available, of the Kaloko *ahupua'a* in the District of North Kona, Hawai'i.



A heavily used hiking trail by the local community as well as the island guests to access the Honua'ula Forest Reserve.

Anticipated Use

- Primary use of trail is to access the forest reserve and is wide and easy accessible to the public.
- For over 2 decades the trail has been used by the public to access the land locked public lands.

Significance and Management

- With generations of families that use the trail the community support is large and willing to volunteer to keep trail open.
- Peoples Advocacy Trails Hawaii and Na Ala Hele are currently maintaining the trail and would continue on the new proposed trail.

COUNTY OF HAWAI'I

**PUBLIC ACCESS, OPEN SPACE, AND NATURAL RESOURCES
PRESERVATION PROGRAM**

2021 ANNUAL REPORT TO THE MAYOR

CHAPTER 2

**2021 Forms
Suggestion and Assessment Criteria**

**Report by
The PONC Commission**

Ending December 31, 2021



DEADLINE TO FILE BY JANUARY 31, 2022

Revised - 07-12-2021

COUNTY OF HAWAI'I
Public Access, Open Space, and Natural Resource Preservation Commission

Reserved for office use:

SUGGESTION FORM

For Lands and/or Property Entitlements for Acquisition

The Public Access, Open Space, and Natural Resources Preservation Commission is accepting suggestions for sites or projects to improve upon public access, open space, and natural resources preservation, pursuant to Chapter 2, Article 42, of the Hawai'i County Code. Acceptable Suggestions Form, applicants are required to use the most current suggestion Form. Please use this form to tell the Commission about a place or access you would like to see protected. The Commission welcomes re-submission of properties previously submitted where County Council has not taken action. **Please use one form per suggestion and limit total application size including attachments to less than 10 MB (megabytes) or 20 pages maximum** (include photos, maps, and figures). Ranking of the suggestion is based on the completeness of this application and how it meets the Criteria, not solely on Public Opinion.

Name of Site or Project: Click or tap here to enter text.

Ahupua'a, Council District, and Location within: Click or tap here to enter text.

Tax Map Key (TMK) Number(s): Click or tap here to enter text. **Land Area (Acreage):** Click or tap here to enter text.

Landowner(s): Click or tap here to enter text. **Recommended contact information for site visits. See question # 7.**

Contact Information: Email Click or tap here to enter text. **Phone No.:** Click or tap here to enter text.

Property is either: fee simple purchase request easement request or both

Contact Name: Click or tap here to enter text.

Mailing Address: Click or tap here to enter text.

Phone/Fax: Click or tap here to enter text. **Email:** Click or tap here to enter text.

Purpose of suggested site (for public acquisition) or project (please check those that apply)

- Public outdoor recreation and education, including access to beaches & mountains
 - Preservation of forests, including beaches, coastal areas, natural beauty, & agricultural lands
 - Preservation of historic of culturally important land areas and sites
 - Protection of watershed lands to preserve water quality and water supply
 - Protection of natural resources, including buffer zones
- **Attachment A:** Provide a Tax Map Key Plat map and a property map with the property boundaries and/or proposed access outlined or highlighted. To confirm the council district (map on page 3) by contacting the County Clerk's Office at: (808) 961-8277 (URL) <https://www.hawaiicounty.gov/our-county/legislative/office-of-the-county-clerk/elections-information>. (Optional: include regional maps with nearby protected/public areas).
 - **Attachment B:** Provide a clear statement detailing how public acquisition would fulfill one or more of the above purposes. Also, explain the intent, long-term vision, and/or strategy of this proposed acquisition or project.
 - **Attachment C:** Provide, if available, additional community endorsements for this proposed acquisition or project through letters of support (simply reference any additional documents). In addition, please identify community organizations, land trusts, or individuals that could be contacted for further information about this proposed acquisition or project.
 - **Attachment D:** Provide verification of community organizations, land trusts, or individuals, who are willing to be part of the long-term management /maintenance of this property.

- **Attachment E:** Provide summaries or abstracts instead of full reports. Include within the summary, citations or links to reference the documentation related to the suggested site or project. This would assist the Commission in their assessments. Do not send original documents or pictures, as they will not be returned.

Please answer the following questions in the attachments above to assist the commissioners in their scoring.

- 1) How would the general public benefit from this proposed acquisition or project?
- 2) Describe any significant historic, cultural, or natural resources on the property (please be as specific as possible and include only a summary of documentation. (i.e., archaeological reports, etc.)
- 3) Describe and include maps showing any significant relationship to larger historical, cultural, and/or natural landscape. (i.e. corridor, agricultural field systems, conservation strategy, etc.)
- 4) Describe level of urgency (i.e., is property currently on the market/for how long, has an active re-zoning/subdivision application been filed, high public use, etc.)
- 5) Describe any special opportunities for acquisition that presently exist. (Special funding available, etc.)
- 6) Has partnering with other government agencies, private or nonprofit entities to leverage resources (funding, grants, managing partnerships) been identified? Yes No Unknown If yes, please describe.
- 7) Is/Are the landowner(s) aware of this suggestion and willing to participate? Yes No
If yes, as required, please have the landowner submit an email or letter for Ad Hoc Site Visit permission to the Commission Secretary.
- 8) Is/Are the property(s) or property easement(s) available for acquisition? Yes No Unknown. If yes, please describe.
- 9) Are there any covenants, encumbrances, restrictions (i.e., association or maintenance), or easements? If yes, please describe.
- 10) Describe any known hazards on the property (i.e., flooding, lava hazard zone, mudslides, etc.)

Please send completed forms to:

County of Hawai'i
Public Access, Open Space, and Natural Resources Preservation Commission
25 Aupuni Street, Suite 1101
Hilo, Hawai'i 96720 – 4252

For further information contact: Maxine Cutler at (808) 961-8069, Email: maxine.cutler@hawaiicounty.gov

For online information go to the County of Hawaii, Boards and Commission Public Website.

DEADLINE TO SUBMIT IS THE LAST WORKING DAY IN JANUARY BY 4:30 P.M.

FOR OFFICE USE ONLY:

Attachments: A B C D E Other

County of Hawaii
Council District Final Plan
November 30, 2011

County of Hawaii Redistricting Commission 2011

Office of the
County Clerk



Hawaii County Overview

NOTE:

2011 Hawaii County Council Districts adopted by Hawaii Redistricting Commission, November 30, 2011.

Map prepared by the Office of the County Clerk, Elections Division.

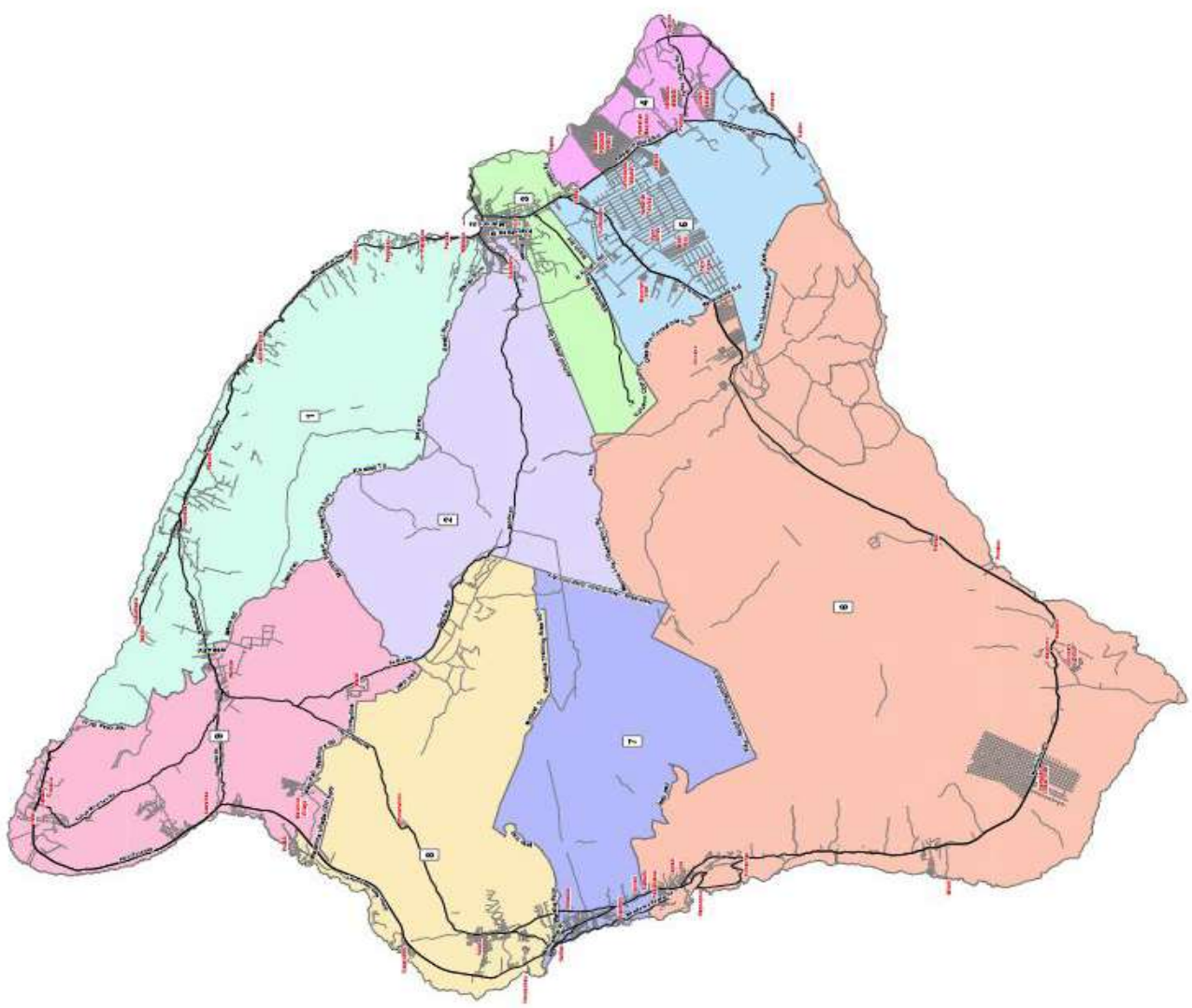
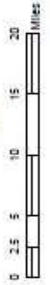
Source: U.S. Bureau of Census 2010 TIGER/LINE.

