

MINUTES OF THE MEETING OF THE
BOARD OF LAND AND NATURAL RESOURCES

DATE: December 4, 1981
TIME: 9:00 A. M.
PLACE: State Office Building
Conference Room
3060 Eiwa Street, Lihue, Kauai

ROLL
CALL

Chairman Susumu Ono called the meeting of the Board of Land and Natural Resources to order at 9:00 A. M. The following were in attendance:

MEMBERS

Mr. Stanley Hong
Mr. Takeo Yamamoto
Mr. Roland Higashi
Mr. J. Douglas Ing
Mr. Susumu Ono

(Mr. Thomas Yagi was absent
and excused.)

STAFF

Mr. Kenji Ego
Mr. Roy Sue
Mr. James Detor
Mr. Sam Lee
Mr. Robert T. Chuck
Mr. Roger Evans
Mr. Libert Landgraf
Mrs. Joan K. Moriyama

OTHERS

Dep. A. G. Johnson Wong
Mr. Hiram Fong, Jr. (Item J-9)
Mr. O. K. Stender (Item D-4)
Mr. Fred Rohlfig and Mr. K.
Mason Rothenborg (Item H-2)
Mr. Peter Garcia

MINUTES

The minutes of November 6, 1981 were unanimously approved as circulated.
(Hong/Higashi)

Added
Items

The board, on Mr. Hong's motion and seconded by Mr. Higashi, unanimously voted to include the following items to the board agenda:

Administration

Item H-6 -- Amendment to a Previously Approved Board Submittal for the Purpose of Modifying a Condition for Approval

Reports

Item Z-2 -- Report of Auction Sale of Government Leases on the Island of Kauai held on December 3, 1981

ITEM B-1

ADOPTION OF AMENDMENTS TO ADMINISTRATIVE RULES

ACTION

Unanimously approved as submitted. (Higashi/Yamamoto)

ITEM B-2 FILLING OF POSITION NOS. 27687 AND 10902, AQUATIC BIOLOGISTS III
IN THE DIVISION OF AQUATIC RESOURCES

ACTION The board unanimously approved the appointment of Mr. Thomas Y. Iwai, Jr. to Position No. 27687, and Mr. David B. Eckert to Position No. 10902, as Aquatic Biologists III, on Mr. Hong's motion and seconded by Mr. Yamamoto.

ITEM B-3 REQUEST FOR LEAVE WITHOUT PAY (MATERNITY LEAVE) FOR MRS. MARGO
STAHL

ACTION Unanimously approved as submitted. (Ing/Yamamoto)

ITEM E-1 FILLING OF A GENERAL LABORER I POSITION, KONA AIRPORT STATE
PARK, HAWAII PARKS SECTION

ACTION Ms. Huberta Serikawa was unanimously appointed to fill Position No. 33268, General Laborer I, on Mr. Higashi's motion and seconded by Mr. Yamamoto.

ITEM E-2 PERMISSION TO ADVERTISE FOR BIDS, JOB NO. 5-OP-34, REPLACEMENT
OF EXISTING WATERLINE AT PUU UALAKAA STATE WAYSIDE, HONOLULU,
OAHU

ACTION Unanimously approved as submitted. (Hong/Ing)

ITEM E-3 PERMISSION TO ADVERTISE FOR BIDS, JOB NO. 23-HP-24, SEWAGE SYSTEM
IMPROVEMENTS, HAPUNA BEACH STATE PARK, PUU HINAI, HAWAII

ACTION Unanimously approved as submitted. (Higashi/Yamamoto)

ITEM E-4 REQUEST TO USE AINA MOANA (MAGIC ISLAND) STATE RECREATION AREA,
OAHU, FOR COMMERCIAL LIVE TELEVISION BROADCASTING

Mr. Ing said the request is to authorize issuance of a permit but the submittal doesn't specify what the conditions are with respect to parking of vehicles, etc. He said he would like some conditions put in the permit clearly specifying the period of time and what vehicles they are going to move onto the grassed area.

Mr. Sue said there will be only one vehicle in this area which is the tv truck. Parking will be at the Magic Island parking lot.

Mr. Hong asked about the fee. Mr. Sue said there is a normal commercial permit fee of \$50, plus \$25.00 an hour for the enforcement staff.

ACTION Mr. Ing moved to approve the request, as amended, with conditions to be specified in the permit as discussed above. Mr. Hong seconded the motion.

Before voting on the question, Mr. Ono asked for one clarification. This is for a New Year's telecast and this is going to be for January 1 our time, and it is January 2 in Japan. Mr. Sue said their request is for January 2 their time so it is going to be 1:00 A. M. in Japan.

Mr. Ono said because of the rock concert, the noise factor has to be considered. It is early morning and the noise may carry quite a ways.

Mr. Ing suggested that we have someone from the department monitor it.

On the call of the question, the motion was unanimously carried.

ITEM F-1 DOCUMENTS FOR CONSIDERATION

OAHU

Item F-1-a SECOND MORTGAGE

ERNEST F. CARLBOM and DONNA A. CARLBOM, husband and wife, as tenants by the entirety (Borrower), and HAWAII PRODUCTION CREDIT ASSOCIATION (Lender) - Lot 17, Waimanalo Agricultural Subdivision, Waimanalo, Koolaupoko (GL No. S-4296)

KAUAI

Item F-1-b SALE OF LEASEHOLD BY AGREEMENT OF SALE

LARRY L. HAMAN and MABEL L. HAMAN, husband and wife, to DOROTHY PAULINE CLARK, unmarried - Lot 29, Kokee Camp Site Lots, Waimea (Kona) - GL No. S-4716

HAWAII

Item F-1-c ASSIGNMENT OF AGREEMENT TO ASSIGN LEASE

BODY AND FENDER REPAIR, INC., Assignor, to LAUPAHOEHOE TRANSPORTATION COMPANY, INC., Assignee - Lot 37, Kanoelehua Industrial Lots, Waiakea, South Hilo - GL No. S-3596

At its meeting of January 9, 1976, the board consented to an assignment of the subject lease by way of an agreement of sale, from Isao Morimoto to Body and Fender Repair, Inc. The agreement doesn't expire until January 31, 1984. What they would like to do is to assign this agreement to Laupahoehoe Transportation Company. Mr. Detor said the assignment is being made to facilitate the merger of Body and Fender Repair, Inc. and Laupahoehoe Transportation Company.

