

Action =

Oct 2 to Nov 16

Sked - Oct 30
(Hilo)

47 houses

2 tents

6 bridges

RECEIVED
JAN 19 1976

PLANNING COMMISSION

Planning Department
County of Hawaii

State of Hawaii
LAND USE COMMISSION

MINUTES
December 4, 1975

The Planning Commission met in regular session at 5:45 p.m., in the Meeting Room of the Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, with Chairman Martin presiding.

PRESENT: Arthur W. Martin ABSENT: Akira Fujimoto, Ex-officio Member
Scott H. Asai Edward Harada, Ex-officio Member
Takashi Domingo
Lorraine Jitchaku
Haruo Murakami
Charles Sakamoto, Jr.
Leon K. Sterling, Jr.
Ed C. Watt

Sidney M. Fuke
Norman K. Hayashi
Ilima A. Piianaia

Clifford Lum, Corporation Counsel
David Murakami, Public Works

and about 9 people in attendance at 5:30 p.m. and about 13 people at 6:00 p.m.

AGENDA & MINUTES

Chairman announced that an addendum to the agenda is necessary to consider the election of a Chairman and a Vice Chairman for 1976 after the public hearings were conducted.

Mr. Domingo so moved to add to the agenda; seconded by Mr. Murakami; carried unanimously with eight aye votes. Agenda was accepted as printed and circulated.

Minutes of November 20, 1975 were approved as distributed.

PRELIMINARY HEARING
VARIANCE
STATE DEPT. OF LAND
& NATURAL RESOURCES
KAHEI, NORTH KOHALA

Variance to allow the creation of a 15.9-acre lot in lieu of the minimum building site area requirement of twenty (20) acres as stipulated within the Agricultural 20-acre zoned district. The proposed lot is situated along the west side of Kahei Road, approximately 1,600 feet south of the Kahei Road-Government Main Road intersection, Kahei, North Kohala, TMK: 5-5-03:21 and portion of 9.

Staff distributed Exhibits A through H to the Commission members and put up Exhibit I (presentation map) on the board. Exhibit A (background information) was read into the record with recommendation for scheduling of a public hearing.

In reference to priority being given to phased out Kohala workers for the farm lots, staff mentioned that this is to be placed on open market.

Mr. Philip Yoshimura, engineer-consultant for the State, explained that this State subdivision has been appropriated \$600,000 for the paved roadways, electricity, water and other required improvements. A negative environmental assessment report has been filed in February of this year and accepted with no detrimental aspect. Early in 1973, under the Kohala Task Force, a diversified agricultural association was organized in obtaining favorable lease arrangement for the farm lots as a nucleus and so that the lessees can get materials on a cooperative basis. There were 16 interested persons in Kohala at that time who got together with the University Extension Service to form this association. As the farm lots developed, it is anticipated that other Kohala farmers will join in the group where certain qualifications and conditions are set up for this. A priority is set up for those persons who have been phased out by the Kohala Sugar Company shutdown.

On the question of lease and the possibility of an outside corporation getting the land and then subleasing it, Mr. Yoshimura replied that this was also the concern of the association and that they wanted to be assured that a bona fide farmer will work on the farms and also to take care of the phased out workers. It was also suggested to the association that they themselves make a master list and they sublease it to the farmers. At this point, it is not known in what direction they are going with the State.

In regard to the use of the Kohala ditch water, Mr. Yoshimura stated that they will use the existing irrigation ditch but the adjoining ditch to the subdivision will require pumping up of the water.

Mr. Sakamoto moved to set this application up for a public hearing; seconded by Mr. Asai; carried.

OPEN AND RECESS
PUBLIC HEARINGS

The Chair announced that it is now 6:05 p.m. and had passed the scheduled public hearing at 6:00 p.m. He therefore opened the public

hearing and recessed to take up Item No. 2 of the New Business.

EXTENSION OF TIME
LAND USE COMMISSION
SPECIAL PERMIT
COUNTY DEPT. OF PUBLIC WORKS
HONOKAIA, HONOKAA, HAMAKUA

SP-70-84

Request for a five-year extension to continue operation of a quarry site granted through a Special Permit by the State Land Use Commission on December 11, 1970. The site, involving approximately eighteen (18) acres, is located southwest or mauka of Honokaa on the Old

Waimea-Honokaa Road, Honokaia, Honokaa, Hamakua, TMK: 4-6-11:42.

Staff submitted Exhibits A through F to the Commission members and Exhibit G as presentation on the board. Staff presented background information with recommendation that the request be given a favorable consideration for a five-year extension until December 11, 1980 with conditions as stipulated. Mr. David Murakami representing the Department of Public Works requested a longer extension period because according to the road overseer, he stated that the road materials could be used for the next twenty years.

Staff clarified that the application was for a five-year extension; however, if the Commissioners feel that a longer period is justified, they can extend it for another ten or fifteen years.

✓
TIME EXTENSION: DEPT. OF PUBLIC WORKS

The County of Hawaii Department of Public Works is requesting a five-year extension, until December 11, 1980, to continue operation of a quarry site permitted by a Special permit from the State Land Use Commission on December 11, 1970. The expiration date of the quarrying operation is December 11, 1975. The site, consisting of approximately eighteen (18) acres, is located southwest or mauka of Honokaa along the old Waimea - Honokaa Road (Mamalahoa Highway), Honokaia, Hamakua (TMK: 4-6-11:42).

In requesting the extension, the applicant stated the following:

"There are no government quarries in this area. County has to haul from the Hilo quarry or purchase from the plantation or other private quarries when material can be made available to us. Material will be used for maintenance of gravel-surfaced roads and for road base, subbase, and shoulder materials in the Waimea, Hamakua, and North Hilo areas. We ask for the continuance of the operation for another five years."

The surrounding area is primarily Parker Ranch grazing lands. The nearest residence is located about three-quarters of a mile from the quarry site. The property is approximately one mile, straight-line distance from the Hawaii Belt Highway and the Aloha Council Boys Scout campsite.

The soil of the area primarily consists of a'a lava, moderately deep to deep, well drained and moist, and moderately suited to machine tillability. The ground slope is 9 to 10 percent and undulating, with slopes to 25 percent.

The old Mamalahoa Highway, fronting the quarry site, is an 80-foot roadway with a 12-foot pavement.

Exhibit E

RECOMMENDATION: COUNTY OF HAWAII, DPW

Upon careful review of the reasons for the time extension request, staff is recommending that a five-year extension until December 11, 1980 for the operation of the quarry be given favorable consideration based on the following findings:

One of the specific courses of action of the Transportation element of the General Plan is that improvements should be made to substandard roads within the Hamakua, North Hilo, and Waimea areas. As such, the subject quarry operation is necessary and vital to the maintenance ^{and improvement} of County roads within these areas. The materials from this quarry are used for maintenance of gravel-surfaced roads as well as for road base, subbase, and shoulder work. As there are no other County quarries in the area, should the time extension be denied, the materials for road improvements and maintenance would have to be transported from the Hilo quarry. This would place an undue burden upon the County as well as on the public.

It is determined that the continuance of the quarry operation at this particular location will be of direct benefit to the public health, safety, and welfare.

It is further recommended that approval of the extension request be subject to all conditions stipulated in the granting of the original Special Permit. In addition, the applicant shall comply with applicable Department of Health regulations.

Should the stated conditions not be met, the Special Permit shall be deemed null and void...

Exhibit F

January 13, 1976

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on January 12, 1976, the Land Use Commission voted to approve an extension of time until December 11, 1985, as recommended by the Hawaii County Planning Commission, on the Special Permit granted to the Department of Public Works, County of Hawaii (SP70-84) to quarry gravel material to be utilized for maintenance of government roads at Honokaia, Hamakua, Hawaii, identified by Tax Map Key 4-6-11: portion of parcel 13; subject to all conditions stipulated in the granting of the original Special Permit. In addition, the applicant shall comply with applicable Department of Health regulations.

Enclosed for your information is the staff memorandum.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encl.

cc: Dept. of Public Wks., Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

EXTENSION REQUEST
ITEM SP70-84 - DEPT. OF PUBLIC WORKS DATE January 12, 1976
~~COUNTY OF HAWAII~~
PLACE State Conference Room TIME 10:00 a.m.
Lihue, Kauai

NAME	YES	NO	ABSTAIN	ABSENT
M SAKAHASHI, STANLEY	✓			
OURA, MITSUO	✓			
YAMAMURA, TANJI	✓			
CARRAS, JAMES				✓
J DUKE, CHARLES	✓			
YANAI, EDWARD	✓			
WHITESELL, CAROL	✓			
MACHADO, COLETTE	✓			
TANGEN, EDDIE	✓			

Comments:

Agree

I move that we grant the extension request, subject to all conditions stipulated in the granting of the original Special Permit, as recommended by the Hawaii County Planning Commission.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Conference Rooms A & B
State Office Building
Lihue, Kauai

Approved
March 4, 1976

January 12, 1976 - 10:00 a.m.

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
 Stanley Sakahashi, Vice Chairman
 Charles Duke
 Colette Machado
 Mitsuo Oura
 Carol Whitesell
 Tanji Yamamura
 Edward Yanai

COMMISSIONER ABSENT: James Carras

STAFF PRESENT: Ah Sung Leong, Acting Executive Officer
 Benjamin Matsubara, Consultant
 Dora Horikawa, Clerk Reporter

 Ray Russell, Court Reporter

Pursuant to a notice published in The Garden Island and the Honolulu Star Bulletin on December 10, 1975, and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the application by Lihue Plantation Company, Ltd., to amend the land use district boundaries for approximately 30 acres from the Agricultural District into the Urban District at Lihue, Kauai, for commercial and residential uses, Docket No. A75-397.