Accuracy of the map is limited to the accuracy of the TIGER data.

- Council District 1
- Council District 2
- Council District 3
- Council District 4
- Council District 5
- Council District 6
- Council District 7
- Council District 8
- Council District 9
- Primary Road
- Secondary Road or Trail



1:200,000



COUNTY OF HAWAI'I

PUBLIC ACCESS, OPEN SPACE AND NATURAL RESOURCES
PRESERVATION COMMISSION

ASSESSMENT CRITERIA FORM

Name of Site or Project:
Ahupua'a and Location within:
Land Area (Acreage):

District:

<input type="checkbox"/> Hāmākua	<input type="checkbox"/> N. Hilo	<input type="checkbox"/> N. Kohala	<input type="checkbox"/> N. Kona	<input type="checkbox"/> Puna
	<input type="checkbox"/> S. Hilo	<input type="checkbox"/> S. Kohala	<input type="checkbox"/> S. Kona	<input type="checkbox"/> Ka'u

TMK No.(s):
Landowner(s):
Anticipated Use:

Purpose of suggested site (for public acquisition) or project:

- | | |
|---|--|
| <input type="checkbox"/> Public outdoor recreation and education, including access to beaches and mountains | <input type="checkbox"/> Preservation of forests, beaches, coastal areas, natural beauty, and agricultural lands |
| <input type="checkbox"/> Preservation of historic or culturally important land areas and sites | <input type="checkbox"/> Protection of watershed lands to preserve water quality and water supply |
| <input type="checkbox"/> Protection of natural resources, including buffer zones | |

Significance

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Special Opportunity for Acquisition and Management

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SCORES

Criteria 1 (40)	
Criteria 2 (30)	
Criteria 3 (30)	
Maximum Pts. (100)	
Total Score =	

Evaluated, Reviewed, and Scored By:

Commissioner: _____

Dated: _____

CRITERIA 1 SCORING:	0	=	Does Not Meet Any Requirement
	2	=	Unclear Information
	4	=	Partially Meets Requirements
	6	=	Meets All Requirements
	8	=	Exceeds All Requirements

Criteria 1: Assesses whether the land or property entitlements meets the purposes of Public Access, Open Space and Natural Resources Preservation Fund, pursuant to Chapter 2, Article 42 of the Hawai'i County Code 1983 (2005 Edition).

	<p>A. Public outdoor recreation and education, including access to beaches and mountains</p> <ul style="list-style-type: none"> ➤ Provide a wide variety of recreational opportunities for the residents and visitors of the County ➤ Maintain the natural beauty of recreation areas ➤ Provide a diversity of environments for active and passive pursuits
	<p>B. Preservation of historic or culturally important land areas and sites</p> <ul style="list-style-type: none"> ➤ Protect, restore, and enhance the sites, buildings, and objects of significant historical and cultural importance to Hawai'i ➤ Appropriate access to significant historic sites, buildings, and objects of public interest could be made available ➤ Possesses and unusual richness and diversity of archeological and biological features
	<p>C. Protection of natural resources, including buffer zones</p> <ul style="list-style-type: none"> ➤ Protect and conserve the natural resources from undue exploitation, encroachment and damage ➤ Protect and promote the prudent use of Hawai'i's unique, fragile, and significant environmental and natural resources ➤ Protect rare or endangered species and habitats native to Hawai'i ➤ 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 ➤ Maintain and, if feasible, improve the existing environmental quality of the island
	<p>D. Protection of forests, beaches, coastal areas, natural beauty, and agricultural lands</p> <ul style="list-style-type: none"> ➤ Protect, preserve and enhance the quality of areas endowed with natural beauty, including the quality of coastal scenic resources ➤ Protect scenic vistas and view planes from becoming obstructed ➤ Maximize opportunities for present and future generations to appreciate and enjoy natural and scenic beauty ➤ Identify, protect and maintain important agriculture lands on the island of Hawai'i ➤ Preserve the agricultural character of the island
	<p>E. Protection of watershed lands to preserve water quality and water supply</p> <ul style="list-style-type: none"> ➤ Protect and effectively manage Hawai'i's watersheds, riparian areas, ground water, and coastal environment.
	<p>Total (40) Criteria 1</p>

CRITERIA 2 & 3 SCORING:	0	=	Does Not Meet Any Requirement
	3	=	Unclear Information
	5	=	Partially Meets Requirements
	7	=	Meets All Requirements
	10	=	Exceeds All Requirements

Criteria 2: Assesses the level of community support, including reported urgency and identified management/maintenance partners, based on the community input process.

	A. Level of community support based upon additional testimony, letters of support and/or suggestion forms received for property.
	B. Identified management/maintenance partners.
	C. Reported urgency.
	Total (30) Criteria 2

Criteria 3: Assesses whether the property or property easements could be acquired using the Public Access, Open Space & Natural Resources Preservation Fund and/or other means.

	A. Acquisition is feasible through the Fund and/or other means. ➤ Special opportunity for acquisition presently exists (i.e. special funding available, landowner willing to participate in process, etc.).
	B. Partnering with other government agencies, private or nonprofit entities to leverage resources has been identified.
	C. Property or property easements are available for acquisition
	Total (30) Criteria 3

COUNTY OF HAWAI'I

**PUBLIC ACCESS, OPEN SPACE, AND NATURAL RESOURCES
PRESERVATION PROGRAM**

2021 ANNUAL REPORT TO THE MAYOR

CHAPTER 3

**Process for Property Acquisition
from the Preservation Funds**

Process for Property Acquisition with Funds from the Public Access, Open Space and Natural Resources Preservation Fund

For 2021, approximately \$7.316 million was deposited into the Public Access, Open Space and Natural Resources Preservation Fund (FUND) pursuant to Chapter 2, Article 42, Section 2-214 of the Hawai'i County Code, 1983, 2005 Edition and Article X, Section 10-15 of the Hawai'i County Charter. These funds are 2% of all real property tax revenues, including penalties and interest collected by Hawai'i County each year.