Mr. Detor said Item F-1-d below is another lease within the same subdivision being assigned on the same basis. In this case, however, there is no agreement of sale. This is a straight assignment.

Mr. Ing said this lease commenced January 1961. He asked whether there was a reopening in 1981.

Mr. Detor said as far as reopening is concerned, there is one but the rent has not been settled as yet. Once it is settled, it would be retroactive to January 16, 1981.

Mr. Ing further asked whether the reopening would apply to the new lessee.

Mr. Detor said as far as the rent is concerned on both leases (Items F-1-c and F-1-d), whatever the new figures come out to will be applicable no matter who the lessee is.

Mr. Higashi said the owner of Body and Fender, Inc. and Laupahoehoe Transportation Company, Inc. is the same person.

Item F-1-d ASSIGNMENT OF LEASE

BODY AND FENDER REPAIR, INC., Assignor, to LAUPAHOEHOE TRANSPORTATION COMPANY, INC., Assignee - Lot 34, Kanoelehua Industrial Lots, Waiakea, South Hilo - GL No. S-3618

ACTION Mr. Higashi moved, seconded by Mr. Yamamoto, and the board unanimously approved Item F-1 as submitted.

ITEM F-2 GRANT OF EASEMENT TO ORCHIDS PACIFICA, INC. FOR WATER PIPELINE PURPOSES, KOKOIKI, NORTH KOHALA, HAWAII

ACTION Unanimously approved as submitted. (Higashi/Yamamoto)

ITEM F-3 STAFF RECOMMENDATION FOR AMENDMENT TO PREVIOUS BOARD ACTION (3/10/72, AGENDA ITEM F-8), AUTHORIZING CONVEYANCE OF LAND FOR PUBLIC UTILITY PURPOSES AT KAUMANA AND PONAHAHAWAI, SOUTH HILO, HAWAII

The area shown in black on the map attached to the board submittal was sold some years ago. Mr. Detor said the sale is being consummated now. Along with it is an easement for access into the site.

Mr. Detor explained that the sale price of the switching station site takes into consideration the existence of the easement, but there is no separation in the appraisal. So when staff started to sell a separate easement coming into the property to the electric company, the electric company pointed out to us that they have paved this road; that it is opened to public use; that it is maintained by the county; and that the sale of this particular site took into consideration the price of that easement.

Staff, therefore, recommended to the board that:

1. The sale of Easement 4 to HELCO be deleted.
2. A right of entry be given to HELCO to maintain that portion of Pamoho Road makai of Uhaloa Road.
3. The County of Hawaii be given a right of entry to maintain Pamoho and Uhaloa Roads, between Kaumana Drive and Kilua Road that leads into the Hawaii Housing subdivision.

Mr. Higashi suggested that we convey the whole road to the county instead of giving them a right of entry. Mr. Detor said apparently it doesn't satisfy the county standards.

Mr. Ono said the electric company built that road to satisfy the subdivision requirements and not to county standards. He asked what happens if the county say they don't want to maintain it. Who is going to be responsible for maintenance?

Mr. Detor said the electric company would have to maintain it.

Mr. Higashi asked whether we have charged Hilo Electric for that property yet. Mr. Detor said no.

Mr. Higashi said if we are not charging for the easement, then it is no longer theirs. Mr. Detor said it was included in the appraisal.

Mr. Higashi further asked whether they have paid for the parcel. Mr. Detor wasn't sure. Mr. Higashi said it makes a difference if they already paid us.

Mr. Detor suggested that this matter be deferred so they can check it out and bring it back to the board at its next meeting.

ACTION The board had no objection to deferring this matter until the next board meeting.

ITEM F-4 REQUEST OF CHARLES OTA TO CONSTRUCT A CORRAL - GENERAL LEASE NO. S-4325, MAKAWAO, MAUI

ACTION Unanimously approved as submitted. (Higashi/Yamamoto)

ITEM F-5 TRANSFER OF COURT HOUSE PARK FROM COUNTY OF MAUI (GOVERNOR'S EXECUTIVE ORDER NO. 80) TO DEPARTMENT OF TRANSPORTATION, HARBORS DIVISION, LAHAINA, MAUI

ACTION Unanimously approved as submitted. (Ing/Higashi)

ITEM F-6 MAUI YMCA APPLICATION TO LEASE FORMER KEANAE QUARRY SITE, KEANAE, MAUI

ACTION Unanimously approved as submitted. (Hong/Yamamoto)

ITEM F-7 MARK K. MORITA, ET AL. REQUEST FOR CONFIRMATION OF ACCESS AND UTILITY EASEMENT OVER ACROSS KUNAWAI PARK, HONOLULU, OAHU

ACTION Mr. Detor had some question on this item and asked for deferral until the next board meeting.

The board had no objection to deferring this matter until the next board meeting.

ITEM F-8 BOARD OF WATER SUPPLY, CITY AND COUNTY OF HONOLULU, REQUEST FOR PIPELINE, METER AND HYDRANT EASEMENT, KUWILI, HONOLULU

ACTION Unanimously approved as submitted. (Ing/Yamamoto)

ITEM F-9 WITHDRAWN

ITEM F-10 CITY & COUNTY OF HONOLULU REQUEST FOR CANCELLATION OF E. O. NO. 2556 (PALAMA TRIANGLE MINI PARK ADDITION) AND PALAMA SETTLEMENT APPLICATION TO PURCHASE HIGHWAY AND ROAD REMNANTS, HONOLULU, OAHU

ACTION Unanimously approved as submitted. (Ing/Hong)

ITEM F-11 COUNTY OF KAUAI REQUEST FOR CONVEYANCE OF LAND REQUIRED FOR SEWAGE PUMP STATION SITE AND FOR ROAD WIDENING PURPOSES, NAWI-LIWILI, LIHUE, KAUAI

ACTION Unanimously approved as submitted. (Yamamoto/Higashi)

ITEM F-12 DESTINATIONS DEVELOPMENT CORP. REQUEST FOR EXTENSION OF TIME WITHIN WHICH TO CURE DEFAULT, G.L. NO. S-4140, WAILUA, KAUAI (SUBMITTAL WAS DISTRIBUTED AT BOARD MEETING)

Mr. Detor said he received a phone call from the Honolulu office this morning

that they have received a cashier's check from Destinations Development Corporation. So the lessee is now up to date. However, the notice of default ran out on November 15. If the board is to accept payment of the check as bringing them up to date, Mr. Detor said it would be necessary to extend the cure period from November 15 to today.