APPEARANCES

Roy Takeyama, Attorney, representing HRT, Ltd., Developer

Francis Izumi, law firm of Izumi and Tanaka, representing
co-petitioner, Lihue Plantation Co, Ltd.

Morris Shinsato, County Attorney, representing the Kauai
Planning Department

✓ EXTENSION OF TIME REQUEST BY THE DEPARTMENT OF PUBLIC WORKS, COUNTY OF HAWAII ON SP70-84

The staff memo relative to the subject request was presented by Mr. Leong (see copy on file).

It was moved by Vice Chairman Sakahashi that the extension request be granted, subject to the original conditions which were imposed on SP70-84. The motion was seconded by Commissioner Duke and unanimously passed.

ADOPTION OF MINUTES

Upon motion by Vice Chairman Sakahashi, seconded by Commissioner Yamamura, the minutes of October 23, 24 and 28, 1975 were approved as circulated.

ADDITION OF ITEM TO THE AGENDA

It was moved by Commissioner Duke and seconded by Commissioner Yamamura that the matter of Kawaiinui Swamp be added to the agenda. The motion was unanimously passed.

DISCUSSION ON KAWAINUI SWAMP

Chairman Tangen referred to a memorandum from Deputy Attorney General Gilbert Lee to the Land Use Commission questioning the appropriateness of the Commission to actively participate as a party within the newly adopted Land Use Commission Rules of Practice and Procedure and suggesting that the Commission "defer its petition A75-398 relating to Kawaiinui Swamp to the Department of Planning & Economic Development for consideration as to its merits of reapplication of the subject lands to be reclassified from an Urban to a Conservation District."

Following discussion, Commissioner Yamamura moved that the Land Use Commission withdraw its petition A75-398 referring to Kawaiinui on Oahu, and that the matter be deferred to the Land Use Division of the Department of Planning and Economic Development. The motion was seconded by Vice Chairman Sakahashi and unanimously carried.

The meeting adjourned at 4:58 p.m.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission January 12, 1976
10:00 a.m.

FROM: Staff

SUBJECT: Extension of Time Request by Department of Public Works,
County of Hawaii on condition imposed on SP70-84

On December 11, 1970, the Land Use Commission approved SP70-84 submitted by the Hawaii County Department of Public Works to quarry gravel material to be utilized for maintenance of government roads on an 18 acre site owned by the State and located at Honokaia, Hamakua, Hawaii.

One of the conditions of approval established by the Hawaii County Planning Commission and approved by the Land Use Commission was that:

"This permit shall expire within 5 years from the date of approval by the State Land Use Commission should that agency approve this request. Additional time extension in increments of 5 years may be granted upon request and approval by the County and State Land Use Commission."

By letters dated November 25 and November 29, 1975, the Department of Public Works requested an extension of the Special Permit since there are no other government quarries in the area and therefore would require hauling of material from the Hilo quarry or purchase of material from private sources.

On December 4, 1975, the Hawaii County Planning Commission considered the extension request and voted to recommend that a ten-year extension until December 11, 1985 be granted based on the following findings:

"One of the specific courses of action of the Transportation element of the General Plan is that improvements should be made to substandard roads within the Hamakua, North Hilo, and Waimea areas. As such, the subject quarry operation is necessary and vital to the maintenance and improvement of County roads within these areas. The materials from this quarry are used for maintenance of gravel-surfaced

roads as well as for road base, subbase, and shoulder work. As there are no other County quarries in the area, should the time extension be denied, the materials for road improvements and maintenance would have to be transported from the Hilo quarry. This would place an undue burden upon the County as well as on the public.

It is determined that the continuance of the quarry operation at this particular location will be of direct benefit to the public health, safety, and welfare.

It is further recommended that approval of the extension request be subject to all conditions stipulated in the granting of the original Special Permit. In addition, the applicant shall comply with applicable Department of Health regulations.

Should the stated conditions not be met, the Special Permit shall be deemed null and void."

25% COTTON

EXCELERASE

by

FOX RIVER

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME, & PLACE

January 12, 1976 - 10:00 a.m.
State Office Building
Conference Rooms A & B
3060 Eiwa Street
Lihue, Kauai

I. HEARING

1. A75-397 - Lihue Plantation Company, Ltd.

(To incorporate approximately 30 acres presently in the Agricultural District into the Urban District at Lihue, Kauai for commercial and residential use)

2. A75-402 - Amfac Communities Inc., - Hawaii

(To incorporate approximately 34 acres presently in the Agricultural District into the Urban District at Lihue, Kauai for development and sale of lots for industrial use)

II. MISCELLANEOUS

1. Extension of Time Request by Department of Public Works, County of Hawaii on SP70-84
2. Adoption of Minutes
3. Other Matters

* A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS.

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Honolulu, Hawaii 96813

Mr. James A. Stanton
Hawaiiana Investment Co., Inc.
745 Fort St., Suite 1700
Honolulu, Hawaii 96813

Mr. David A. Wollenberg
Amfac Communities - Hawaii
P. O. Box 3230
Honolulu, Hawaii 96801

Kamehameha Development Corp.
700 Bishop St., Suite 601
Honolulu, Hawaii 96813

Ms. Rebecca Covert
Citizens for Hawaii
146 Prospect Street
Honolulu, Hawaii 96813

Mr. Alan Tyler
2649 Varsity Place, Apt. 103
Honolulu, Hawaii 96822

Mr. Gary Caulfield
Research Assistant
Office of the Governor
State Capitol
Honolulu, Hawaii 96813

Mr. Sunao Kido
Senate Majority Office
State Capitol, Chamber
Honolulu, Hawaii

Mr. Dave Raney
Sierra Club
1330 Wilder Ave., Apt. 121
Honolulu, Hawaii 96822

State Board, President
Conservation Council for Hawaii
P. O. Box 2923
Honolulu, Hawaii 96802

MAILING LIST - ALL ISLAND

Mr. Brian Nishimoto
Planning Director
Planning Department
County of Kauai
4280 Rice Street
Lihue, Kauai 96766

2/4/76
Entered Mr. Stanford Achi
Niumalu-Nawiliwili Tenant Assoc.
P. O. Box 382
Lihue, Kauai 96766

INTER-DEPARTMENTAL

Mr. Hideto Kono-Director
DPED - Penthouse

Mr. Shoji Kato
Planning Division
DPED - 8th Floor

Mr. Robert C. Schmitt
Statistic
DPED - 8th Floor

Mr. Tatsuo Fujimoto
Land Use Division
DPED - 7th Floor

Mr. Corneluis Downes
Information
DPED - 7th Floor

MAILING LIST - KAUAI

The Garden Island
P. O. Box 231
Lihue, Kauai 96766

Mrs. Robert Hopkins
c/o P. O. Box 206
Hanalei, Kauai 96714

Mr. John Hoxie
Chairman, SWCD-12
P. O. Box 396
Kalaheo, Kauai 96741

Dr. David R. Sears
Kauai County Representative
Sierra Club
Kapaa, Kauai 96746

Cooperative Extension Service
Kauai County Office
P. O. Box 1588
Lihue, Kauai 96766

Prosser Realty, Inc.
P. O. Box 367
Lihue, Kauai 96766

Mr. Akira Fujita
County Engineer
Department of Public Works
County of Kauai
P. O. Box 111
Lihue, Kauai 96766

Mr. Stanford Achi
Niumalu-Nawiliwili Tenants Association
P. O. Box 382
Lihue, Kauai 96766

Miss Jan Tenbruggencate
The Honolulu Advertiser
Kauai Bureau
4444 Rice Street
Lihue, Kauai 96766

Mr. Fred G. Nenow, Manager
Kauai Chamber of Commerce, Inc.
P. O. Box 69
Lihue, Kauai 96766

Department of Water
County of Kauai
P. O. Box 1706
Lihue, Kauai 96766

Mr. Reginald P. Gage, II
Assessor & Collector's Office
Department of Taxation
P. O. Box 1751
Lihue, Kauai 96766

Kauai News Bureau
Honolulu Star-Bulletin
P. O. Box 1323
Lihue, Kauai 96766

Mr. James N. Kurita, Director
Office of Economic Development
County of Kauai
P. O. Box 111
Lihue, Kauai 96766

East Kauai Soil & Water
Conservation District
Board of Directors
P. O. Box 1012
Lihue, Kauai 96766



COUNTY OF
HAWAII

LAND USE COMMISSION
STATE OF HAWAII
PLANNING DEPARTMENT

25 AUPUNI STREET HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

December 5, 1975

Mr. Ah Sung Leong
Acting Executive Officer
State Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

Re: Extension of Time Condition
Special Permit No. 163 (SP70-84)
County of Hawaii Dept. of Public Works
Tax Map Key 4-6-11:42

The Planning Commission at its meeting of December 4, 1975 considered the above request for an extension of the time condition stipulated in the special permit which was originally granted by the Land Use Commission on December 11, 1970.

The Commission voted to recommend that a ten-year extension until December 11, 1985 for the operation of the quarry be given favorable consideration based on the following findings:

One of the specific courses of action of the Transportation element of the General Plan is that improvements should be made to substandard roads within the Hamakua, North Hilo, and Waimea areas. As such, the subject quarry operation is necessary and vital to the maintenance and improvement of County roads within these areas. The materials from this quarry are used for maintenance of gravel-surfaced roads as well as for road base, subbase, and shoulder work. As there are no other County quarries in the area, should the time extension be denied, the materials for road improvements and maintenance would have to be transported from the Hilo quarry. This would place an undue burden upon the County as well as on the public.

It is determined that the continuance of the quarry operation at this particular location will be of direct benefit to the public health, safety, and welfare.

Mr. Ah Sung Leong
Page 2
December 5, 1975

It is further recommended that approval of the extension request be subject to all conditions stipulated in the granting of the original special permit. In addition, the applicant shall comply with applicable Department of Health regulations.