1. The public may submit suggestion forms to the Public Access, Open Space and Natural Resources Preservation Commission (PONC). **PONC suggestion forms may be found on-line at:** <https://records.hawaiicounty.gov/weblink/Browse.aspx?startid=13770&dbid=1&cr=1> and are due on or before the last business day of January each year. Suggestion forms received after this date will be considered by the Commission the following year. The Commission reviews all suggestion forms, including additional information submitted i.e. pictures, maps, testimony from stakeholders, archaeological/cultural information, real estate listings, land surveys, etc. Public testimonies are welcomed at PONC public meetings.
2. The Commission prioritizes a list of properties from the suggestion forms that were submitted for that year and creates the Prioritized List of Properties. The LIST is submitted in the Annual Report to the Mayor each year by December 31st. **Annual Reports to the Mayor may be found on-line at:** <https://records.hawaiicounty.gov/weblink/Browse.aspx?startid=13770&dbid=1&cr=1>
3. Once a property is ranked on the list, approved by Council, a member of the Hawai'i County Council may submit a resolution to authorize the Director of Finance to proceed with negotiations for acquisition. Community members and the general public are welcome to advocate for this resolution. Once the County Council approves a resolution to acquire the property, the Commission will no longer consider the property for future prioritized lists.
4. The Department of Finance, Property Management Division (PMD) **may or may not open negotiations** to purchase the property. Factors affecting this decision could be: if there is an un-willing seller, if there are no community group willing to manage the property, no matching funds, and other properties that are higher priorities for acquisition.
5. The County is more likely to acquire properties that have commitments for matching funds. Matching funds maximize the purchasing power of the FUND. The best use of FUND monies is to be used for dollar for dollar matching funds. The party who submitted the suggestion form will work with the PMD and/or Council Member to seek matching funds. To date, matching funds have been obtained from U.S. Fish and Wildlife Service (USF&W), Recovery Lands Acquisition Program (for endangered species) and the State of Hawai'i, Legacy Land Conservation Program (LLCP). Sources for other matching funds could possibly be obtained from Office of Hawaiian Affairs for cultural sites and from the Federal Emergency Management Administration for flood plain or flood prone lands.

Additional Information:

Article X, Section 10-15 of the Hawai'i County Charter stipulates what lands may be purchased with these funds: *(see graphic model on the next page)*

Suggestion forms for properties submitted annually by the public (due the last business day of June each year)

County, Property Management Division to begin the acquisition process (subject to availability of funds)

A resolution is prepared and approved by the HCC authorizing the County, Director of Finance to proceed with negotiations

Reviewed and assessed by the Commission based on certain criteria

Commission determines the properties to be included in the Prioritized List and ranks them accordingly

Mayor reviews and makes recommendations to the HCC

Annual Report to the Mayor submitted by December 31st of each year



PROCESS

COUNTY OF HAWAI'I

**PUBLIC ACCESS, OPEN SPACE, AND NATURAL RESOURCES
PRESERVATION PROGRAM**

2021 ANNUAL REPORT TO THE MAYOR

CHAPTER 4

**Rules of Practice and Procedure
of the Hawai'i County's
PONC Commission**

**RULES OF PRACTICE AND PROCEDURE OF THE HAWAI‘I COUNTY PUBLIC
ACCESS, OPEN SPACE AND NATURAL RESOURCES
PRESERVATION COMMISSION**

RULE 1. AUTHORITY

These rules and regulations are promulgated by the Public Access, Open Space and Natural Resources Preservation Commission pursuant to Chapter 2, Article 42, Sections 2-214 through 2-218, of the Hawai‘i County Code, 1983 (2005 Edition, as amended).

RULE 2. GOAL

The goal of the Public Access, Open Space and Natural Resources Preservation Commission is to solicit suggestions from the community for lands considered to be worthy of preservation and to provide the Mayor of the County of Hawai‘i with an island wide list of prioritized properties; and to review stewardship grant applications, to recommend recipients of the stewardship grants from the maintenance fund to the department of parks and recreation, and to monitor the performance of the stewardship grant recipients to ensure proper stewardship, preservation and conservation of the lands and easements acquired by the public access, open space, and natural resources preservation fund.

RULE 3. DEFINITIONS

Wherever used in these rules and regulations, the following terms shall be taken to have the following meaning:

- (a) “Agency” means the Department of Finance of the County of Hawai‘i or its authorized representative.
- (b) “Charter” shall mean the County Charter of the County of Hawai‘i, State of Hawai‘i.
- (c) “Commission,” “Chair,” “Vice Chair” and the “Commissioner” mean the Public Access, Open Space and Natural Resources Preservation Commission of the County of Hawai‘i, State of Hawai‘i, its Chair, its Vice Chair and a member thereof, respectively.
- (d) “Council” shall mean the County Council of the County of Hawai‘i, State of Hawai‘i.
- (e) “Director” means the Director of Finance of the County of Hawai‘i.
- (f) “HRS” means Hawai‘i Revised Statutes.
- (g) “Mayor” shall mean the Mayor of the County of Hawai‘i, State of Hawai‘i.

- (h) “Meetings” means the convening of the Commission for which a quorum is required in order to make a decision or to deliberate toward a decision upon a matter over which the Commission has advisory power.
- (i) “Person” means when appropriate to the context, not only individuals, but corporations, firms, associations, societies, and federal, state and county departments or agencies.
- (j) “Presiding Officer” means and shall include any member of the Commission. Unless otherwise designated, the Chair shall be the presiding officer.
- (k) “Public Record” means the same as defined in Chapter 92, HRS, and shall include maps, rules and regulations, written statements of policy or interpretation formulated, adopted or used by the Commission in its functions, all decisions, orders, minutes of the Commission meetings and records of any docket on file with the Commission but shall not include records which invade the right of privacy of an individual.
- (l) “Rules” means the Rules of Practice and Procedure of the Public Access, Open Space and Natural Resources Preservation Commission.
- (m) “Secretary” shall mean the Secretary of the Public Access, Open Space and Natural Resources Preservation Commission.

RULE 4. DUTIES AND RESPONSIBILITIES

The Public Access, Open Space and Natural Resources Preservation Commission shall:

- (a) To develop and submit to the mayor an island-wide prioritized list of qualifying lands worthy of preservation. The commission shall give emphasis to land acquisitions where the County’s contribution can be leveraged to obtain State, Federal, and/or private lands. Priorities shall be listed on an island-wide rather than district basis. The list shall include the significance of each parcel or entitlement identified, the reason for its priority, and its anticipated use after acquisition. Those proposed parcels or elements receiving fifty (50) percent or more of the total available assessment criteria points shall be included in the priority list. Those parcels or elements receiving less than fifty (50) percent of the total available assessment criteria points shall be noted in the annual report but not included in the priority list;
- (b) To update this list at any time, but at least annually by December 31 of each year;
- (c) To explore methods of funding land acquisition and make recommendations to the mayor;
- (d) To review, evaluate, and make recommendations to the director of the department of parks and recreation regarding applications for stewardship grants from the maintenance fund, within six months of receipt of each application. Recommendations shall address whether grant applicants have

the ability to complete their proposed projects according to the project plan, on time, and within cost estimates, in accordance with section 10-16(h) of the Charter;

- (e) To review stewardship grant applications, business plans, agreements, and other documentation accompanying grant applications. The commission may also conduct interviews and perform site visits and other activities necessary to formulate a recommendation; and
- (f) To review stewardship grant recipient performance reports, conduct interviews, and perform site visits and other activities necessary to verify that grant objectives are being met. The commission shall forward its findings to the director of parks and recreation.”

RULE 5. PURPOSE

The intent and purpose of the Rules of Practice and Procedure of the Hawai‘i County Public Access, Open Space, and Natural Resources Preservation Commission is to provide a systematic and democratic method of conducting meetings in order to insure that all persons will have an opportunity to participate in an open, productive, and orderly manner.

RULE 6. ORGANIZATION AND PARLIAMENTARY RULES

6-1. ORGANIZATION

The Public Access, Open Space and Natural Resources Preservation Commission shall consist of nine members. One member shall reside in each County council district. The members shall be appointed by the Mayor and confirmed by the Council. The members may be removed upon recommendation by the Mayor and the approval of the Council. The members shall serve staggered terms of five years. Staff support shall be provided by the finance department.

6-2. ELECTION OF CHAIR AND VICE CHAIR

At the last regular scheduled meeting of each year, the Commission shall elect a Chair and Vice Chair from among its members. They shall serve for a term of one year or until their successors are duly elected. No member shall succeed himself or herself as Chair. In the event the Commission is not able to elect a regular Chair or Vice Chair from among its members at its last regular scheduled meeting, the incumbent Chair may serve on a hold-over basis for a term not to exceed ninety (90) days. In the absence of both Chair and Vice Chair, the remaining members shall elect an Acting Chair.

6-3 QUORUM AND NUMBER OF VOTES NECESSARY FOR A DECISION

A majority (five) of all the Commissioners to which the Commission is entitled shall constitute a quorum to transact business. The affirmative vote of a majority of those Commissioners present shall be necessary to make any action valid.

6-4 MEETINGS

The Commission may meet and perform its duties in any part of the County of Hawai'i. Except as provided by law, all of its meetings are open to the public. The parliamentary procedure to be utilized by the Commission in the conduct of its meetings shall be based on Robert's Rules of Order.