Mr. Yamamoto asked if they are in default again, and the lease is cancelled whether the state can take it over.

Mr. Detor said yes the state can take it over. However, there are mortgagees involved. They will have to be satisfied.

Mr. Yamamoto said we should start thinking about it. The board agreed.

ACTION

Mr. Yamamoto moved to grant an extension. Mr. Higashi seconded the motion.

Mr. Ono said he would also like to find out, on things such as these, whether we can tack on the administrative costs or fees. He said everytime when the payment is due we have to chase around, taking staff's time as well as the Attorney General's Office time. He said it is getting ridiculous.

Mr. Hong asked whether there is a bond posted on this.

Mr. Detor said the bonds are personal sureties that were from Elwynn S. Hewlett and Boyd C. Saderup. He said they could request them to post a regular bond, which is for twice the annual rent.

The board suggested that we require them to post a performance bond. Mr. Detor said there is one problem with that. Some years ago the board went on record as requiring bonds that you buy from insurance companies, and the Attorney General's gave us a memo saying that you cannot require that they go out and buy a bond, that they have these other avenues opened to them. In other words, they can post personal sureties with justification. They can also put up properties in lieu of a bond.

Deputy Attorney General Johnson Wong said in this case the board can say they prefer a nonpersonal surety. Then we can collect on it.

Mr. Hong said the wording can be to the effect that surety has to be satisfied with justification, which at this point is not satisfactory.

Mr. Detor agreed that it would be much more satisfactory as far as the staff is concerned to have them post a regular bond. He said the other way it would be questionable whether we can collect.

Mr. Yamamoto amended his motion to reflect the above discussion on the posting of a bond. Mr. Higashi seconded and the amended motion was unanimously carried.

Mr. Ono suggested that in drafting the correspondence to the officials of Destinations Development Corporation that we inform them of the board's concern, and stress to them that no matter how sympathetic the board is with the project itself that the board is disturbed over the way it is being managed.

Mr. Hong noted for the record that the board and the staff visited the site yesterday afternoon to view the site and to see what is going on up there.

ITEM F-13 DOH REQUEST FOR ACQUISITION OF LEASE COVERING OFFICE SPACE IN THE WAIALUA COMMUNITY HOSPITAL, WAIALUA, OAHU

ACTION Unanimously approved as submitted. (Ing/Hong)

ITEM F-14 DEPARTMENT OF LABOR & INDUSTRIAL RELATIONS REQUEST FOR ACQUISITION OF LEASE COVERING OFFICE SPACE AT 838 SOUTH BERTANIA STREET, HONOLULU, OAHU

ACTION Unanimously approved as submitted. (Ing/Yamamoto)

ITEM F-15 OAHU METROPOLITAN PLANNING ORGANIZATION REQUEST FOR ACQUISITION OF LEASE COVERING SUITE 1509, 1164 BISHOP STREET, HONOLULU, OAHU

Mr. Hong asked whether Oahu Metropolitan Planning Organization is a state agency. Mr. Detor said yes.

Mr. Higashi said the additional rent of \$5.32 per year per square foot for operational expenses would come to an additional 44¢ per square foot.

Mr. Ing said maybe they should look for an alternate site. They are looking at prime sites and this is a brand new office building.

Mr. Ono said the lease doesn't commence until February 1982, so we can defer it and ask for a report from DAGS and the organization to see what the requirements are, or what their alternatives are, and why they have to be placed in this particular building.

ACTION The board was in unanimous agreement to deferring this matter.

ITEM Z-1 RESULTS OF THE LOT SELECTION EVENT FOR THE PANAWEA AGRICULTURAL PARK HELD ON NOVEMBER 19, 1981, HILO, HAWAII

ADDED
ITEM Z-2 REPORT OF AUCTION SALE OF GOVERNMENT LEASES ON THE ISLAND OF KAUAI HELD ON DECEMBER 3, 1981

There were two reports. Mr. Detor said Item Z-1 was a listing of the results of the drawing held in Hilo on November 19 in connection with the Panaewa Agricultural Park. Twenty-eight leases were awarded.

Item Z-2 was the result of the auction sale of government leases on Kauai which was held yesterday. All except one was sold over the upset prices.

Mr. Higashi congratulated the Land Management and the Water & Land Development Divisions and also the Department of Agriculture for handling the Panaewa Agricultural Park project. He said generally people were very pleased, although some were disappointed because they were unable to obtain a lot.

ITEM D-4 CAMPBELL ESTATE WATER USE PERMIT APPLICATION, PEARL HARBOR GROUND WATER CONTROL AREA

This item had to do with the Pearl Harbor Ground Water Control area. Campbell Estate has submitted an application for the new Makakilo Well No. 1.

The board approved the drilling of this well on an experimental and exploratory basis. Now that the well has been completed and the chloride content has been found to be 260 mg/1 and the pumping rate was 1.5 mgd,

Campbell Estate proposes to develop this well and it will blend it with fresh water in order to obtain drinking water quality. The Board of Water Supply and the Department of Health have approved of this well and its blending. Mr. Chuck said this withdrawal still maintains the integrity of the 225 mgd sustainable yield that the board has established because this is in a different area near Makakilo.

Staff recommended that the board approve the issuance of a Water Use Permit to Campbell Estate for Makakilo Well 2004-04 for 1.5 mgd for domestic and industrial uses, subject to any special conditions and applicable laws, rules and regulations.

Mr. Ing asked how much of the 225 mgd sustainable yield has been certified for withdrawal. Mr. Chuck said all 225 mgd in the Pearl Harbor area has been certified for withdrawal.

Mr. Ing said what he was trying to determine is whether the sustainable yield applies to the entire area, and if it does, does this withdrawal go over that sustainable yield for that area even though it is established in a separate physical separate boundary. He said it seemed to him that this withdrawal is getting around our own requirements.

Mr. Chuck said they can come back and designate subareas that they have sustainable yields designated for separate areas.

Mr. Ing said his own feeling is that we should go to subareas like we did in Waialua. Otherwise we're not going to have controls.

Mr. Higashi asked whether we have any other wells in that subarea that will register under the sustainable yield.

Mr. Chuck said there are other wells in that subarea. They are not potable water. He said this is the brackish water well outside of the freshwater source that we are dealing with.

Mr. Ing suggested deferring this and requested the staff to get further information on it. He asked whether the quality of water as it is mixed is coming out at 1.5 mgd.

Mr. Chuck said yes. The chloride content is above the potability.