Should the stated conditions not be met, the special permit shall be deemed null and void.


Arthur W. Martin, Chairman
Planning Commission

lat

cc County Dept. of Public Works
Corporation Counsel
Land Use Division, DPED

LIST OF EXHIBITS - COUNTY OF HAWAII DEPT. OF PUBLIC WORKS

- A. Memorandum from applicant (11-19-75)
- B. Memorandum from applicant (11-25-75)
- C. Letter to applicant (11-25-75)
- D. Addendum to agenda of 12-4-75
- E. Staff background report
- F. Staff recommendation
- G. Presentation map (please return)
- H. Voting sheet
- I. Voting sheet
- J. Minutes of 12-4-75 meeting

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

MEMORANDUM

Date November 19, 1975

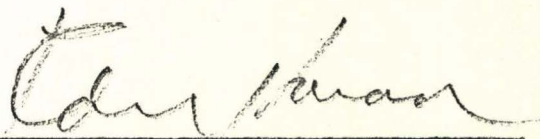
TO: Planning Department

FROM: Chief Engineer

SUBJECT: Special Permit - LUC #163 (S.P.-70-84)
D.P.W. - Quarry Site
TMK: 4-6-11:port of 13 42

The quarry site is being used by our department for road maintenance purposes in the Hamakua and sometimes the Waimea and North Hilo areas. This material is being used for base and subbase in our County roads.

We would want an extension of time for this permit.



EDWARD HARADA, Chief Engineer

Exhibit A

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

MEMORANDUM

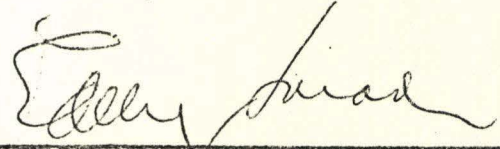
Date November 25, 1975

TO: Planning Department
ATTN: Mr. Norman Hayashi
FROM: Chief Engineer

SUBJECT: Special Permit - LUC #163 (S.P.-70-84)
D.P.W. - Quarry Site
TMK: 4-6-11:por ~~of 13~~ 42

There are no government quarries in this area. County has to haul from the Hilo quarry or purchase from the plantation or other private quarries when material can be made available to us. Material will be used for maintenance of gravel surfaced road and for road base, subbase and shoulder materials in the Waimea, Hamakua and North Hilo areas.

We ask the continuance of the operation for another five years.



EDWARD HARADA, Chief Engineer

Exhibit B

November 25, 1975

Mr. Edward Harada
Chief Engineer
Dept. of Public Works
County of Hawaii
Hilo, Hawaii

Re: Extension of Time Condition
Special Permit No. 163 (SP70-84)
Tax Map Key 4-6-11: ~~SP-13~~ 42

This is to inform you that your request for an extension of the time condition stipulated within the Special Permit granted by the State Land Use Commission will be discussed on Thursday, December 4, 1975 by the Planning Commission. The meeting will be held in the Meeting Room at the Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, Hawaii, and is scheduled to begin at 5:30 p.m.

The presence of a representative will be appreciated in order that all questions relative to the request may be clarified.

A copy of the agenda is enclosed for your information.

Sidney M. Aube

jr Raymond Suefuji
Director

lat

cc State Land Use Commission

Exhibit C

NOV 25 1975

PLANNING COMMISSION

Meeting of December 4, 1975 - 5:30 p.m.

ADDENDUM (Made on November 24, 1975)

NEW BUSINESS

2. Request by County of Hawaii Department of Public Works for a five-year extension to continue operation of a quarry site granted through a Special Permit by the State Land Use Commission on December 11, 1970. The site, involving approximately eighteen (18) acres, is located southwest or mauka of Honokaa on the Old Waimea-Honokaa Road, Honokaia, Honokaa, TMK: 4-6-11:⁴²~~portion of 13.~~

TIME EXTENSION: DEPT. OF PUBLIC WORKS

The County of Hawaii Department of Public Works is requesting a five-year extension, until December 11, 1980, to continue operation of a quarry site permitted by a Special permit from the State Land Use Commission on December 11, 1970. The expiration date of the quarrying operation is December 11, 1975. The site, consisting of approximately eighteen (18) acres, is located southwest or mauka of Honokaa along the old Waimea - Honokaa Road (Mamalahoa Highway), Honokaia, Hamakua (TMK: 4-6-11:42).

In requesting the extension, the applicant stated the following:

"There are no government quarries in this area. County has to haul from the Hilo quarry or purchase from the plantation or other private quarries when material can be made available to us. Material will be used for maintenance of gravel-surfaced roads and for road base, subbase, and shoulder materials in the Waimea, Hamakua, and North Hilo areas. We ask for the continuance of the operation for another five years."

The surrounding area is primarily Parker Ranch grazing lands. The nearest residence is located about three-quarters of a mile from the quarry site. The property is approximately one mile, straight-line distance from the Hawaii Belt Highway and the Aloha Council Boys Scout campsite.

The soil of the area primarily consists of a'a lava, moderately deep to deep, well drained and moist, and moderately suited to machine tillability. The ground slope is 9 to 10 percent and undulating, with slopes to 25 percent.

The old Mamalahoa Highway, fronting the quarry site, is an 80-foot roadway with a 12-foot pavement.

Exhibit E

RECOMMENDATION: COUNTY OF HAWAII, DPW

Upon careful review of the reasons for the time extension request, staff is recommending that a five-year extension until December 11, 1980 for the operation of the quarry be given favorable consideration based on the following findings:

One of the specific courses of action of the Transportation element of the General Plan is that improvements should be made to substandard roads within the Hamakua, North Hilo, and Waimea areas. As such, the subject quarry operation is necessary and vital to the maintenance ^{and improvement} of County roads within these areas. The materials from this quarry are used for maintenance of gravel-surfaced roads as well as for road base, subbase, and shoulder work. As there are no other County quarries in the area, should the time extension be denied, the materials for road improvements and maintenance would have to be transported from the Hilo quarry. This would place an undue burden upon the County as well as on the public.

It is determined that the continuance of the quarry operation at this particular location will be of direct benefit to the public health, safety, and welfare.

It is further recommended that approval of the extension request be subject to all conditions stipulated in the granting of the original Special Permit. In addition, the applicant shall comply with applicable Department of Health regulations.

Should the stated conditions not be met, the Special Permit shall be deemed null and void..

Exhibit F

PLANNING COMMISSION
County of Hawaii

RECORD OF VOTING

For the Meeting of 12/4, 19 75

Applicant: Dept. of Public Works

Action: approval, denied, deferred or other (circle)
amend to 20 years

Members	Ayes	Noes	Excused (Absent)	Abstained from Voting
ASAI, Scott H.		✓		
DOMINGO, Takashi		✓		
JITCHAKU, Lorraine		✓		
MARTIN, Arthur W.		✓		
MURAKAMI, Haruo		✓		
SAKAMOTO, Charles		✓		
STERLING, Leon K., Jr.	✓			
WATT, Ed C.		✓		

PLANNING COMMISSION
County of Hawaii

RECORD OF VOTING

For the Meeting of 12/4, 19 75

Applicant:

Dept of Public Works

Action: approval, denied, deferred or other (circle)

10 years

Members	Ayes	Noes	Excused (Absent)	Abstained from Voting
ASAI, Scott H.	✓			
DOMINGO, Takashi	✓			
JITCHAKU, Lorraine	✓			
MARTIN, Arthur W.	✓			
MURAKAMI, Haruo	✓			
SAKAMOTO, Charles	✓			
STERLING, Leon K., Jr.	✓			
WATT, Ed C.	✓			

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
December 4, 1975

The Planning Commission met in regular session at 5:45 p.m., in the Meeting Room of the Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, with Chairman Martin presiding.

PRESENT: Arthur W. Martin ABSENT: Akira Fujimoto, Ex-officio Member
Scott H. Asai Edward Harada, Ex-officio Member
Takashi Domingo
Lorraine Jitchaku
Haruo Murakami
Charles Sakamoto, Jr.
Leon K. Sterling, Jr.
Ed C. Watt

Sidney M. Fuke
Norman K. Hayashi
Ilima A. Piianaia

Clifford Lum, Corporation Counsel
David Murakami, Public Works

and about 9 people in attendance at 5:30 p.m. and about 13 people at 6:00 p.m.

AGENDA & MINUTES

Chairman announced that an addendum to the agenda is necessary to consider the election of a Chairman and a Vice Chairman for 1976 after the public hearings were conducted.

Mr. Domingo so moved to add to the agenda; seconded by Mr. Murakami; carried unanimously with eight aye votes. Agenda was accepted as printed and circulated.

Minutes of November 20, 1975 were approved as distributed.

PRELIMINARY HEARING
VARIANCE
STATE DEPT. OF LAND
& NATURAL RESOURCES
KAHEI, NORTH KOHALA

Variance to allow the creation of a 15.9-acre lot in lieu of the minimum building site area requirement of twenty (20) acres as stipulated within the Agricultural 20-acre zoned district. The proposed lot is situated along the west side of Kahei Road, approximately 1,600 feet south of the Kahei Road-Government Main Road intersection, Kahei, North Kohala, TMK: 5-5-03:21 and portion of 9.

Staff distributed Exhibits A through H to the Commission members and put up Exhibit I (presentation map) on the board. Exhibit A (background information) was read into the record with recommendation for scheduling of a public hearing.

In reference to priority being given to phased out Kohala workers for the farm lots, staff mentioned that this is to be placed on open market.