- (a) Regular Meetings - Regular meetings of the Commission for the transaction of its business shall be held at 10:00 a.m. on the second Monday of each month, or as scheduled and duly noticed by the Commission.
- (b) Special Meetings – A special meeting may be called by the Chair when the date, time and place of such special meeting is announced prior to adjournment of a regular meeting otherwise a special meeting can be called only upon the publication of a notice of such meeting in at least two daily newspapers of general circulation in this county at least twenty-four (24) hours in advance of such meeting. If the requirement with respect to publication of notice cannot be met because of insufficient time, the meeting notice shall be made by broadcasting a minimum of three announcements in the English language over FCC licensed public radio stations in this county or television stations with local audience. Such announcements shall be broadcast at least twenty-four (24) hours in advance of such meeting. To assure the widest possible coverage, the meeting notice shall be released to radio stations in this county and the announcement shall be programmed to be heard between the hours of 7:00 A.M. to 5:00 P.M. In addition to the above requirements, notice of such special meeting shall be conspicuously posted on the bulletin board of the Hawai'i County Building. A brief resume of the principal business to be taken up at such meeting shall be stated in the posted notice as well as in the notice released to the news media.
- (c) Videoconference – Pursuant to HRS § 92-3.5, the Commission may hold meetings by videoconference; provided that the videoconference system used by the Commission shall allow both audio and visual interaction between all members of the Commission participating in the meeting and the public attending the meeting, at any videoconference location.
 - (1) The notice required by HRS § 92-7 shall specify all locations at which Commissioners will be physically present during a videoconference meeting. The notice shall also specify that the public may attend the meeting at any of the specified locations.
 - (2) Any Commissioner participating in a meeting by videoconference shall be considered present at the meeting for the purpose of determining compliance with the quorum and voting requirements of the Commission.
 - (3) A meeting held by videoconference shall be terminated if both audio and video communication cannot be maintained with all locations where the meeting is being held, even if a quorum of the Commission is physically present in one location.

- (d) Notice – The Commission shall be given written public notice of any regular, special, or rescheduled meeting, or any executive meeting when anticipated in advance in compliance with HRS § 92-7. The notice shall include an agenda, which lists all of the items to be considered at the forthcoming meeting, the date, time, and place of the meeting, and in the case of an executive meeting, the purpose shall be stated. The notice and agenda must be filed in the county clerk’s office at least six (6) calendar days prior to the meeting.
- (g) Adjournment – Meetings may be adjourned at any time by vote, and unless otherwise specified in the motion, every adjournment shall be deemed to be until the next meeting of the Commission.
- (h) Continuation of decision making – Any matter which fails to be validated by a majority concurrence of the Commissioners present may be continued to any subsequent regular meeting.
- (i) Effective date of Commission decision – Unless a specific effective date is set forth, the effective date of a decision rendered by the Commission shall be the date of the meeting at which such valid decision was made.
- (j) Site visits policy – Site visits shall be conducted according to the provisions of HRS § 92-3.1.
- i. Site visits conducted by the full Commission shall be properly noticed and conducted according to PONC meeting practices including ADA accessibility. All discussion shall be “on the record” and no decision making shall occur while on the visit.
 - ii. Site visits may be conducted by up to two commissioners on an informal basis with no report to the Commission required. Any report which may be given must be put on the agenda.
 - iii. Site visits may be conducted by up to four commissioners as assigned by the Commission at a regular PONC meeting. There shall be a prescribed scope of work and a report shall be made to the Commission. The report must be put on the agenda of the meeting at which the report will be given. Discussion of the report must be put on the agenda of the meeting at which the discussion will occur.
 - iv. Site visits for potential acquisitions shall be respectful of private property, and lacking owner permission to enter the subject property, shall be conducted from nearby or adjacent properties as appropriate. (Commissioners shall work with the Department of Finance to receive permission onto private property from the landowner or their representative only and not rely upon public encouragement to enter onto private property).

6-5 MINUTES

- (a) Minutes – In accordance with HRS § 92-9, the Commission shall keep written minutes of all meetings. Unless otherwise required by law, neither a full transcript nor a recording of the meeting is required, but the written minutes shall give a true reflection of the matters discussed at the meeting and the views of the participants.

- (1) The date, time, and place of the meeting;
- (2) The Commissioners recorded as either present or absent;
- (3) The substance of all matters proposed, discussed, or decided; and a record, by individual Commissioner, of any votes taken; and
- (4) Any other information that any Commissioner requests be included or reflected in the minutes.

The minutes shall be public record and shall be available within thirty days after the meeting except where such disclosure would be inconsistent with HRS § 92-5 or Section 13-20 of the Charter; provided that minutes of executive meetings may be withheld so long as their publication would defeat the lawful purpose of the executive meeting, but no longer.

- (b) The Public may obtain information from the Secretary regarding the minutes.

6-6 OFFICERS AND THEIR DUTIES

- b. Presiding Officer – The Chair shall be the presiding officer of the Commission and the Vice Chair shall be the presiding officer in the absence of the Chair.

The presiding officer shall:

- (1) Open all meetings of the Commission by taking the chair and calling the meeting to order;
- (2) Call for the approval of the minutes of any preceding meetings when a quorum is present;
- (3) Maintain order and proper decorum based on Robert's Rules of Order;
- (4) Announce the business before the Commission in the order prescribed by these rules;
- (5) Review all matters properly brought before the Commission, call for votes upon the same and announce the results;
- (6) Appoint all committees unless otherwise ordered by the Commission;

- (7) Authenticate by signature all acts of the Commission as may be required by law, unless delegated to the Director;
- (8) Do and perform such other duties as may be required by law, or such as may be properly appertain to such office;
- (9) Make known all rules of order when so requested, and to decide all questions of order, subject to an appeal to the Commission;
- (10) Take into consideration such matters as shall not be within the scope of the duties or powers of any subcommittee of the Commission; or as may be referred by the Commission, and to report thereon, together with such recommendations relative thereto as deemed advisable; and
- (11) Represent the Commission in all functions, as directed by the Commission or designate a representative from the membership of the Commission.

6-7 STANDARDS OF CONDUCT

- (a) Disclosure of Interest – Whenever a possible direct personal financial interest on any matter pending before the Commission or any of its committees becomes apparent, the affected member shall promptly make a disclosure to the Commission. When a member has made a disclosure of interest and is deemed by the Commission to have a conflict of interest, such conflict shall apply to all subsequent actions relating to said matter. A member with conflict of interest shall refrain from voting except where the member's vote is required to constitute a quorum to act in which event shall be permitted to vote.

6-8 WHEN RULES ARE SILENT

For good cause, the Commission may vote to suspend the rules.

6-9 SEVERABILITY

If any provision of these Rules or the application thereof to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of these Rules which can be given effect without the invalid provision or application, and to this end the provisions of these Rules are severable.

RULE 7. PUBLIC RECORDS, INSPECTION AND AVAILABILITY

7-1 INSPECTION OF PUBLIC RECORDS

All public records shall be available for inspection and copying by any person during established office hours and within reasonable timelines unless public inspection of such records is in violation of any other state or federal law.

7-2 WHERE AVAILABLE

- (a) The public may obtain information on matters within the jurisdiction of the Commission at the Department of Finance, County of Hawai'i, by inquiring at the principle place of business. All rules, orders or opinions of the agency are on file and available for public inspection at the office during business hours at 25 Aupuni Street, Suite 1101, Hilo, Hawai'i 96720-4252.
- (b) Inquiry may be made in person at the Agency during business hours or by submitting a request for information in writing to the Public Access, Open Space and Natural Resources Preservation Commission, c/o Department of Finance, 25 Aupuni Street, Suite 1101, Hilo, Hawai'i 96720-4252.

7-3 COPIES OF PUBLIC RECORDS

Copies of public records printed or reproduced for persons other than governmental agencies shall be given to any person provided the applicable fees or costs for publication, research, and postage are paid.

7-4 DENIAL OF INSPECTION

Any person aggrieved by the denial by the officer having custody of any public record of the right to inspect the record or to obtain copies of extracts thereof may seek enforcement action pursuant to HRS Chapter 92.

Dated: Hilo, Hawai'i, December 28, 2015

PUBLIC ACCESS, OPEN SPACE AND
NATURAL RESOURCES PRESERVATION
COMMISSION,
COUNTY OF HAWAI'I, STATE OF
HAWAI'I

By: 
Its Vice-Chair

Notice of Public Hearing:

Hawai'i Tribune-Herald: November 17, 2015

West Hawai'i Today: November 17, 2015

Date and Place of Public Hearing: December 17, 2015;

Hawai'i County Building, Puna Conference Room, 25 Aupuni Street, Suite #1501 Hilo, Hawai'i 96720

APPROVED:



MAYOR, County of Hawai'i

Date: DEC 23 2015


APPROVED AS TO FORM:



Deputy Corporation Counsel

Date: DEC 22 2015

I hereby certify that the foregoing amendments and revisions to the Rules and Regulations of the Public Access, Open Space and Natural Resources Preservation Commission of the County of Hawai'i was received and filed in my office this 24th day of December 2015.