Mr. Ono asked whether we have enough information to establish a sustainable yield figure.

Mr. Chuck said they are going to have a little problem in setting the sustainable yield in that area because there is a lot of salty water in that area.

Mr. Chuck said he would like to recommend that the board approve this brackish water taking which is not part of the fresh water 225 mgd.

Mr. Ing asked how do we know that the water coming out from that well is not drawn.

Mr. Chuck said because all geologists have pointed out that there is a difference in the elevation in the water and there is a compartment and a geological formation which separates the two.

Mr. Ing still questioned whether we are withdrawing something that should be controlled by sustainable yield. He said he would like to have that looked into.

Mr. O. K. Stender, representing Cambell Estate, had no objection to the deferral. He said they can wait until the next meeting which is scheduled for December 18.

ACTION The board had no objection to withdrawing this matter until the December 18 meeting.

ITEM J-9 ISSUANCE OF REVOCABLE PERMIT, HARBORS DIVISION, PIER 5, HONOLULU HARBOR, HAWAII (EMPOUC, INC.)

This was a request for a permit at Pier 5, involving a parking area containing a total of 249 stalls, at a monthly rental of \$5,340.00.

Mr. Ono said he read in the paper that something to this effect has already taken place.

Mr. Garcia said they have been permitted to operate under the 14-day nonrenewable disposition. Once the 14-day period runs out, which started on November 24, it has to be covered by some other document.

Mr. Ono asked whether bidding procedure is necessary in cases like this.

Mr. Garcia explained for this particular one, they decided to go on a permit basis because they tried to go the bidding procedure before with the previous operator and it just didn't work out. So they want to try this arrangement and see how it works out.

Mr. Hong said the last paragraph on the first page states that if they make a profit, then it has to be remitted to the state. He asked what happens if there is a loss.

Mr. Garcia said if there is a loss, there is no relegation of rent.

Mr. Ono asked how they would handle government vehicles or miscellaneous-type vehicles with Harbor permits.

Mr. Garcia said government vehicles would be permitted there at anytime. The ones with permits would be in a different category. They have only certain rights under the permit.

Mr. Hong asked whether these terms are agreeable to the applicant.

Mr. Garcia said yes. This was agreed to by the officials of the Harbors Division and the applicant. They are, however, still discussing the matter on the payment of profits, whether it should be month-to-month or quarterly.

Mr. Ing asked whether there are going to be adequate stalls for the visitors to the Falls of Clyde.

Mr. Garcia said yes. He said as far as the visitors to the Falls of Clyde, that occurs during the day and Oceania's business is geared towards the night time trade, so it is compatible. If necessary, he said, they can always go through theater-style parking.

Mr. Ono asked who would have priority, assuming that there is a major event for both the Falls of Clyde and the Oceania at the same time.

Mr. Garcia said it would have to be on a first-come, first-served basis.

Mr. Ono asked whether this is a clear understanding. Mr. Garcia said they will have to make it clear and they will add this condition in the permit.

Mr. Ono addressed Mr. Hiram Fong, Jr. and asked him for his views on this particular question.

Mr. Fong said that was their understanding. The way the parking lot is laid out, if there is to be theater parking, it can possibly fit 500 cars. He said there is additional area right along the road in front of the parking lot where they could accommodate another 150 cars. There is also Irwin Park couple of blocks down, so there is sufficient parking within this area.

Mr. Hong asked whether the stalls as laid out are to remain that way. Are they going to use some parking stalls for tour buses? Mr. Fong said arrangements for buses have been made on the ramp.

Mr. Hong asked Mr. Fong whether the terms and conditions as presented by Mr. Garcia are satisfactory to them.

Mr. Fong said yes. However, they are still negotiating on the payment aspect, whether it should be quarterly or semi-annually.

ACTION Unanimously approved as submitted. (Hong/Ing)

ITEM H-2 CDUA FOR CONNECTING WALKWAY AND ADDITIONS TO RESIDENTIAL USE AT TANTALUS, HONOLULU, OAHU

Before proceeding with the submittal, Mr. Evans said he would like to amend the subject line of the board submittal on the first page at the top where it says CDUA. He added After-the-fact CDUA. Also on page 8, paragraphs 1 and 2 should correctly read, "Staff does dispute."

The area is located in the Tantalus area within our resource subzone. Mr. Evans said basically there are four applications.

The first application (No. 97) occurred in 1969 and the proposed use was for a workshop. The board approved this workshop and also some plans that went along with the workshop. The applicant at that time was Mrs. Anne Marie Lenning Marisette, not the current owner.

Our Division of Water and Land Development at that time commented that they wanted to discourage any additional or new developments due to the possible contamination of the aquifer.

Comments were also received from the Board of Water Supply. They recommended approval of the workshop only if it is not to be converted into a residence.

The plans that came in showed there would be a workshop, a bath, a lavatory, closet, storage space, boat storage space and a balcony.

The second application (No. 549) was made in 1974 and the use was proposed for addition to the workshop. The applicant was Mr. K. Mason Rothenborg, the current owner. The proposed use was for addition to an existing residence. The proposed additions were a living room extension, bedroom extension and an open deck. Staff recommended denial since this was a conversion from a workshop to a residence, which was illegal.

Mr. Evans called the board's attention to Exhibit 6, which was a letter dated July 30, 1974, where the applicant was informed of the board's denial.

The third application was made in 1980 (No. 1263), again for proposed additions. Mr. Evans said the file indicated that work on the extension was in progress. The plans show an existing bath and kitchen, existing living and dining rooms and an existing study.

What was also proposed was a new bedroom, a new additional $\frac{1}{2}$ bath and an additional closet. According to the files, the extension was not finished at that time. Nevertheless, staff came to the board and recommended denial with certain reasons and conditions, and the board sustained that denial.

The last application, which was being considered by the board today, was the after-the-fact CDUA for connecting the walkway and addition to residential use. The connecting walkway was a part of the condition that was placed in it when it was denied the last time.

As a follow-up to the board's action, the architect for the applicant met with the staff. Staff suggested that the walkway be connected since no structure had been approved by the board.

Mr. Ing asked how staff got to the discussion of the walkway addition at that time.

Mr. Evans said staff wanted to be reasonable. The files indicated that the board approved a workshop. The files also indicated that this workshop had effectively been turned into a residential unit. When the person came in, there was indication that the conversion had already taken place. Mr. Evans said staff didn't feel that it was really proper to penalize a new owner when the new owner bought something that was already there. So in trying to determine the various alternatives, staff came out with the idea of connecting it and at least have one structure.