Mr. Philip Yoshimura, engineer-consultant for the State, explained that this State subdivision has been appropriated \$600,000 for the paved roadways, electricity, water and other required improvements. A negative environmental assessment report has been filed in February of this year and accepted with no detrimental aspect. Early in 1973, under the Kohala Task Force, a diversified agricultural association was organized in obtaining favorable lease arrangement for the farm lots as a nucleus and so that the lessees can get materials on a cooperative basis. There were 16 interested persons in Kohala at that time who got together with the University Extension Service to form this association. As the farm lots developed, it is anticipated that other Kohala farmers will join in the group where certain qualifications and conditions are set up for this. A priority is set up for those persons who have been phased out by the Kohala Sugar Company shutdown.

On the question of lease and the possibility of an outside corporation getting the land and then subleasing it, Mr. Yoshimura replied that this was also the concern of the association and that they wanted to be assured that a bona fide farmer will work on the farms and also to take care of the phased out workers. It was also suggested to the association that they themselves make a master list and they sublease it to the farmers. At this point, it is not known in what direction they are going with the State.

In regard to the use of the Kohala ditch water, Mr. Yoshimura stated that they will use the existing irrigation ditch but the adjoining ditch to the subdivision will require pumping up of the water.

Mr. Sakamoto moved to set this application up for a public hearing; seconded by Mr. Asai; carried.

OPEN AND RECESS
PUBLIC HEARINGS

The Chair announced that it is now 6:05 p.m. and had passed the scheduled public hearing at 6:00 p.m. He therefore opened the public hearing and recessed to take up Item No. 2 of the New Business.

EXTENSION OF TIME
LAND USE COMMISSION
SPECIAL PERMIT
COUNTY DEPT. OF PUBLIC WORKS
HONOKAIA, HONOKAA, HAMAKUA

Waimea-Honokaa Road, Honokaia, Honokaa, Hamakua, TMK: 4-6-11:42.

Request for a five-year extension to continue operation of a quarry site granted through a Special Permit by the State Land Use Commission on December 11, 1970. The site, involving approximately eighteen (18) acres, is located southwest or mauka of Honokaa on the Old

Staff submitted Exhibits A through F to the Commission members and Exhibit G as presentation on the board. Staff presented background information with recommendation that the request be given a favorable consideration for a five-year extension until December 11, 1980 with conditions as stipulated. Mr. David Murakami representing the Department of Public Works requested a longer extension period because according to the road overseer, he stated that the road materials could be used for the next twenty years.

Staff clarified that the application was for a five-year extension; however, if the Commissioners feel that a longer period is justified, they can extend it for another ten or fifteen years.

Mr. Murakami explained that they thought five years was the maximum they could ask for and that they would like to amend it to twenty years.

Mr. Sterling moved to accept the amendment to the application for a twenty-year extension; seconded by Mr. Domingo.

Commissioner Watt cautioned the members that they are taking a serious step in allowing this and that they should look ahead twenty years and see whether this quarry would not be detrimental if a subdivision develops in that area within that period and whether a ten-year period would not be adequate for now.

The votes on the motion were one aye and seven noes; motion did not pass.

Mr. Watt then moved to recommend a ten-year extension until December 11, 1985 to the Land Use Commission, amending the original application, with the conditions as stipulated by the staff; seconded by Mr. Sakamoto.

On the question of availability of materials for the next ten years, the representative stated that they are now using two acres and the remainder of it is a very large hill.

Motion was carried unanimously.

PUBLIC HEARINGS

The public hearings resumed at 6:15 p.m.

CHANGE OF ZONE KAZUO MATSUMOTO KALAOA, NORTH KONA

A duly advertised public hearing was held for a change of zone in accordance with Chapter 8 (Zoning Code), Article 1, Section 6, Hawaii County Code, as amended, for 3.13 acres of land from an Unplanned (U) to an Agricultural 1-acre (A-1a) zoned district. The property is located along the makai side of the Hawaii Belt Highway, adjacent to the Kona Coastview Subdivision, Kalaoa 4th, North Kona, TMK: 7-3-05:30.

Staff recommended that the request be given a favorable consideration based on the attached findings and with the conditions as stipulated.

There was a letter of protest received with three signatures.

Mr. Sterling moved to send a favorable recommendation to the County Council on this application for the reasons and with the conditions as outlined by the staff; seconded by Mr. Watt; carried unanimously.

CHANGE OF ZONE KONA COAST COMPANY KALOKO, NORTH KONA

A duly advertised public hearing was held for a change of zone request in accordance with Chapter 8 (Zoning Code), Article 1, Section 6, Hawaii County Code as amended, for 33.8 acres of land from an Agricultural 20-acre (A-20a) to an Agricultural 3-acre (A-3a) zoned district. The property is located approximately one (1) mile mauka of Mamalahoa Highway in the Kaloko Mauka Subdivision, Kaloko, North Kona, TMK: 7-3-24:13.

Staff recommended that the request be given a favorable consideration based on the attached findings and with the conditions as stipulated.

PLANNING COMMISSION

Nov 26 9 04 AM '75

Meeting of December 4, 1975 - 5:30 p.m.

ADDENDUM (Made on November 24, 1975)

NEW BUSINESS

2. Request by County of Hawaii Department of Public Works for a five-year extension to continue operation of a quarry site granted through a Special Permit by the State Land Use Commission on December 11, 1970. The site, involving approximately eighteen (18) acres, is located southwest or mauka of Honokaa on the Old Waimea-Honokaa Road, Honokaia, Honokaa, TMK: 4-6-11:portion of 13.

LAND USE COMMISSION
STATE OF HAWAII

Nov 26 9 04 AM '75

COUNTY OF HAWAII
PLANNING DEPARTMENT
Hilo, Hawaii



Mr. Ah Sung Leong
Acting Exec. Officer
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

7288

COPY

PLANNING DEPARTMENT

COUNTY OF HAWAII

25 AUPUNI STREET

HILO, HAWAII 96720

LAND USE COMMISSION
STATE OF HAWAII

Nov 28 2 30 PM

11'75

November 25, 1975

Mr. Edward Harada
Chief Engineer
Dept. of Public Works
County of Hawaii
Hilo, Hawaii

Re: Extension of Time Condition
Special Permit No. 163 (SP70-84)
Tax Map Key 4-6-11:por. of 13

This is to inform you that your request for an extension of the time condition stipulated within the Special Permit granted by the State Land Use Commission will be discussed on Thursday, December 4, 1975 by the Planning Commission. The meeting will be held in the Meeting Room at the Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, Hawaii, and is scheduled to begin at 5:30 p.m.

The presence of a representative will be appreciated in order that all questions relative to the request may be clarified.

A copy of the agenda is enclosed for your information.

Sidney M. Aue

for Raymond Suefuji
Director

lat

cc State Land Use Commission

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

November 10, 1975

RECEIVED
NOV 13 1975

State of Hawaii
LAND USE COMMISSION

Mr. Edward Harada, Chief Engineer
Department of Public Works
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Re: Special Permit - LUC #163 (SP-70-84) County of Hawaii - DPW
Establishment of a Quarry Site
TMK: 4-6-11:por. 13 - 18 acres

This is with reference to the subject permit granted on December 11, 1970.

Of the conditions imposed, one concerned a time limit. This was condition No. 3 which stated that "This permit shall expire within 5 years from the date of approval by the SLUC additional time extensions in increments of 5 years may be granted upon request and approval by the County and State Land Use Commission."

Inasmuch as the expiration date of December 11 is near at hand, may we request a status report with respect to quarrying at your very earliest convenience.

Condition No. 4 of the permit required that "Upon final termination of the quarry operation, the applicant shall grade the land and natural contours be restored." The operation if not already terminated, must be stopped prior to December 11, 1975 unless an extension is requested from this office.

Should you have any questions on this matter, please do not hesitate to contact us.

Raymond Suefuji

RAYMOND SUEFUJI
Director

RY:lgv

cc Mayor
Corporation Counsel
✓ State Land Use Commission
Planning Commission

December 14, 1970

Hawaii Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on December 11, 1970, the Land Use Commission voted to approve a special permit to the Department of Public Works, County of Hawaii (SP70-84), to quarry gravel material to be utilized for government roads at Honokaia, Hamakua, Hawaii, identifiable by Tax Map Key 4-6-11: portion of parcel 13, subject to the conditions set forth by the Hawaii Planning Commission.