County Clerk

COUNTY OF HAWAI'I

**PUBLIC ACCESS, OPEN SPACE, AND NATURAL RESOURCES
PRESERVATION PROGRAM**

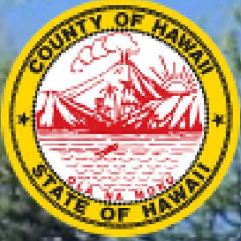
2021 ANNUAL REPORT TO THE MAYOR

CHAPTER 5

2021 PONC COMMISSION

**Report by
The PONC COMMISSION**

Ending December 31, 2021



County of Hawai'i

Public Access, Open Space and Natural Resources Preservation Commission (PONC)

Commission Members/Biographies

DEBORAH CHANG

TERM: 7/7/21-12/31/22

Council District 1: Portion of South Hilo, North Hilo, Hāmākua, Portion of Waimea (Pu'u'eo, Wainaku, Kai-wiki, Pauka'a, Pāpa'ikou, Onomea, Pepe'ekeo, Honomū, Wailea, Hakalau, Ninole, Pāpa'aloa, Laupāhoehoe, Waipunalei, O'ōkala, Pa'auilo, Pā'auhau, Honoka'a, Kukuihaele, Waipi'o, Āhualoa, Portions of Kamuela – Pleasant Acres, Nani Waimea, Kamuela Highlands, Kamuela Lakeland, Kamuela Meadows, Kamuela Havens)

Deborah Chang was born in North Kohala and raised in Waikī'i, Honomū, and Waimea. She has a Master's Degree in Social Work from the UH-Mānoa and has resided in Kona and Kaua'i, prior to settling in Pa'auilo-mauka in 2004. She is a retired land use planner, avid gardener, and part-time beekeeper. She has 40+ years of volunteer and paid work experience in the preservation of historic Hawaiian trails and in support of efforts to improve and manage public access into Hawai'i's outdoors. "PONC's acquisition of lands for public benefit is a key first step. The true measurement of success is how well those lands are protected, while enabling the public to have access to them in a managed way."

ALEX KELEPOLO, VICE CHAIR

TERM: 1/1/20 - 12/31/24

Council District 2: Portion of South Hilo (Downtown Hilo, Bayfront, Wailoa, Portion of Waiākea Houselots, University Heights, Komohana Gardens, Portion of Waiākea-Uka, Lanakila, Mohouli, Ainako, Kaūmana, Pi'ihonua, Wailuku, Waiānueue)

Alex Kelepolo was born and raised in Kona and is a lifelong resident of Hawaii island, now residing in Hilo. She graduated from Konawaena High School and has over 20+ years of combined land management experience working for the State, DLNR Land Div., County, Property Management Div., and Hawaii Electric Light. For almost 10 years, she worked for the PONC program where her passion and love for the protection of our islands' natural resources grew and continues today. She is a Board of Director for the Moku O Keawe Land Conservancy and is on the committee for HELCO's Toys for Tots. She loves the outdoors and is very active in her community volunteering for various community groups. On her free time she enjoys spending time with her family and three dogs.

SHELLIE BEE MANULANI ALLEN NAUNGAYAN

TERM: 1/1/19 - 12/31/23

Council District 3: Portion of South Hilo, Portion of Kea'au (Banyan Drive, Keaukaha, Hilo Industrial Area, University of Hawai'i at Hilo, Puainako Houselots, Kawailani Houselots, Haihai Subdivision, Portion of Waiākea Homesteads, Waiākea-Uka, Pana'ewa, Macadamia Nut Farms, 8-1/2 mile Camp, Kūlani, Kea'au Shopping Area, Kea'au High School)

Shellie Bee Manulani Allen Naungayan was born in Honolulu, Hawai'i, and has lived in Hilo since 1971. She graduated from Konawaena HS; received her Bachelor's Degree in English and in Secondary Education from UH Hilo; and received her Master's Degree in Educational Leadership from Brigham Young University-Provo, Utah. During a teaching career that spanned 34 years, she taught Expository Writing and British, American, and World Literature, primarily at Waiākea HS. She has received national recognition by the National Council of Teachers of English and at the College Composition and Communication Convention (CCCC).

DR. WAYNE FRANK, CHAIR**TERM: 1/1/18 - 12/31/22**

Council District 4: Portion of Puna (Eastern) (Hawaiian Paradise Park, Hawaiian Beaches, Makai of Pāhoia Town, Nanawale Estates, Leilani Estates, Pohoiki, Kapoho)

In 1995, Dr. Frank received his PhD in ethnobotany and upland tropical agriculture from Cornell University and Master of Science in Physiology & Nutrition. Dr. Frank recently retired as a Foreign Service Diplomat to the United States of America with commissions to aid and assist Third World Countries in Agriculture and Infrastructure. From 1980 to 1990 Wayne worked at Cornell University as a physiology research specialist and also engaged in programs to rehabilitate degraded agriculture lands.

Dr. Frank was raised on a Dairy Farm in upstate New York. He believes, "that the quality of life, and general wellbeing of people is positively influenced by access to green spaces in the Hawaiian Islands, if action is not taken, rapidly [development] will rob the future residents of Hawai'i of these opportunities." Hawaii has been the home for Wayne Frank and his wife Lilian for many years and they moved to Hilo permanently in 2012.

DEBBIE WARD**TERM: 1/1/21 - 12/31/25**

Council District 5: Portion of Puna (Western) (W.H. Shipman Industrial Park, 9-1/2 mile Camp, Kea'au Ag Lots, Kurtistown, Mt. View, Glenwood, Orchidland Estates, Ainaloa, Hawaiian Acres, Fern Acres, Eden Rock, Fern Forest Estates, Mauka of Pāhoia Town, Kaohe Homesteads, Kamaili Homesteads, Kalapana, Opihikao, Kehena, Kaimū)

Deborah Ward has lived on O'ahu and Hawai'i Island since her teens, graduated from the University of Hawaii at Manoa with a Master of Science in Horticulture, moved to Hilo in 1982, and worked as Extension Agent in the Department of Natural Resources and Environmental Management, retiring after 23 years in Hilo's CTAHR 4-H and Master Gardener programs. She also worked with the Hawaii Organic Farmers Association as manager and grant writer for several years. A long-time hiker, Debbie is active in the Sierra Club, commissioner for the County's Public Access Open Space and Natural Resources committee, Hawaii Tropical Fruit Growers, supports the HCC Forest TEAM program, and has operated her 10-acre Laiku Farm and Special Ti Nursery in Mt View for twenty years. Debbie treasures her experiences learning about Hawaiian culture, and native plants and animals from the mountains to the sea. She hopes to help our communities malama the land that nurtures us and pass the skills of pono stewardship on to our children.

RICK WARSHAUER**TERM: 1/1/17 - 12/31/21**

Council District 6: Portion of North Kona, South Kona, Ka'ū and Greater Volcano Area (Volcano Village, Hawaiian Orchid Island Estates, Pahala, Punalu'u, Nā'ālehu, South Point, Ocean View, Miloli'i, Ho'okena, Hōnaunau, Ke'ei, Nāpō'opo'o, Captain Cook, Portion of Kealakekua, Keōpuka Heights, Kona Hospital, Keōpu-ka Kai)

Frederick (Rick) Warshauer grew up on three islands, living most of his life on the Big Island. He is a retired field biologist specializing in native plants and vegetation, and he has gotten to know the islands well in the process. He also worked for the county as a coastal zone planner for six years back when much of the zoning and land use changes were happening that redirected the island's future irrevocably. Witnessing the changes to the land and resources of his youth has motivated him to spend time and effort where his skills and experiences can be applied to preserve the resources and sense of place that he treasures.

JUSTIN LEE**TERM: 1/1/20 - 12/31/24**

Council District 7: Portion of South Kona, Portion of North Kona (Portion of Kealakekua, Kona Scenic Subdivision, Kainaliu, Honalo, Keauhou, Kahalu'u, Hōlualoa, Kona Hillcrest, Pualani Estates, Sunset View, Kuakini Heights, Kona Vistas, Ali'i Heights, Kona Industrial, Lono Kona)

I'm a "Local Big Island Boy" currently working for Hāloa 'Āina a native Hawaiian dry land forest reforestation project located on the south west side of the Big Island. I'm an avid spear-fisherman and archery hunter. I have been able to represent Hawaii and the USA at multiple world spearfishing championships, where I'm loud voice promoting the Hawaiian culture. A culture that I hope to help secure for our future generations in helping direct funds via PONC to places where keiki of Hawaii can practice being a "Local Keiki" of Hawaii island.