Mr. Ing said just because you connect two structures with a walkway doesn't necessarily make it one structure.

Mr. Evans said Mr. Ing is correct. The files in this matter based on comments from other agencies do seem to indicate that.

As part of the processing of this application, Mr. Evans said staff reviewed the plans that were submitted. The plans were different on this application from the ones that were submitted in 1980 (No. 1263). As a result of the apparent conflict, staff visited the site with the land owner's permission. As a result of the staff inspection, they were able to determine that presently there are two bedrooms (one upstairs and one downstairs), one kitchen equipped with stove and refrigerator, $1\frac{1}{2}$ baths (one full bath downstairs and $\frac{1}{2}$ bath upstairs), one living room with sliding glass doors, a dining area, a sewing area and an enclosed one-car garage and a 4'x20' open deck.

Staff field inspection also revealed that the proposed additions had already been completed, painted, furnished and lived in.

Considering the history of the project, when the first proposal was presented and denied by the board, staff recommended that the application for the after-the-fact additions to the existing residence use be denied on the following basis:

1. The established board policy allows only one residential house per each tax map key lot;
2. The applicant had failed to arrive at a solution acceptable to the State Department of Health or City and County Board of Water Supply for the sewage disposal problem;
3. The applicant shall, as a penalty for unauthorized construction on conservation land, demolish all illegal structures which include a 20'x15' living room extension, a 20'x15' bedroom, a ½ bath, and the entire kitchen facilities in the present "workshop-designated" structure, at the applicant's expense, within three months after receiving notice of the board's action, should the board sustain staff's recommendation; and
4. The applicant shall retain the original workshop structure approved by the Land Board dated November 21, 1969, CDUA No. OA-69/10/7-97, which includes a 20'x36' structure, with a bathroom and a 4'x20' open deck.

Mr. Evans asked that Condition No. 5 be also added to the above as follows:

5. That failure to comply with Condition No. 3 above, the matter be turned over to the Department of Attorney General for prosecution to include all costs to the state.

Mr. Ing asked Mr. Evans whether he was treating this after-the-fact CDUA also as a violation. He noted that under this CDUA staff was also requesting that penalty be imposed. What Mr. Ing was concerned with was whether staff was asking the board to review and consider under this one agenda item both this after-the-fact CDUA and the violation of some of our rules and regulations regarding CDUA.

Mr. Evans said yes at this time they are treating it as a violation. He explained that when the CDUA came in, it was being processed as a normal CDUA. Subsequent to the field inspection, however, they found a violation and the applicant was fined \$500 based on partial work on the structure. Since work continued, staff found additional violation and it has turned the course of processing the normal CDUA.

Mr. Ing said the way the submittal is titled, all he sees is an application for connecting the walkway. However, he noticed in the recommendation that staff is asking for penalty and somewhere in the body of the application, they brought out the violation.

Mr. Evans said if someone were to apply to build a house on a piece of vacant land, staff would process it as a normal application. If staff recommended denial, and the board sustained that denial, the effect of that denial would be that land remains vacant. In this case, the request is for extensions and staff is recommending denial. If the board sustains that denial,

Mr. Evans said the effect should be there is no extension. However, in this case because the extension is there, it would have to be removed.

Mr. Ing said if there is an existing violation, then that should be treated as a violation, and that is more properly a matter of contested case which merits a separate submittal, not combined with a CDUA.

Mr. Ono said this matter has been referred to the Attorney General's Office. He didn't think it was fair to direct policy-type questions to the staff at this time.

Mr. Hong asked about the \$500 fine. Mr. Evans said that \$500 fine was levied on the last application for commencing the additions and that fine was paid.

Mr. Hong asked whether part of the fine was also that he remove what he had started.

Mr Evans said yes. Since the board had denied the request staff would expect that it would have to be removed.

Mr. Hong asked whether it was specifically stated that he was to have removed it. Mr. Evans said no. Mr. Hong said then having paid the \$500 fine for the violation, the applicant may have concluded that in fact wiped out that violation.

Mr. Fred Rohlfig, attorney, and Mr. K. Mason Rothenborg, the applicant, were present at the meeting. Mr. Rohlfig made his initial comment on the amendments made by the staff earlier with regard to whether the applicant in fact would buy a home without notice that it was a violation. Mr. Rohlfig said Mr. Rothenborg purchased it on the basis that he was buying a unit which had existing elements in it, such as a living room, kitchen, bedroom and bath, rather than merely a workshop. He said staff has been provided with a copy of the appraiser's report at that time which points out what was existing on the premises when he purchased it in 1973. Mr. Rohlfig said should the board wished to establish that, he has a copy of that appraiser's report and a contract of the sale (DROA).

Mr. Rohlfig said in view of the fact that the application has substantially turned into a violation hearing, he asked the board to hear from the applicant himself. He believed that they can establish without any doubt that Mr. Rothenborg bought the property with the assumption that it was in fact what it was appeared to be, a second residence.

He said in 1974 his client applied for an extension of the unit and it was denied by the board. He was given a letter of denial saying that the structure had been illegally converted into a residence so he was denied his application. Mr. Rohlfig said that is not a very broad reasoning of what was involved in the decision, and Mr. Rothenborg's contention has been that he really did not understand why the board had turned that action. He admittedly did undertake improvements on the property and Mr. Rohlfig said that was explained in his letters to the board.

Mr. Rohlfig further stated that his client came before the board in 1980 and applied for approval of what had taken place in terms of the extension of the improvements. The matter was reviewed by the staff and came before the board in the form of staff report signed by William Li. Mr. Rohlfig said

that staff report was critical in this situation and read a portion of that report, as follows:

"On the other hand, the alternative proposed suggested by the applicant to connect the two structures, which are 19' 6" apart, into one dwelling unit, seems feasible and acceptable. Providing a satisfactory sewage disposal system, acceptable to the State of Department of Health, can be worked out prior to the approval of this subject application.

"In either case, to discourage future incidents of this kind, staff suggests a fine of five hundred dollars (\$500.00) be levied as a penalty for the said violation, pursuant to Section 13 of Departmental Regulation No. 4.