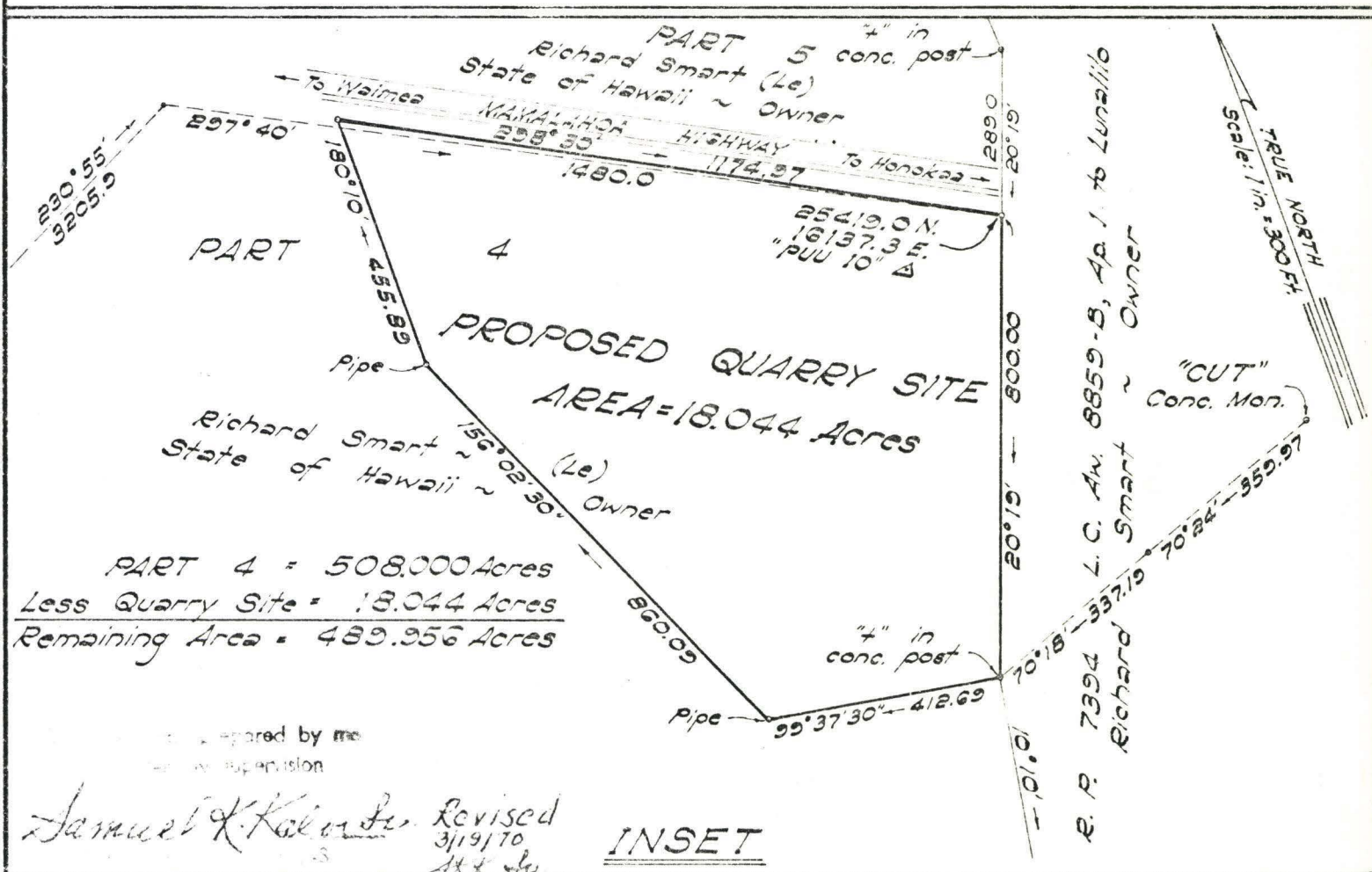
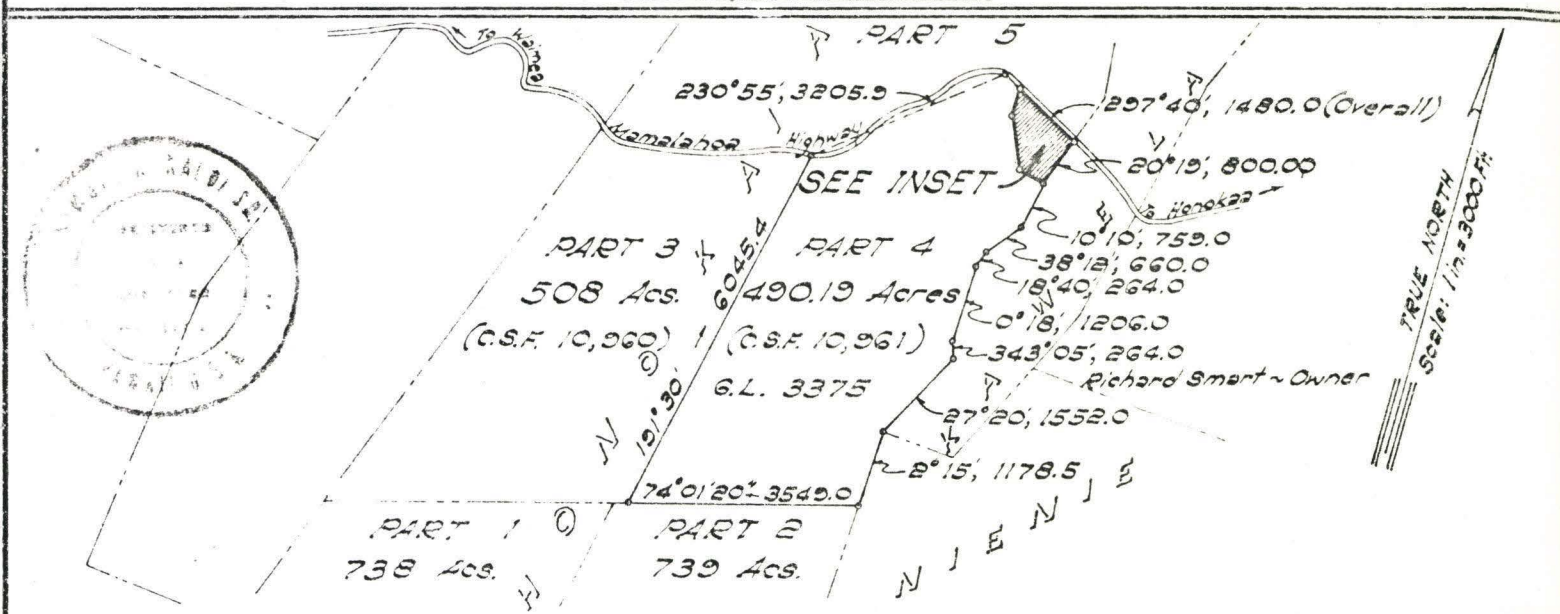
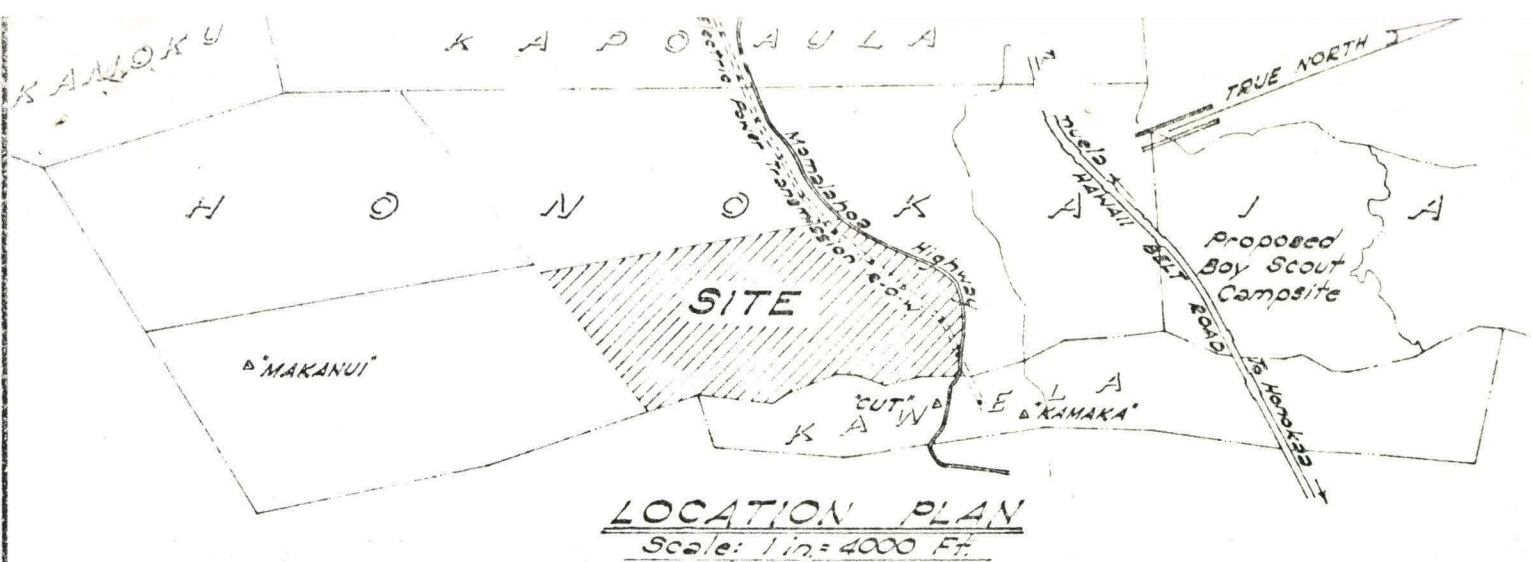
Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosures 2

cc: Dept. of Public Works, County of Hawaii
Hawaii Tax Administrator
Property Technical Services, Dept. of Taxation
Tax Maps Branch, Dept. of Taxation



Samuel K. Kaku, Jr. Revised
3/19/70
S.K.K. Jr.

INSET

BUREAU OF PLANS & SURVEYS - DEPT. OF PUBLIC WORKS - COUNTY OF HAWAII

SUBMITTED BY: Thodore T. Tanaka DATE 2/16/70
BUREAU HEAD
APPROVED BY: Arthur J. Semel DATE 2-16-70
CHIEF ENGINEER

PROPOSED QUARRY SITE
Portion of Part 4
(C.S.F. 10,961)
G.L. 3375
Honokaa, Hamakua, Hawaii
Plan By: S.K.K., Jr. Traced By: P.K. Date: Feb. 11, 1970

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

December 11, 1970 - 1 p.m.

APPROVED
FEB 26 1971

Commissioners Present: Goro Inaba, Chairman Pro Tempore
Leslie Wung
Tanji Yamamura
Stanley Sakahashi
Shelley Mark

Commissioners Absent: Sunao Kido
Alexander Napier
Eddie Tangen

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Dora Horikawa, Stenographer

The minutes of the September 11 and 26; October 9, 10, 29, and 31, 1970, meetings were approved as circulated to the Commission membership.

HEARING

PETITION BY LANIHAU CORPORATION, TRUSTEES OF PALANI LAND TRUST & L. R. GREENWELL TO REZONE APPROXIMATELY 64 ACRES FROM AGRICULTURAL TO URBAN AT KAILUA, KONA, HAWAII (A70-264)

Mr. Duran, the Executive Officer, gave a detailed description of the area under consideration and presented the staff report (see copy on file).