ANNE KAMUELA MEHEULA**TERM: 1/1/21 - 12/31/25**

Council District 8: North Kona (Kailua View Estates, Malulani Gardens, Hualālai Farms, Keōpū Mauka, Kailua Heights, Kealakehe, Honokōhau, Kaloko, Kohanaiki, Kalaoa, Keāhole, Mākālei, Makalawena, Pu'uanahulu, Waikōloa Beach Resort)

Anne Kamuela Meheula is a child of Kona, living here her entire life. Currently Anne is a small business owner and *Kalo* farmer. Over the past 15 years she has been engaging people of all ages on 'āina in many different landscapes with numerous community organizations, schools and partners. Her goal has always been to foster deep kinship relationships to place. Different 'āina have names, stories, purposes and are links to our past and a lens to our future. For Anne it is imperative that people of Hawai'i from keiki to *kupuna* have access to open spaces for education, ceremony, agriculture, recreation, observation, health and wellbeing.

DIANE "MAKA'ALA" KANEALII**TERM: 1/1/21 - 12/31/25**

Council District 9: North and South Kohala (Mauna Lani Resort, Waikōloa Village, Puakō, Waiki'i, Portion of Kamuela, Pu'ukapu Farms, Pu'ukapu Homesteads, Pu'ukapu Village House Lots, Lualia, Pu'u'ōpelu, Lalamilo, Wai'aka, Kawaihae, Kohala Ranch, Māhukona, Hawi, Kapa'au, Hala'ula)

Maka'ala was raised in N. Kohala on a family ranch and moved to Volcano in the late 60's. She is a Hilo High graduate, earned a license of Practical Nursing from Hawaii Community College, and a BSN from the University of Phoenix. She served on the Kailapa Community Association (KCA) non-profit organization from 2009-2020, co-hosted the Na Kilo 'Aina youth camps to promote ocean focused malama 'aina & management, led several community planning sessions by partnering with the U.H. Manoa DURP to complete the Kailapa 2012 Plan. This plan facilitated the building of Kailapa's Community Center. She worked on the 'Ehu'ehu i ka pono 'ahupua'a master plan with various benefactors: Ala Kahakai National Historic Trails, Kai Kuleana Network, S. Kohala Coastal Partnership, Hui Kiholo, Pacific Growth Associates, and served on the County of Hawaii Community Development Action Plan. She serves on the PONC to try to preserve our natural resources and places for the next generation to enjoy and thrive.

COUNTY OF HAWAI'I

**PUBLIC ACCESS, OPEN SPACE, AND NATURAL RESOURCES
PRESERVATION PROGRAM**

2021 ANNUAL REPORT TO THE MAYOR

CHAPTER 6

FINANCIAL REPORTS

**The Preservation Fund
The Maintenance Fund**

**Report by
The Department of Finance**

Ending December 31, 2021

County of Hawai'i
Public Access, Open Space and Natural Resources Preservation Fund
Accounting Report
(as of December 31, 2021)

Date	Description	Deposit	Expenditure	Balance
Jan '21	End of the Year Balance Fwd.			18,422,011.33
Jan '21	Interest	385.70		18,422,397.03
Feb '21	Interest	377.36		18,422,774.39
Mar '21	Interest	470.92		18,423,245.31
Mar '21	Real Property Tax Transfer	2,945,335.56		21,368,580.87
Apr '21	Interest	454.51		21,369,035.38
May '21	Interest	501.78		21,369,537.16
Jun '21	CE Appraisal Rpt. Kaunamano, Ka'u		14,136.12	21,355,401.04
Jun '21	Interest	526.09		21,355,927.13
Jun '21	Real Property Tax Transfer	116,662.88		21,472,590.01
Jul '21	Appraisal Rpt. for Keakealaniwahine, N. Kona		7,748.69	21,464,841.32
Jul '21	Interest	548.55		21,465,389.87
Aug '21	Kapanai'a, N. Kohala Purchase TMK (3) 5-2-007:004, 027		1,453,396.77	20,011,993.10
Aug '21	Escrow Refund for Kapanai'a, N. Kohala Purchase TMK (3) 5-2-007:004, 027	11.11		20,012,004.21
Aug '21	Interest	548.64		20,012,552.85
Sep '21	Appraisal Rpt. for Magic Sands, N. Kona TMK (3) 7-7-004:063		7,200.00	20,005,352.85
Sep '21	Preliminary Title Report for Wai'ele, Puna TMK (3) 1-4-003:003, 037		416.66	20,004,936.19
Sep '21	Escrow Deposit for Wai'ele, Puna TMK (3) 1-4-003:003, 037		50,000.00	19,954,936.19
Sep '21	Real Property Tax Transfer	3,983,863.64		23,938,799.83
Oct '21	Kaunamano, Ka'u Conservation Easement Purchase TMK (3) 9-5-001:001, 004, 005, 006; 9- 5-012:001		4,316,056.58	19,622,743.25
Cct '21	Interest	1,075.78		19,623,819.03
Oct '21	Real Property Tax Transfer for 6/30/21	4,634.97		19,628,454.00
Nov '21	Interest	526.25		19,628,980.25
Dec '21	Wai'ele, Puna Purchase TMK (3) 1-4-03:03, 37		1,954,191.82	17,674,788.43
Dec '21	Interest	1,860.85		17,676,649.28
Dec '21	Real Property Tax Transfer	265,482.53		17,942,131.81

County of Hawai'i
Public Access, Open Space, and Natural Resources Maintenance Fund
Accounting Report
(as of December 31, 2021)

Date	Vendor	Description	Deposit	Expenditure	Balance
Jan'21	Previous Balance Fwd.	31-Dec-20			3,232,937.61
Jan '21		Interest (Dec '20)	68.37		3,233,005.98
Jan '21	Kohanaiki Ohana	Stewardship Grant Agrmt- O'oma		4,336.00	3,228,669.98
Jan '21	Hawaii John's Inc	Hawi Banyan Trees Jan '21		175.00	3,228,494.98
Jan '21	Kohanaiki Ohana	Stewardship Grant Agrmt- O'oma		4,336.00	3,224,158.98
Jan '21	Pacific Pumping & Portables	Kawa, Ka'u, 9-5-17:07 Jan '21		600.00	3,223,558.98
Jan '21	Ho'omaluu Ka'u	Kahua Olohu Stewardship GrantAgrmt		4,850.00	3,218,708.98
Jan '21	Ho'omaluu Ka'u	Kahua Olohu Stewardship GrantAgrmt		4,850.00	3,213,858.98
Jan '21	Kana Lua Inc	O'o'oma Beach, N. Kona - clean Dec '20		2,400.00	3,211,458.98
Jan '21	Kana Lua Inc	O'o'oma Beach, N. Kona-rental Dec '20		900.00	3,210,558.98
Jan '21	Townscape, Inc.	Kahuku Coastal Mgmt. Plan 9-2-01:75		7,000.00	3,203,558.98
Jan '21	3C Goat GrazingLLC	Puapua'a, N. Kona 7-5-20:22, 24, 28, 34, Land Clearing		6,282.72	3,197,276.26
Jan '21	Na MamoO Kawa	Stewardship Grant Agrmt - Kawa 9-5-16:06, 9-5-17:07		38,926.00	3,158,350.26
Jan '21	GeometricianAssoc. LLC	Flora & Fauna Study Puapua'a, N. Kona 7-5-20:22, 24, 28, 34		2,299.00	3,156,051.26
Jan '21	Na MamoOKawa	Stewardship Grant Agrmt - Kawa; 9-5-16:06, 9-5-17:07		6,267.00	3,149,784.26
Jan '21	Transfer	Real Property Tax (Oct '20)	2,918.56		3,152,702.82
Jan '21	Transfer	Real Property Tax (Nov '20)	25,053.94		3,177,756.76
Jan '21		Electronic Transfer		136.04	3,177,620.72
Jan '21		Interest (Jan '21)	66.47		3,177,687.19
Feb'21	Kana Lua Inc	O'o'oma Beach, N. Kona-rental Jan '21		900.00	3,176,787.19
Feb'21	Townscape, Inc.	Kahuku Coastal Mgmt. Plan		9,500.00	3,167,287.19
Feb'21	Pacific Pumping & Portables	Kawa, Ka'u, 9-5-17:07 Feb '21		600.00	3,166,687.19
Feb'21	Wes ThomasAssoc.	Buffer Zone Staking at Puapua'a, N.Kona		2,650.00	3,164,037.19
Feb'21		Interest (Feb '21)	66.59		3,164,103.78
Mar'21	3C Goat GrazingLLC	Puapua'a, N. Kona - land clearing 7-5-20:22, 24, 28, 34		6,282.72	3,157,821.06
Mar'21	Hawaii John's Inc	Hawi Banyan Trees Mar '21		175.00	3,157,646.06
Mar'21	Townscape, Inc.	Kahuku Coastal Mgmt. Plan 9-2-01:75		7,000.00	3,150,646.06
Mar'21	Pacific Pumping & Portables	Kawa, Ka'u, 9-5-17:07 Mar '21		600.00	3,150,046.06
Mar'21	Oahu Publishing	WHT & HTH Notice of Public Mtg		635.28	3,149,410.78
Mar'21	Kana Lua Inc	O'o'oma Beach, N. Kana Feb '21 Cleaning		2,400.00	3,147,010.78
Mar'21	Kana Lua Inc	O'o'oma Beach, N. Kana Feb '21 Rental		900.00	3,146,110.78
Mar'21		Interest	80.88		3,146,191.66
Apr '21	Hawaii John's Inc	Hawi Banyan Trees Apr '21		175.00	3,146,016.66
Apr '21	3C Goat Grazing LLC	Puapua'a, N. Kona 7-5-20:22, 24, 28, 34, Land Clearing		6,282.72	3,139,733.94
Apr '21	Kana Lua Inc	O'o'oma Beach, N. Kana Feb '21 Rental		900.00	3,138,833.94
Apr '21	Hawaii John's Inc	Hawi Banyan Trees Feb '21		175.00	3,138,658.94
Apr '21	3C Goat Grazing LLC	Kahua Olohu, Ka'u 9-5-12:005 Land Clearing		13,612.56	3,125,046.38