"As such staff recommends as follows:

"RECOMMENDATION:

"That this application for an addition to the existing residential use of TMK 2-5-14: 24 at Tantalus, Honolulu, Oahu be denied on the basis that:

- "1. The established Board policy allows only one residential house per each TMK lot;
- "2. That the applicant shall have the sewage disposal problem resolved and accepted by the State Department of Health, if the alternative to connect two structures into one dwelling unit is chosen; and
- "3. That the applicant shall, as a penalty for the unauthorized construction, pay to the Department of Land and Natural Resources a fine of five hundred dollars (\$500.00 within fourteen (14) days after receiving notice of the board's action."

Mr. Rohlring said that was the total sum of the recommendation and it was their understanding that the board adopted the staff's recommendation. Mr. Rothenborg paid his fine.

Mr. Rohlring said on November 12, 1980, Mr. Rothenborg came to see him and asked him to review this matter to see what he should do.

They discussed this matter with the Department of Health. On the basis of that discussion, DOH issued a letter on December 1, 1980, in which they changed their previous opinion and came out accepting the alternative joinder plan which had been suggested in the board staff report itself.

They then asked for reconsideration of the then 1980 application. They were denied on the basis that the Attorney General's opinion on time limitation precluded that. They then attempted to file an application in January, 1981. For some reason, because they failed to include a check at that time for the filing fee, that application was never returned to them. They never received any notice at all from the staff. They then refiled in July that same application.

On September 23, 1981, they were told by the DLNR planning staff that the Board of Water Supply and the Department of Health had filed letters on this matter. They were provided with copies. He said for the first time the

Board of Water Supply took a position on this particular piece of property. He said at that time he wrote a summary, which was appended to the staff's report, to bring the Manager and Chief Engineer of the Board of Water Supply up to date on the history of this matter. Mr. Rohlfing said he called Mr. Kazu Hayashida, Manager and Chief Engineer of the Board of Water Supply, and asked him to review this, and that if possible he would like to talk to him about the Board of Water Supply's position. He was then informed that he was having the staff restudy this matter and would get back to him. Nothing happened a few weeks so he called Mr. Hayashida.

Mr. Hayashida told him that he discussed this matter with the chairman of the Land Board and the chairman advised him to let the Land Board handle it. Consequently, Mr. Rohlfing said, he did not undertake any further discussions with the Board of Water Supply. Since the Department of Health relied on the Board of Water Supply, they felt the critical thing was still the Board of Water Supply.

Mr. Rohlfing said with respect to the Board of Water Supply they were concerned primarily about the fact that there were kitchen and bathroom facilities in these premises. They referred to the additional rooms as a compounding of the problem by increasing the occupancy of the unit. Mr. Rohlfing said it is their contention that the Board of Water Supply, if it properly knew before they wrote this letter that his client had purchased this property with the kitchen and bath facilities contained therein, they would have had a different opinion.

Mr. Ing asked Mr. Rohlfing whether his client knew at the time that he purchased the property that it was in the conservation district and that the house that he was purchasing was in the conservation district.

Mr. Rohlfing said yes.

Mr. Ing said that if he was on notice that it was in the conservation district, then he should have made inquiries as to what the status of the dwelling was.

Mr. Rohlfing said his client purchased this through a reputable real estate agent. He visited the property and he may well have known that this was in the conservation district, but he had no notice not only from the state, but from anybody else that there was any violation on this particular property. He said an average citizen is not that familiar usually with all of the technical conditions which apply to conservation districts. As far as he knew, his client had no special knowledge of what was or was not required on conservation district and had no notice that it was a violation.

Mr. Ing said as of the time that Mr. Rothenborg purchased the property, the prior owner had applied for a single family dwelling which was granted originally. Subsequently, he applied for permission to the Land Board to construct a workshop, which was approved as a workshop, and the plan did not show a kitchen. Those documents were on file and would have been available for inspection had Mr. Rothenborg made an inquiry because it is public record.

Mr. Ing further added that his recourse should be against the prior owner or the real estate agent.

Mr. Rohlfing said if he had the situation to do it all over again, and it was now 1973 or 1974, he would recommend that he do that, but he has a little problem with the statutes of limitation.

On the recommendations made by the staff, Mr. Rohlfing made the following comments:

1. The established Board Policy allows only one residential house per each TMK lot.

Mr. Rohlfing said that is what their application tried to do.

2. That the applicant had failed to arrive at a solution acceptable to the State Department of Health or City and County Board of Water Supply for the sewage disposal problem.

Mr. Rohlfing said they tried to do that. They obtained the Department of Health's concurrence in December of 1980. Then when the Board of Water Supply surfaced later this year again, they attempted to resolve it, and they were told that they were not going to reconsider pending the action by this board.

Mr. Higashi asked Mr. Rohlfing to clarify this point on the position of the Board of Water Supply.

Mr. Rohlfing said Mr. Hayashida called him and said he discussed this matter with Mr. Ono, Chairman of the Land Board, and that as far as he understood it was that the staff wanted to handle the problem within the Board of Land and Natural Resources and he was not to continue to re-examine the matter at that time.

Mr. Ono said there was no way he would ever dictate to the Board of Water Supply even if he could. He said he could not stop them from reviewing the case, nor would he say that he is going to take over the review function of the Board of Water Supply. He said that is far fetched to interpret his discussion with Mr. Hayashida. He said if that was his interpretation that was a misinterpretation.

Mr. Rohlfing said he was only reporting the way he understood the conversation with Mr. Hayashida on the phone, that he was not going to review the matter pending the action by this board.

Mr. Ono said that is different.

Mr. Higashi said he was confused. He said then the Board of Water Supply has not changed its position.

Mr. Rohlfing said it has not changed its position. They were not able to pursue. They declined to pursue.

In any event, in terms of the so-called change of position between 1980 and the present time, Mr. Rohlfing said his client denies that any further work was done other than painting of the building. So there was no substantial change at all of the premises between the board approval on the staff report on September 26, 1980 and the present time.

Mr. Rohlfing said it was their contention that he has already paid the penalty. He has attempted to resolve the problem as brought out by the staff report in September 26, 1980 approved by the board. He said now to attempt to penalize him is to place him in double jeopardy.

In his opinion, he said the board is estopped by its prior position of 1974 and 1980. Specifically he was referring to the fact that it was on notice in 1974 that there had been change of the premises from the original application by the prior owner for a workshop into a residence. In 1974, the board said don't go any further. They didn't say eliminate what has been done to the premises by the prior owners. They didn't take that action. No violation actions were brought. The Attorney General's Office was not asked to investigate it or anyone else, as far as the record showed. He said the kitchen was there. There was a bedroom on the premises. There was a bathroom.