Commissioner Sakahashi questioned the reasoning behind the County Planning Commission's findings and recommendations which were quoted in the report by the staff.

Planner Glenn Miyao of the Hawaii County Planning Department replied that the findings reflected some of the

December 11, 1970

and future reclassification of lands proposed for urban developments by bona fide developers will be made more difficult.

Mr. L. R. Greenwell, petitioner, expanded on the proposed development. He clarified that "medium-priced" apartments will be in the \$30,000 to \$45,000 range; that the property is unsuitable for single family residential or low cost housing developments because of its close proximity to the heart of Kailua; and that tax assessments reflect a higher value than the present zoning would indicate.

Replying to a question from the Vice-Chairman, Mr. Greenwell testified that the property will not be put on the market if they do not receive apartment zoning from the County.

The recommendation of the Hawaii County Planning Commission was again discussed. It was recognized that the County Council is the final authority in zoning at the County level. However, it was indicated to the County Planning Department's representative that the Land Use Commission sought the recommendation of the Hawaii County Planning Commission only, as provided for by law, and not the opinion of the Council. The possibility that the Council may overrule the Planning Commission when the final zoning decision is made is not the business nor concern of the Land Use Commission.

Mr. Bob Jones, petitioner's consultant, amplified on the planning aspects of the development.

In reply to Commissioner Yamamura's query, Mr. Greenwell stated that six persons have expressed an interest in the development to date.

Since there was no further testimony, Vice-Chairman Inaba advised that the Commission will receive additional evidence in the next 15 days and thereafter closed the hearing.

ACTION

✓ SPECIAL PERMIT APPLICATION BY THE DEPARTMENT OF PUBLIC WORKS, COUNTY OF HAWAII (SP70-84), TO QUARRY GRAVEL MATERIAL TO BE UTILIZED FOR GOVERNMENT ROADS AT HONOKAIA, HAMAKUA, HAWAII

Deputy Attorney General Walton Hong interrupted the presentation of the staff report to advise the petitioner

December 11, 1970

that only five Commissioners are present and that all five votes would be required to approve a special permit. He suggested that if the petitioners for the two special permits on the agenda wished to request deferral of action that they do so before staff's presentation. However, both petitioners desired a decision at this meeting.

Mr. Hong then announced that the Commission would be unable to take action on the boundary change petitions shown on the agenda since six votes are needed for approval, as provided for by statute.

The staff planner continued with the presentation of the staff report and described the area under consideration. Approval of the special permit was recommended (see report on file).

Commissioner Wung's motion to accept the staff's recommendation was seconded by Commissioner Sakahashi and unanimously carried.

SPECIAL PERMIT APPLICATION BY BOISE CASCADE PROPERTIES, INC.
(SP70-85) FOR QUARRY SITE AND ALLIED USES AT WAIKOLOA,
SOUTH KOHALA, HAWAII

The Executive Officer described the area in question and read the staff report recommending approval of the special permit (see copy on file).

Mr. Coy, representing the petitioner, confirmed that this is the same quarry operation which was initiated before the contractor had realized that a special permit was required under the Commission's newly revised rules and regulations. He assured the Commission that permits would be obtained for all phases of development in the future.

Commissioner Yamamura's motion to accept staff's recommendation was seconded by Commissioner Sakahashi and carried unanimously.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP70-84 - DEPT. OF PUBLIC WKS. DATE December 11, 1970

PLACE Kona Hilton Hotel
Kailua, Kona, Hawaii

TIME 1 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
NAPIER, ALEXANDER				✓
TANGEN, EDDIE				✓
MARK, SHELLEY	✓			
KIDO, SUNAO				✓
WUNG, LESLIE	✓			
SAKAHASHI, STANLEY	✓			
YAMAMURA, TANJI	✓			
<i>Chairman</i> INABA, GORO	✓			

COMMENTS:

*to approve
council*

STATE OF HAWAII
LAND USE COMMISSION

County Council Room
Hilo, Hawaii

December 11, 1970
1 p.m.

STAFF REPORT

SP70-84 - DEPARTMENT OF PUBLIC WORKS (County of Hawaii)

The Hawaii County Planning Department has transmitted an application for a special permit to establish a quarry site requested by the Department of Public Works, County of Hawaii. The property is located at Honokaia, Hamakua, Hawaii, and described as a portion of parcel 13, TMK 4-6-11.

The proposed quarry site is located southwest or mauka of Honokaa on the old Waimea-Honokaa Road. The site is on approximately 18 acres within a 508-acre tract owned by the State and leased to Richard Smart. The surrounding area is primarily ranching lands, although there are evidences of small abandoned quarries also located on the mauka side of the road. There are approximately 47 residences located on either side of the old Waimea-Honokaa Road between the proposed quarry site and Mamalahoa Highway. The nearest residence is approximately three-quarters of a mile distance from the quarry site. The old, winding, narrow, blacktop road is approximately 12 feet wide.

The County is requesting this special permit to provide material for maintenance on government roads. There is no time limitation requested on the site.

The Land Study Bureau has indicated that the soil is primarily aa lava, moderately deep to deep, well drained and moist, and moderately suited for machine tillability. The general slope is 9 to 10 percent and undulating with slopes to 25 percent. *The land is rated 'D' or Poor in overall productivity.*

Mr. Arthur Isemoto of the Department of Public Works reported that they received approval from Parker Ranch and the Board of Land & Natural Resources for the use of the site.

The Hawaii County Planning Commission recommended approval of the special permit request on the bases of the following findings:

- "1. That the desired use would not adversely affect surrounding property. The surrounding areas are utilized as pasture lands and would not be adversely affected by this operation. As a condition for approval, the applicant would take every precaution so as not to inconvenience the surrounding properties with noise and dust problems during the operation.
- "2. That such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements,

and police and fire protection. No additional facilities or improvements would be required of any public agencies.

"3. That the proposed use will not substantially alter or change the essential character of the land and the present use. At present, the area is used as pasture land and although the quarry operation would somewhat alter the physical character of the land, the present use would not be changed nor would the operation upon termination render the land unsuited for the agriculture designation.

"4. That the proposed use will make the highest and best use of the land involved for the public welfare. The proposed quarry operation is to provide material for maintenance and improvement work on government roads. With available material in the district, hauling of material from other districts will not be necessary."

The Hawaii County Planning Commission also imposed the following conditions:

"1. That all State and County standards and appropriate traffic safety measure be taken

by the applicant to safeguard vehicular and pedestrian traffic during the entire period of the operation, 24 hours per day.

- "2. That the applicant shall take every precaution not to create any inconvenience to the surrounding properties from noise and dust problems during the quarry operation.
- "3. This permit shall expire within 5 years from the date of approval by the SLUC should that agency approve this request. Additional time extensions in increments of 5 years may be granted upon request and approval by the County and State Land Use Commission.
- "4. Upon final termination of the quarry operation, the applicant shall grade the land and natural contours be restored."

The staff finds that the request is unusual and reasonable on the bases of the standards established by the Commission; concurs with the findings, approval recommendation, and conditions of the County Planning Commission; and also recommends that the special permit be approved.



25, 1970

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF WATER AND LAND DEVELOPMENT

P. O. BOX 373
HONOLULU, HAWAII 96809

November 24, 1970

Mr. Ramon Duran
Executive Director
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804

Dear Rom:

We notice that you have been receiving applications for special permits for quarry purposes and we thought we would like to pass on this bit of information for whatever it's worth. We feel that on the State level, there should be some consistency in requirements for quarries.

Recently, we have been receiving requests for permits for quarrying in conservation districts and we have asked the applicants first to submit a plan showing the extent of quarrying and the estimate of time required. If the quarry operations are extensive we further request that the operations be carried out in such a manner as to preclude unsightliness. Also, we ask for a rehabilitation plan so that we will have some control not only of the aesthetics, but of the rehabilitated area during and after the quarrying operations have been completed. Applicable noise and air pollution requirements are also made a part of the package before permits are granted.

Policing of these stipulations presents a problem, but we believe we've got to start with a good plan otherwise we will be contributing to the degradation of our islands.

Hope that the above will be helpful to you and should you have any other requirements that you feel should be included in the negotiations for permit in conservation districts, please let us know.

Very truly yours,

WALTER O. WATSON, JR.
Acting Manager-Chief Engineer

dh

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

County Council Room
Hilo, Hawaii

October 30, 1970 - 7 p.m.

APPROVED
DEC 11 1970

Commissioners Present: Leslie Wung, Chairman Pro Tempore
Alexander Napier
Tanji Yamamura
Stanley Sakahashi

Commissioners Absent: Goro Inaba
Sunao Kido
Shelley Mark
Eddie Tangen

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Jean Soma, Stenographer

Acting-Chairman Wung called the meeting to order and the Executive Officer swore in persons wishing to testify before the Land Use Commission.

HEARING

SHORELINE SETBACK

The Executive Officer, Mr. Duran, presented the reasons set forth in the legislative committee report which resulted in Act 136, the Shoreline Setback Law. The details concerning administration, responsibilities and definition of terms were explained by the Executive Officer.

Acting-Chairman Leslie Wung commented that this Commission is mandated only to establish a setback from the shoreline of 20 to 40 feet. He said the hearing is for the purpose of taking evidence in support of a 20 foot setback or a 40 foot setback or some other setback between 20 and 40 feet, and not to argue any other matters about the law. He then

called for testimony from the County of Hawaii.

Mr. Phil Yoshimura, Deputy Planning Director representing the Hawaii Planning Commission, stated that his agency recommended establishment of a 40 foot shoreline setback throughout the County with the exception of a 20 foot shoreline setback for areas where an existing use would be adversely affected by the 40 foot setback. He informed that a map showing these areas will be submitted later to the Land Use Commission.