County of Hawai'i
Public Access, Open Space, and Natural Resources Maintenance Fund
Accounting Report
(as of December 31, 2021)

Date	Vendor	Description	Deposit	Expenditure	Balance
Apr '21	Kana Lua Inc	O'o'oma Beach, N. Kana Mar '21 cleaning		2,400.00	3,122,646.38
Apr '21	Pohaha I Ka Lani	Stewardship Grant Agrmt - Waipi'o Valley Lookout; 4-8-04:06		3,200.00	3,119,446.38
Apr '21	Pacific Pumping & Portables	Kawa, Ka'u, 9-5-17:07 Apr '21		600.00	3,118,846.38
Apr '21	Kohanaiki Ohana	Stewardship Grant Agrmt- O'oma		2,168.00	3,116,678.38
Apr '21	Transfer	Real Property Tax (Mar '21)	28,000.00		3,144,678.38
Apr '21		Interest	78.06		3,144,756.44
May '21	3C Goat Grazing LLC	Land Maintenance & Clearing - Kahua Olohu, Ka'u 9-5-12:05		13,612.56	3,131,143.88
May '21	Pacific Pumping & Portables	Kawa, Ka'u May '21 9-5-17:07		600.00	3,130,543.88
May '21	Kona Lua Inc	O'o'oma Beach, N. Kona Rental Apr '21		900.00	3,129,643.88
May '21	Kona Lua Inc	O'o'oma Beach, N. Kona Cleaning Apr '21		2,700.00	3,126,943.88
May '21	Kona Lua Inc	O'o'oma Beach, N. Kona Cleaning (Jan '21)		2,700.00	3,124,243.88
May '21	Townscape, Inc.	Kahuku Coastal Mgmt. Plan 9-2-01:75		11,900.00	3,112,343.88
May '21	Townscape, Inc.	Kahuku Coastal Mgmt. Plan 9-2-01:75		18,300.00	3,094,043.88
May '21		Interest	74.98		3,094,118.86
May '21		Real Property Tax	482.52		3,094,601.38
May '21	Townscape, Inc.	Kahuku Coastal Mgmt. Plan 9-2-01:75		5,600.00	3,089,001.38
Jun '21	Kona Lua Inc	O'o'oma Beach, N. Kona Rental May '21		900.00	3,088,101.38
Jun '21	Kona Lua Inc	O'o'oma Beach, N. Kona Cleaning May '21		2,700.00	3,085,401.38
Jun '21	Pacific Pumping & Portables	Kawa, Ka'u Jun '21 9-5-17:07		600.00	3,084,801.38
Jun '21		Interest	78.61		3,084,879.99
Jun '21		Real Property Tax	14,582.86		3,099,462.85
Jul '21	Townscape, Inc.	Kahuku Coastal Mgmt. Plan 9-2-01:75		5,000.00	3,094,462.85
Jul '21	Kona Lua Inc	O'o'oma Beach, N. Kona Rental Jul '21		900.00	3,093,562.85
Jul '21	Hawaii John's Inc	Kawa, Ka'u - rental Jul '21		1,333.34	3,092,229.51
Jul '21	Hawaii John's Inc	Hawi Banyan Trees - rental Jul '21		400.00	3,091,829.51
Jul '21		Interest	74.80		3,091,904.31
Aug '21	Hawaii John's Inc	Hawi Banyan Trees - cleaning May '21		175.00	3,091,729.31
Aug '21	Hawaii John's Inc	Hawi Banyan Trees - cleaning Aug '21		175.00	3,091,554.31
Aug '21	Hawaii John's Inc	Hawi Banyan Trees - rental Aug '21		400.00	3,091,154.31
Aug '21	Hawaii John's Inc	Kawa, Ka'u - rental Aug '21		1,333.34	3,089,820.97
Aug '21	Kona Lua Inc	O'o'oma Beach, N. Kona Rental Jun '21		900.00	3,088,920.97
Aug '21	Townscape, Inc.	Kahuku Coastal Mgmt. Plan 9-2-01:75		7,000.00	3,081,920.97
Aug '21	Kona Lua Inc	O'o'oma Beach, N. Kona-cleaning Jun '21		2,400.00	3,079,520.97
Aug '21	Kona Lua Inc	O'o'oma Beach, N. Kona Rental Aug '21		900.00	3,078,620.97
Aug '21	3C Goat Grazing, LLC	Land Maintenance & Clearing - Puapua'a, N. Kona		9,895.29	3,068,725.68
Aug '21	Oahu Publishing	Stewardship Grant Ad Deadline Public Notice		764.42	3,067,961.26
Aug '21		Interest	74.81		3,068,036.07
Sep '21	Townscape, Inc.	Kahuku Coastal Mgmt. Plan		7,000.00	3,061,036.07

County of Hawai'i
Public Access, Open Space, and Natural Resources Maintenance Fund
Accounting Report
(as of December 31, 2021)

Date	Vendor	Description	Deposit	Expenditure	Balance
Sep '21	Hawaii John's Inc	Kawa, Ka'u - rental Sep '21		1,333.34	3,059,702.73
Sep '21	Townscape, Inc.	Waikapuna Mgmt.. Plan		10,000.00	3,049,702.73
Sep '21	Hawaii John's Inc	Hawi Banyan Trees - rental Sep '21		400.00	3,049,302.73
Sep '21	3C Goat Grazing, LLC	Land Maintenance & Clearing - Puapua'a, N. Kona		9,895.29	3,039,407.44
Sep '21	Kona Lua Inc	O'o'oma Beach, N. Kona - rental Sep '21		900.00	3,038,507.44
Sep '21		Real Property Tax	95,000.00		3,133,507.44
Oct '21	Townscape, Inc.	Waikapuna Mgmt.. Plan		14,600.00	3,118,907.44
Oct '21	Hawaii John's Inc	Hawi Banyan Trees-rental Oct '21		400.00	3,118,507.44
Oct '21	Townscape, Inc.	Kahuku Coastal Mgmt. Plan		6,000.00	3,112,507.44
Oct '21	Hawaii John's Inc	Kawa, Ka'u - rental Oct '21		1,333.34	3,111,174.10
Oct '21	Kona Lua Inc	O'oma Beach, N. Kona - rental Oct '21		900.00	3,110,274.10
Nov '21	Hawaii John's Inc	Hawi Banyan Trees - rental Nov '21		400.00	3,109,874.10
Nov '21	3C Goat Grazing, LLC	Land Maintenance & Clearing - Puapua'a, N. Kona		11,758.37	3,098,115.73
Nov '21	Hawaii John's Inc	Kawa, Ka'u - rental Nov '21		1,333.33	3,096,782.40
Nov '21	Townscape, Inc.	Kahuku Coastal Mgmt. Plan		6,000.00	3,090,782.40
Nov '21	Townscape, Inc.	Waikapuna Mgmt.. Plan		10,470.00	3,080,312.40
Nov '21	Kona Lua Inc	O'oma Beach, N. Kona - rental Nov '21		900.00	3,079,412.40
Dec '21	Hawaii John's Inc	Kawa, Ka'u - rental Dec '21		1,333.33	3,078,079.07
Dec '21	Townscape, Inc.	Kahuku Coastal Mgmt. Plan		7,000.00	3,071,079.07
Dec '21	Townscape, Inc.	Waikapuna Mgmt.. Plan		10,470.00	3,060,609.07
Dec '21	Hawaii John's Inc	Hawi Banyan Trees-rental Dec '21		400.00	3,060,209.07
Dec '21	Kona Lua Inc	O'oma Beach, N. Kona - rental Dec '21		900.00	3,059,309.07
Dec '21	Ho'omalua Ka'u	Kahua Olohu Stewardship Grant Agrmt		2,425.00	3,056,884.07
Dec '21		Interest (Sept and Oct)	141.16		3,057,025.23
Dec '21		Interest (Nov)	69.05		3,057,094.28
Dec '21		Real Property Tax	579.37		3,057,673.65
Dec '21		Real Property Tax	163,622.50		3,221,296.15