Mr. Ono asked when was the last time his client made any physical changes to that area.

Mr. Rothenborg said when he was cited by the City and County for the violation in 1980.

Mr. Rohlfing asked the board to approve the CDUA as submitted because they reviewed the matter from the standpoint of the actions taken and the facts presented. He said they are not talking about building thirty-five units on the premises, and they are not talking about a subdivision or anything like that. He said on the other hand if the board finds that it is unacceptable, they asked for alternatives; that the chairman be requested to set up a meeting with the Board of Water supply, the Department of Health, and the applicant's representative to attempt some kind of reconciliation of this problem and to report back to the board at its meeting on December 18, 1981.

Mr. Rohlfing said they built a mountain of papers, of governmental time and concern over something that is out of prospective to what is actually the public interest and the private interest, and that we should try to seek some balance, or that the matter may end up in court.

Mr. Higashi asked whether his client is in any position to compromise to remove some of the things internally. Mr. Rohlfing said he offered to remove the kitchen facilities.

Mr. Ono said Mr. Rothenborg mentioned that there was no physical changes made to the premises whereas staff's comments seem to indicate that there were some changes made subsequent to certain key dates. Because this was a key point, Mr. Ono asked the staff to respond to that particular question whether there was any kind of changes made to the premises, except for the painting.

Mr. Evans said a question was asked subsequent to the last denial whether any work was done. Part of the response to that was that he did the work up until the time that he was cited by the City and County. Mr. Evans said the record showed that the board denied the last one on September 26, 1980 and he did have a memo to the files that the City and County did not cite

until October 31, 1980. So that would indicate that work had continued after the last board denial for about a month.

Mr. Rohlfing said he would like Mr. Rothenborg to respond to that and asked Mr. Rothenborg whether he did any construction between that period.

Mr. Rothenborg responded that he did not.

Mr. Rolfing said just for the record he sees in his file a letter which does refer to a notice of violation by the City and County as October 31, 1980. That matter, he said, is still pending resolution.

Mr. Higashi suggested that we give the applicant an opportunity to work out the entire situation to negotiate some of the areas of concern which the board has expressed. He said there is some room for the board, the staff and the applicant to work these things out. He said we have two weeks or one more meeting before the statutory expiration of this application. He said he would like to have this brought back at the next board meeting because this application expires on January 3, 1982.

Mr. Hong, too, favored this approach. He hoped in the interim that he and Mr. Ing would be able to visit the site.

Mr. Ing also said he was not opposed to deferring it. He thought it was a good idea. He apologized to Mr. Evans for coming down on him. He said perhaps it was something that was his own personal opinion with regard to the manner in which the board prepared this CDUA and notice of violations. He said maybe it should have been directed to Dep. A. G. Wong since he had asked him for an opinion on that some months ago. He said he will discuss it with him afterwards.

ACTION

Mr. Higashi moved for deferral and requested that the matter be reviewed with the affected parties, staff, appropriate board members, together with the Department of Health, Board of Water Supply to see what kind of agreement can be reached, and regardless of whether there is a consensus or not the matter be brought back to the next meeting of this board which is on the 18th of this month; with the understanding that if the affected agencies cannot make the meeting, then we address the immediate concern of the board and resolve the concerns of the Department of Health and the Board of Water Supply sometime in the future.

Mr. Yamamoto seconded and the motion was unanimously carried.

ITEM C-1

FILLING OF TEMPORARY GENERAL LABORER I POSITION, MAUI/MOLOKAI DISTRICT

ACTION

The board, on Mr. Higashi's motion and seconded by Mr. Yamamoto, unanimously approved the appointment of John C. Pagan as a temporary General Laborer I in the Kahului Nursery for a period not to exceed one year.

ITEM C-2

OUT-OF-STATE TRAVEL REQUEST FOR CARL T. MASAKI

ACTION

Unanimously approved as submitted. (Yamamoto/Hong)

ITEM D-1 PERMISSION TO ADVERTISE FOR BIDS, JOB NO. 35-MW-36, DRILLING
WAIEHU MONITOR WELL (5430-05), WAIEHU, MAUI

ACTION Unanimously approved as submitted. (Yamamoto/Higashi)

ITEM D-2 APPROVAL FOR AWARD OF CONTRACT - JOB NO. 44-HA-3, KE-AHOLE
AGRICULTURAL PARK, PHASE II, NORTH KONA, HAWAII

ACTION Unanimously approved as submitted. (Higashi/Yamamoto)

ITEM D-3 APPOINTMENT TO IRRIGATION SYSTEM SUPERVISOR POSITION, WAIMANALO
IRRIGATION SYSTEM

ACTION The board, on Mr. Ing's motion and seconded by Mr. Yamamoto, unanimously approved the appointment of Andres Limasa to the Irrigation System Supervisor position.

(See pages 7 to 9 for Item D-4.)

ITEM D-5 MOKULEIA HOMESTEADS WATER USE PERMIT APPLICATION, WAIALUA
GROUND WATER CONTROL AREA

Mr. Ing asked whether this is in line with the discussion regarding Campbell Estate's request and whether the use of this water for agricultural purposes still involve water that is of drinkable quality.

Mr. Chuck said it sometimes does and it sometimes does not. He said some agriculture water go above potability.

Mr. Ono asked Mr. Chuck whether meters will be able to monitor the split between agriculture use and domestic use and whether this was his understanding.

Mr. Chuck said yes that was his understanding that they will be able to monitor this.

ACTION Unanimously approved as submitted. (Ing/Hong)

ITEM D-6 HONOLULU BOARD OF WATER SUPPLY USE PERMIT APPLICATIONS, HONOLULU
GROUND WATER CONTROL AREA

ACTION Unanimously approved as submitted. (Ing/Hong)

ITEM H-1 CONSERVATION DISTRICT USE APPLICATION FOR HANAMAULU-AHUKINI
CUTOFF ROAD AT HANAMAULU, KAUAI

Mr. Evans asked to amend the submittal to include the six conditions made by the Division of Aquatic Resources which were listed on page 2 of the board submittal. So there will be a total of seventeen conditions under the recommendation.

ACTION Unanimously approved as amended. (Yamamoto/Hong)

(See pages 10 to 18 for Item H-2.)

ITEM H-3 CONSERVATION DISTRICT USE APPLICATION FOR COMMERCIAL AGRICULTURAL USE AT LAUPAHOEHOE STREAM, NORTH HILO, HAWAII

ACTION Approved as submitted. (Higashi/Yamamoto)

The record showed that Mr. Hong did not participate in any action taken by the board on Item H-3.