Mr. Jonathan Osorio, representing a group of students from Hilo College, was concerned about the contamination of shoreline areas and water sources caused by cesspool seepage. He recommended that a 40 foot setback be established from the shoreline.

Mr. Claude Moore, speaking on behalf of Maunakea Sugar Company and Pepeekeo Sugar Company, stated that some of their mills are located very close to the ocean and recommended the establishment of a 20 foot setback in these areas.

Mr. Henry Mott-Smith, business development manager of Boise Cascade, urged discretion in establishing a uniform setback since he felt that some situations called for a 40 foot setback while other situations would not require one at all.

Mr. Robert M. Yamada questioned whether the provisions of Act 136 would apply to fishpond areas and inland bodies of water.

The Commission's legal counsel, Walton Hong, replied that the Attorney General's opinion on this matter is forthcoming.

Mr. Yamada stated that if the setback provisions applied to fishpond areas, it would seriously jeopardize a proposed apartment development which he contemplates. He asked whether there will be any changes from the taxation standpoint.

Mr. Duran replied that the Commission has no control over taxes.

Mr. Paaluhi asked whether an existing structure which is partially situated in the 40 foot setback would have to

be torn down once the shoreline setback is established.

Mr. Duran answered that the existing building would be a non-conforming use and would be permitted to remain. In the event the structure is destroyed, such as by fire or tidal wave, you would be permitted to replace the structure in the same location provided the size and use remained the same.

Mr. Shigekane, an attorney representing certain shoreline property owners, testified that because of varying county codes, a shoreline setback at 20 feet appears to be reasonable. He stated that building height and density controls already severely limit the use of property by the owners.

Mr. Jess Boyer supported the recommendation of the Hawaii County Planning Commission. However, he noted that a problem arises when property owners are granted variances because of monetary hardship and are allowed to encroach within the setback area.

Mr. Gilbert Hay inquired whether a residence would have to be relocated if erosion of the shoreline caused it to be located within the shoreline setback.

The Executive Officer replied that the structure will be allowed to remain where it is. However, if another house is built, it would have to be located beyond the shoreline setback line. Accretion along shoreline properties will result in the setback line being moved forward.

Since no one else presented testimony, the Acting-Chairman advised that additional evidence will be received by the Land Use Commission in the next 15 days.

The hearing was closed thereafter.

ACTION

It was announced by Acting Chairman Wung that action on Special Permits ✓SP70-84 and SP70-85 will be taken up at the Kona meeting on the morrow, since the Commission lacked a quorum.

The petitioners who were in attendance verbally agreed to the deferment. The meeting was adjourned.

PLANNING COMMISSION

Planning Department
County of Hawaii

September 25, 1970

The Planning Commission met in regular session at 7:40 p.m., at the Hale Halawai in Kailua, North Kona, with Vice Chairman Mauricio Valera, Jr., presiding.

PRESENT: Mauricio Valera, Jr.
O. W. Efurd
Clara K. Kahumoku
Masayuki Kai
Roy H. Nagata
Skippy T. Yasutake
Raymond H. Suefuji
Glenn T. Miyao

ABSENT: Shigeji Kawasaki
Anthony C. Veriato
Ed C. Watt
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Richard Masuda, Public Works

and approximately 110 persons in public attendance

MINUTES

The minutes of the regular meeting held on August 20, 1970 and the special meeting held on August 28, 1970 were accepted as circulated on a motion by Mr. Efurd, seconded by Mr. Yasutake and approved. It was then moved by Mr. Kai, seconded by Mr. Nagata and carried that the minutes of the special meeting held on September 10, 1970 be held in abeyance because of late distribution.

REPORTS

LETTERS RECEIVED

The following communications were read by the Vice Chairman:

✓ "September 15, 1970

470-257

"County Planning Commission

"Attention: Mr. Raymond Suefuji, Director

"I am requesting your Planning Commission to reconsider its recommendation to the Land Use Commission concerning my application pertaining to my Kona property, Tax Map Key 7-3-30, Parcels 7 and 17, situated at Makaula, North Kona, Hawaii.

"Because of prior commitment I was unable to attend your meeting and support this request. I will be present or have a representative present should my request for reconsideration receive a favorable reply.

"The Land Use Commission at its September 11, 1970 meeting deferred this matter to the next meeting.

"I hope to receive a favorable reply for reconsideration from you."

/s/ Robert M. Yamada

3. Upon completion of the operations, all temporary support facilities i.e. rock crusher, A. C. batching plant, steel repair facility and concrete batching plant, along with all allied equipment, will be removed. A grading plan will be done, natural contours will be restored, and the area will be seeded with the hydromulcher. At the end of construction activities, the quarry site shall appear as natural open space, and not as a scar on the landscape.
4. That this permit shall expire within 5 years from the date of approval by the State Land Use Commission should that agency approve this request.
5. That the operation be confined within the metes and bounds description as submitted.

Mr. Kai moved to grant this special permit with the conditions as stipulated by the staff. The motion was seconded by Mrs. Kahumoku and approved unanimously.

LAND USE COMMISSION
SPECIAL PERMIT
COUNTY OF HAWAII
HONOKAIA, HAMAKUA

SP70-84

A public hearing was held at its August 20 meeting on the application of the County of Hawaii for a special permit to allow the operation of a gravel quarry site to be utilized for government roads located on a

18.044 acre parcel at Honokaia, Hamakua.

Vice
The Chairman called for staff presentation.

The Staff Planner again reviewed briefly on the background information. The Commission had deferred action because the State Land Use regulations prohibits decision on such a petition earlier than 15 days after the public hearing.

The Vice Chairman then called for staff recommendation.

The Staff Planner reported that ^{under} the special permit guidelines as established by the State Land Use District Regulations ^{the staff} finds that this application is in conformance with such, based on the following findings:

1. That the desired use would not adversely affect surrounding property. The surrounding areas are utilized as pasture lands and would not be adversely affected by this operation. As a condition for approval, the applicant would take every precaution so as not to inconvenience the surrounding properties with noise and dust problems during the operation.
2. That such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection. No additional facilities or improvements would be required of any public agencies.
3. That the proposed use will not substantially alter or change the essential character of the land and the present use. At present, the area is used as pasture land and although the quarry operation would somewhat alter the physical character of the land, the present use would not be changed nor would the operation upon termination render the land unsuited for the agriculture designation.

4. That the proposed use will make the highest and best use of the land involved for the public welfare. The proposed quarry operation is to provide material for maintenance and improvement work on government roads. With available material in the district, hauling of material from other districts will not be necessary.

The staff recommended approval of the special permit request with the following conditions attached:

1. That all State and County standards and appropriate traffic safety measure be taken by the applicant to safeguard vehicular and pedestrian traffic during the entire period of the operation, 24 hours per day.
2. That the applicant shall take every precaution not to create any inconvenience to the surrounding properties from noise and dust problems during the quarry operation.
3. This permit shall expire within 5 years from the date of approval by the State Land Use Commission should that agency approve this request. Additional time extensions in increments of 5 years may be granted upon request and approval by the County and State Land Use Commission.
4. Upon final termination of the quarry operation, the applicant shall grade the land and natural contours be restored.

It was moved by Mr. Yasutake, seconded by Mrs. Kahumoku and passed unanimously that the special permit be granted with the conditions attached as recommended by the staff.

PRELIMINARY HEARING
CHANGE OF ZONE
COUNTY OF HAWAII
KAHALUU, NORTH KONA

A deferred matter on the preliminary hearing held previously was considered on the change of zoning being initiated by the County of Hawaii, from Resort-Hotel 1,250 square feet (V-1.25) to Open (O) District of about 0.65

acre of land consisting of 3 parcels at Kahaluu, North Kona.

Mr. Efurd asked whether the staff has any further information on the negotiations between the County and the property owner for exchange of the parcels.

The Director replied that there has been no further information other than the one presented to the members in the past.

Mrs. Kahumoku moved for deferral on the matter. The motion was seconded by Mr. Yasutake and carried.

LAND USE COMMISSION
CHANGE OF BOUNDARIES
SHUZO IKENO, ET AL.
KEOPUKA, SOUTH KONA

The action on the request by Land Use Commission for comments and recommendation was deferred previously concerning the petition by Shuzo Ikeno, et al., for amendment of land use district boundaries from Agricultural to Urban District in Keopuka, South Kona. The area comprises of approximately 15 acres consisting of 3 parcels.

The Vice Chairman called for staff presentation.

November 23, 1970

Mr. Edward Harada
Chief Engineer
Department of Public Works
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Harada:

The Land Use Commission next meets at 1 p.m., in the Discovery Room, Kona Hilton Hotel, Kailua, Kona, Hawaii, on December 11, 1970.

At that time your application for a special permit (SP70-84) to quarry gravel material to be utilized for government roads at Honokaia, Hamakua, Hawaii, will be heard.

Although there is no requirement for you to be present, should you wish to attend, please feel free to do so.

Very truly yours,

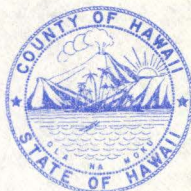
RAMON DURAN
Executive Officer

Enclosure - Agenda

9070

SHUNICHI KIMURA
MAYOR

EDWARD K. HARADA
CHIEF ENGINEER



BUREAUS AND DIVISIONS:
AUTOMOTIVE EQUIPMENT & MOTOR POOL
BUILDING CONSTRUCTION AND INSPECTION
PLANS AND SURVEYS
ROAD CONSTRUCTION AND MAINTENANCE
SEWERS AND SANITATION
TRAFFIC SAFETY AND CONTROL

COUNTY OF HAWAII
DEPARTMENT OF PUBLIC WORKS
25 AUPUNI STREET
HILO, HAWAII 96720

November 11, 1970

RECEIVED
NOV 13, 1970

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
State Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

SUBJECT: Special Permit Application (SP-70-84)
Gravel Material Quarry, Honokaia, Hamakua, Hawaii

This is in response to your November 2, 1970 letter explaining the deferred action on our application and the necessity of our concurrence to the 25-day extension for action.