COUNTY OF HAWAII

**PUBLIC ACCESS, OPEN SPACE, AND NATURAL RESOURCES
PRESERVATION PROGRAM**

2021 ANNUAL REPORT TO THE MAYOR

CHAPTER 7

**The Preservation Maintenance Fund
Stewardship Grant Application**

**Report by
The Department of Finance**

Ending December 31, 2021

The Preservation Maintenance Fund

- * Will ensure that money is dedicated to preserve the land
- * Promote public safety
- * Maintain a healthy stewardship
- * Department of Finance oversees The Maintenance Program and Stewardship Grant.
- * Stewardship Grant Applications **Last working day in August.**
- * Non-Profit 501(3)c Organizations eligible to apply
- * .25% of Annual Real Property Tax Revenues
- * Fund maximum accral limit shall not exceed \$3 million

- (1) Reparation (fixing, mending, repair work, and servicing);
- (2) Preservation (damage control, salvaging, safekeeping, and safeguarding);
- (3) Conservation of soil, forests, shorelines, native wildlife, streams, wetlands, watershed, and floodways;
- (4) Restoration (replacement, reclamation, reconditioning, and remediation);
- (5) Wildfire and fire prevention;
- (6) Repair of existing buildings to meet the current code requirements, if the building is deemed reasonable to save;
- (7) Replacing signs to meet the current code requirements;
- (8) Installation, repair, or replacement fencing and gate or access mechanisms;
- (9) Installation or repair of cattle guards;
- (10) Mitigation of flooding problems including repair or restoration of existing culverts, drainage features, or other similar flood control mitigation;
- (11) Archeological survey and buffering of Native Hawaiian historical or cultural sites after appropriate consultation with Native Hawaiian descendants and cultural practitioners;
- (12) Biological studies for the protection of Native Hawaiian species of plants and animals; or
- (13) Mitigation of Americans with Disabilities Act compliance issues that may arise during the course of public safety maintenance and preservation.

Expenditures by the administration or stewardship grants presumed to be directly related are as follows:

Moneys in the maintenance fund shall not be used for:

Planning, design, development, or construction of new buildings, facilities, or infrastructure including roads, paths, bridges, culverts, ramps, or drainage features.

Money in the maintenance fund shall also not be used for mitigation of Americans with Disabilities Act compliance issues for any new buildings, facilities, or infrastructure.

Payment to resolve these issues shall be from the capital improvement projects budget or allotments derived from the general fund.



County of Hawai'i
Department of Finance
Property Management Division
25 Aupuni Street, Suite 1101, Hilo, HI 96720
Telephone: (808) 961-8069

OFFICIAL USE ONLY:
STU. 22- _____
Rev'd:

Revised: 7/30/2021

DEADLINE TO FILE IS AUGUST 31, 2021, BY 4:30 PM

STEWARDSHIP GRANT APPLICATION

A. NAME AND ADDRESS OF ORGANIZATION:

Name

Address City State Zip Code

B. PERSON TO CONTACT: _____

Phone No: _____ Mobile: _____

Email Address: _____

Are you available to attend a ZOOM interview on Sept. 13, 2021, between 9:00 am to 3:00 pm? Yes _____ No _____

If yes, a zoom link will be sent to your email address with instructions.
If no, please assign someone from your organization to attend with knowledge of the proposed projects, and budget costs and provide email address above.

C. PROJECT PERIOD: _____ to _____

D. PROJECT NAME: _____

E. PROJECT LOCATION (TMKS): _____

F. PROJECT NAME: _____

G. PROJECT COST:

Amount requested: \$ _____

Applicant share: \$ _____

Other resources: \$ _____

Total Project Cost: \$ _____

H. REQUIRED DOCUMENTS:

_____ Non-profit (501(c)(3), IRS letter of determination

_____ Copy of organization bylaws and mission statement

_____ DCCA Certificate of Vendor Compliance

_____ Letter of Authorized Signer for Organization

I. CERTIFICATION:

The applicant certifies that the information contained in this application is true and correct to the best of his/her knowledge.

NAME OF AUTHORIZED OFFICIAL: _____

TITLE OF AUTHORIZED OFFICIAL: _____

SIGNED: _____ **DATE:** _____

NOTES:

1. Provide various maps illustrating your projects, especially for multiple parcels.
2. Provide a calendar of proposed projects (start date, completion, etc.)
3. Refer to H.C.C. Article 10, Section 10-16 (g); HRS 343; and other State and Local Laws that may affect your proposed projects.
4. Review your request for completeness.
5. Attachments are acceptable

Should you have any questions, please contact: Maxine Cutler at Phone: (808) 961-8069 or Email: Maxine.Cutler@hawaiicounty.gov

BUSINESS PLAN

J. PROPOSAL: *(Detailed plan can be attached to application):*

K. PROJECT DESCRIPTION: *(You may need to submit attachments for different types of projects. Make sure to include A to D in your attachments)*

A. Location of Project: _____

B. Project TMK: _____

C. Number of Persons Who Will Benefit: _____

D. Project Description *(Give a brief description of the work that will be done (i.e., removal of invasive plants, planting, signage, etc. and list individual costs in budget details) with the funds requested, including a timeframe and activities to accomplish stated purpose. Additional pages may be attached):*

L. PERMITS/APPROVALS REQUIRED:

1. Environmental Assessments (EA's): _____
If yes, explain why? If not needed, explain why?

2. **Special Management Area (SMA) Permit:** _____
If yes, explain why? If not needed, explain why?

3. **Other:** _____

M. MANAGEMENT/PRESERVATION PLANS REVIEWED: *(Provide list of Archaeological, Burial Treatment, Resource Management, Preservation, and other such Plans. Give an explanation how each is incorporated in your projects. Additional pages may be attached.)*

O. APPLICANT INFORMATION:

1. **Brief history of the applicant organization. Include the date of incorporation as a non-profit organization** *(use attachments where appropriate)*.

2. **Main source(s) of financial support:**

3. **Please at list at least three (3) prior projects successfully completed:** *(Include location and sponsoring agent)*

a. _____

b. _____

c. _____

4. **Please initial below that the applicant understands the following documents shall be required if awarded stewardship grant funds:**

_____ Certificate of insurance shall be required with County of Hawai'i named as additional insured. Provide proof.

_____ Organization shall provide the semi and annual report(s) which shall include accomplishments, financial statements explaining expenditures, projects in progress, community involvement, and status of overall project.

_____ Organization shall immediately contact the Department of Finance, Property Management Division upon dissolution of the organization or changes in the organization that may affect the Stewardship Grant Agreements.

_____ Organization maybe required to provide other documents as requested with the County of Hawai'i Department of Finance.

COUNTY OF HAWAII
 PUBLIC ACCESS, OPEN SPACE, AND NATURAL RESOURCES PRESERVATION COMMISSION
2022 LIST OF STEWARDSHIP GRANT APPLICATIONS SUBMITTED
 by August 31, 2021, to the Department of Finance

STU. 22-	Applicant	Property, District	Tax Map Key No. (3)-
001	Friends of Amy B.H. Greenwell Ethnobotanical Gardens	Bishop Museum, S. Kona	8-2-013:002, 004, 014; 8-2-014:043; 8-2-015:059
002	Kohanaiki 'Ohana	O'oma Beach, N. Kona	7-3-009:004
003	Nā Mamo O Kāwā	Kawa, Kau	9-5-016:006, 025; 9-5-017:005, 007
004	Pōhāhā I Ka Lani	Waipi'o Lookout, Hāmākua	4-8-004:006
005	Halealoha	Puapua'a, N. Kona	
006	Ho'omalū Ka'u	Kahua Olohu	9-5-012:005
007	Kohala Lihikai	Kaiholena, N. Kohala	5-8-001:011, 019 to 022
008	Kohala Lihikai	Hale O Kaili, N. Kohala	5-3-007:022