ITEM H-4 AMENDMENT TO A PREVIOUSLY APPROVED CDUA FOR SINGLE-FAMILY RESIDENTIAL USE AT HAENA HUI, HAENA, KAUAI

ACTION Unanimously approved as submitted. (Yamamoto/Higashi)

ITEM H-5 AMENDMENT TO A PREVIOUSLY APPROVED CDUA FOR THE PURPOSE OF CLARIFYING THE RECOMMENDATION FOR A TEMPORARY VARIANCE FOR THE WAILUA RIVER HYDROPOWER STUDY, KAUAI

ACTION Unanimously approved as submitted. (Yamamoto/Higashi)

ITEM H-6 ADDED AMENDMENT TO A PREVIOUSLY APPROVED BOARD SUBMITTAL FOR THE PURPOSE OF MODIFYING CONDITION FOR APPROVAL

Mr. Ono asked what is the significance now of deleting reference to the marsh.

Mr. Evans said on the first page of the original submittal, they made a statement that the marsh is located outside the conservation district and that may be an error. Mr. Evans said they have had a Land Use Commission interpretation which indicates that at least a portion of the marsh may lie within conservation district so they want to clarify that. He said the applicant made it clear that they don't plan to do anything with this area. They have no intention of doing anything in the marsh area, whether it is in conservation district or not, and this does not affect the position of the applicant nor the staff.

ACTION Unanimously approved as submitted. (Yamamoto/Higashi)

ITEM I-1 FILLING OF POSITION NO. 33299, CONSERVATION AND RESOURCES ENFORCEMENT OFFICER II, MAUI

ITEM I-2 FILLING OF POSITION NO. 33300, CONSERVATION AND RESOURCES ENFORCEMENT OFFICER II, MAUI

ITEM I-3 FILLING OF POSITION NO. 33301, CONSERVATION AND RESOURCES ENFORCEMENT OFFICER II, MAUI

ITEM I-4 FILLING OF POSITION NO. 33296, CONSERVATION AND RESOURCES ENFORCEMENT OFFICER II, OAHU

ACTION The board, on Mr. Higashi's motion and seconded by Mr. Hong, unanimously approved the appointments of the following Conservation and Resources Enforcement Officers II, which were listed under Items I-1 to I-4, respectively:

- Harold W. Doe to Position No. 33299 (Maui)
- Stanley N. Okamoto to Position No. 33300 (Maui)
- Keith K. Keau to Position No. 33301 (Maui)
- Johnny Castillo to Position No. 33296 (Oahu)

ITEM I-5 FILLING OF POSITION NO. 33297, CONSERVATION AND RESOURCES ENFORCEMENT OFFICER II, OAHU

ACTION Item I-5 was withdrawn at the request of Mr. Matsuzaki. The board had no objection to the withdrawal.

Mr. Higashi asked about the appointments for the Hawaii enforcement officers. Mr. Matsuzaki said their applications are being checked by the Department of Personnel Services now.

ITEM J-1 LEASE, HONOLULU INTERNATIONAL AIRPORT AND SAND ISLAND ACCESS ROAD, OAHU (HONOLULU FUELING FACILITIES CORPORATION)

ACTION Mr. Garcia asked to withdraw Item J-1. There was no objection by the board.

ITEM J-2 ADDENDUM NO. 6 TO LEASE NO. DOT-A-78-2, HONOLULU INTERNATIONAL AIRPORT, OAHU (MARRIOTT CORPORATION)

Mr. Ing asked whether under the lease with DOT there is a provision for DOT to review the prices and whether they have done that recently.

Mr. Garcia said at the last board meeting in Kona, this matter was discussed so he submitted that in his report about the prices review, and that report has been sent down to the Airports Division for its review.

Mr. Ing said Department of Transportation should make it a point to review those prices.

Mr. Hong added that the quality of the food there is terrible.

ACTION Unanimously approved as submitted. (Ing/Hong)

ITEM J-3 APPLICATION FOR ISSUANCE OF REVOCABLE PERMITS NO. 3579 AND NO. 3580, AIRPORTS DIVISION

ACTION Unanimously approved as submitted. (Ing/Hong)

ITEM J-4 APPLICATION FOR ISSUANCE OF REVOCABLE PERMITS NO. 3577 AND NO. 3573, AIRPORTS DIVISION

ACTION Unanimously approved as submitted. (Ing/Hong)

ITEM J-5 RENEWAL OF REVOCABLE PERMITS, CONFORMING USE, AIRPORTS DIVISION

Mr. Garcia said these are all consistent uses.

ACTION Unanimously approved as submitted. (Hong/Ing)

ITEM J-6 APPROVAL OF CONSENT TO SUBLEASE A PORTION OF THE PREMISES OF LICENSE NO. 26, KEWALO BASIN, HONOLULU, OAHU (AMFAC DISTRIBUTION CO., LTD., DBA AMFAC MARINE SUPPLY)

ACTION Unanimously approved as submitted. (Ing/Yamamoto)

ITEM J-7 ISSUANCE OF REVOCABLE PERMIT, HARBORS DIVISION, PIER 35, HONO-
LULU HARBOR, OAHU (HAWAII TRANSFER COMPANY)

ACTION Unanimously approved as submitted. (Ing/Hong)

ITEM J-8 USE OF HARBORS DIVISION FACILITIES, PIERS 9 AND 10 PASSENGER
TERMINALS, HONOLULU, OAHU (NA HOKU ALAKA'I O WAIANAE)

ACTION Unanimously approved as submitted. (Hong/Ing)

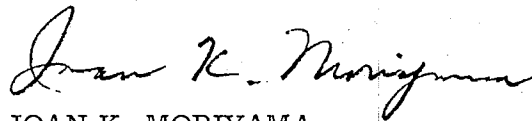
(See pages 9 and 10 for Item J-9.)

ITEM J-10 ISSUANCE OF REVOCABLE PERMIT, HARBORS DIVISION, PIER 29, HONOLULU
HARBOR, HAWAII, OAHU (PACIFIC DIVING INDUSTRIES, INC.)

ACTION Unanimously approved as submitted. ((Ing/Hong)

ADJOURNMENT: There was no further business and the meeting was adjourned at
12:05 P. M.

Respectfully submitted,



JOAN K. MORIYAMA
Secretary

APPROVED



SUSUMU ONO
Chairman

jkm