We agree to the 25-day extension for action on our application SP-70-84 from November 16, 1970 to December 11, 1970. Please notify us of the next scheduled meeting time and place.

EDWARD HARADA
Chief Engineer

cc: Planning Commission, C of H

November 2, 1970

Mr. Edward Harada
Chief Engineer
Department of Public Works
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Harada:

With your consent the Land Use Commission at its meeting on October 30, 1970, deferred action on the special permit application by the Department of Public Works, County of Hawaii (SP70-84), to quarry gravel material to be utilized for government roads at Honokaia, Hamakua, Hawaii, until October 31, 1970, the following day, at Kailua, Kona, Hawaii. However, the Commission again did not take action on this application because a quorum was not present.

The Land Use Commission rescheduled this meeting to December 11, 1970, when it will meet in Kona, Hawaii. Therefore, we would appreciate receiving a letter from you agreeing to a 25-day extension for action on this application from November 16, 1970, the expiration date for action on this application, to December 11, 1970. We will notify you of the exact time and place of the meeting.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Hawaii Planning Commission



9018
KUC ✓
DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

October 21, 1970

RECEIVED

OCT 23, 70

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Re: Special Permit Application
SP70-84 - Department of Public Works, County of Hawaii
Tax Map Key: 4-6-11:13

We have no objections to the proposed special use.

A. Fujimoto
Akira Fujimoto
Manager

WHS

cc: Planning Department

LUC 10-23-70

... Water brings progress...

STATE OF HAWAII
LAND USE COMMISSION

County Council Room
Hilo, Hawaii

October 30, 1970
7 p.m.

STAFF REPORT

SP70-84 - DEPARTMENT OF PUBLIC WORKS (County of Hawaii)

The Hawaii County Planning Department has transmitted an application for a special permit to establish a quarry site requested by the Department of Public Works, County of Hawaii. The property is located at Honokaia, Hamakua, Hawaii, and described as a portion of parcel 13, TMK 4-6-11.

The proposed quarry site is located southwest or mauka of Honokaa on the old Waimea-Honokaa Road. The site is on approximately 18 acres within a 508-acre tract owned by the State and leased to Richard Smart. The surrounding area is primarily ranching lands, although there are evidences of small abandoned quarries also located on the mauka side of the road. There are approximately 47 residences located on either side of the old Waimea-Honokaa Road between the proposed quarry site and Mamalahoa Highway. The nearest residence is approximately three-quarters of a mile distance from the quarry site. The old, winding, narrow, blacktop road is approximately 12 feet wide.

The County is requesting this special permit to provide material for maintenance on government roads. There is no time limitation requested on the site.

10-27-70 sent copy to E. Harada

The Land Study Bureau has indicated that the soil is primarily aa lava, moderately deep to deep, well drained and moist, and moderately suited for machine tillability. The general slope is 9 to 10 percent and undulating with slopes to 25 percent. *The land is rated Class D or Poor in overall productivity.*

Mr. Arthur Isemoto of the Department of Public Works reported that they received approval from Parker Ranch and the Board of Land & Natural Resources for the use of the site.

The Hawaii County Planning Commission recommended approval of the special permit request on the bases of the following findings:

- "1. That the desired use would not adversely affect surrounding property. The surrounding areas are utilized as pasture lands and would not be adversely affected by this operation. As a condition for approval, the applicant would take every precaution so as not to inconvenience the surrounding properties with noise and dust problems during the operation.
- "2. That such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements,

and police and fire protection. No additional facilities or improvements would be required of any public agencies.

"3. That the proposed use will not substantially alter or change the essential character of the land and the present use. At present, the area is used as pasture land and although the quarry operation would somewhat alter the physical character of the land, the present use would not be changed nor would the operation upon termination render the land unsuited for the agriculture designation.

"4. That the proposed use will make the highest and best use of the land involved for the public welfare. The proposed quarry operation is to provide material for maintenance and improvement work on government roads. With available material in the district, hauling of material from other districts will not be necessary."

The Hawaii County Planning Commission also imposed the following conditions:

"1. That all State and County standards and appropriate traffic safety measure be taken

by the applicant to safeguard vehicular and pedestrian traffic during the entire period of the operation, 24 hours per day.

- "2. That the applicant shall take every precaution not to create any inconvenience to the surrounding properties from noise and dust problems during the quarry operation.
- "3. This permit shall expire within 5 years from the date of approval by the SLUC should that agency approve this request. Additional time extensions in increments of 5 years may be granted upon request and approval by the County and State Land Use Commission.
- "4. Upon final termination of the quarry operation, the applicant shall grade the land and natural contours be restored."

The staff finds that the request is unusual and reasonable on the bases of the standards established by the Commission; concurs with the findings, approval recommendation, and conditions of the County Planning Commission; and also recommends that the special permit be approved.

UNIVERSITY OF HAWAII

LAND STUDY BUREAU

RECEIVED

OCT

State of Hawaii
LAND USE COMMISSION

Notification of Special Permit Application
SP70-84 - Dept. of Public Works, County of Hawaii
Tax Map Key: 4-6-11-13

Lands are rated as Class D in Overall Productivity. Soils are predominantly rocky on undulating terrain.

It is recommended that upon the termination of the quarry operations, the area be leveled and planted to adapted pasture grasses.

10/22/70

ACADEMY BOND

HAS CONTENT

VALLEY PAPER CO

U.S.A.

-1-

October 16, 1970

Mr. Edward Harada
Chief Engineer
Department of Public Works
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Harada:

The Land Use Commission next meets at 7 p.m., at the County Council Room, 25 Aupuni Street, Hilo, Hawaii, on October 30, 1970.

At that time your application for a special permit (SP70-84) to quarry gravel material to be utilized for government roads at Honokaia, Hamakua, Hawaii, will be heard.

Although there is no requirement for you to be present, should you wish to attend, please feel free to do so.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Agenda

Eagle-
Type-Crase
25% COTTON FIBER

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

OCT 13 1970

NOTIFICATION OF SPECIAL PERMIT APPLICATION

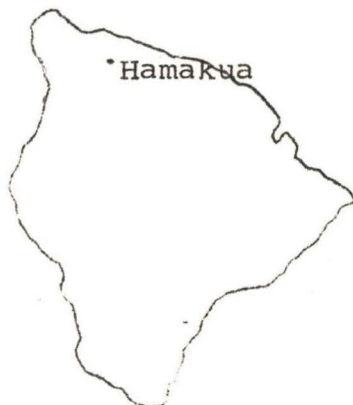
SP70-84 - Dept. of Public Works, County of Hawaii

Please be advised that a special permit application has been filed with the Land Use Commission to allow the operation of a quarry site from which quarried material is to be utilized for maintenance and improvement work on government roads on a portion of parcel 13, TMK 4-6-11. This property is generally located at Honokaia, Hamakua, on the island of Hawaii. The County Planning Commission approved this request on September 25, 1970.

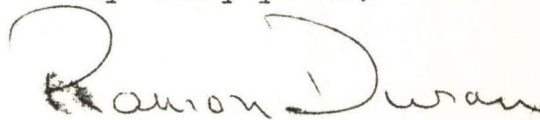
An action meeting on this application is scheduled for October 30, 1970*, in the County of Hawaii.

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.



Very truly yours,


RAMON DURAN
Executive Officer

*See enclosed agenda

AGENDA & FORM LETTER MAILING LIST FOR ALL ISLANDS

Planning Directors
(agenda only)

Harold Hostetler
The Honolulu Advertiser
P. O. Box 3110
Honolulu, Hawaii 96802

~~Miss Toni Withington~~ *Raymond Honolulu*
Honolulu Star Bulletin *Terry Tune*
P. O. Box 3350
Honolulu, Hawaii

KGMB
1534 Kapiolani Blvd.
Honolulu, Hawaii 96814

Byron Baker
KHVH
1290 Ala Moana Blvd.
Honolulu, Hawaii 96814

Chamber of Comm. of Hi.
Dillingham Trans. Bldg.
Honolulu, Hawaii

✓ The Outdoor Circle
200 North Vineyard Blvd.
Honolulu, Hawaii 96817

Dr. Harold L. Baker, Director
Land Study Bureau
2065 South King St.
Honolulu, Hawaii 96814

✓ James Edington
Facilities Branch
Dept. of Education
1712 South King St.
Honolulu, Hawaii 96814

Aaron Levine
Oahu Development Conference
119 Merchant St., Rm. 502
Honolulu, Hawaii 96813

Karl Steinwascher
Hawaiian Electric Co., Inc.
P. O. Box 2750
Honolulu, Hawaii 96803

B. David Swenson
U.S. Army Corps of Engineers
Pier 4
Honolulu, Hawaii 96813

George Tokuyama
Research & Statistics Office
Dept. of Health
Honolulu, Hawaii

Dr. Thomas K. Hitch
Senior Vice Pres. and
Director of Economic Research
First Hawaiian Bank
Honolulu, Hawaii 96801

Eddie De Mello
ILWU
451 Atkinson Dr.
Honolulu, Hawaii 96814

Richard Knobel
Sierra Club
Box 518
Haleiwa, Oahu 96712

George M. Sheets, Pres.
Conservation Council for Hawaii
1536 St. Louis Dr.
Honolulu, Hawaii 96816

Honorable Thomas Gill
Lieutenant Governor
State of Hawaii
State Capitol
Honolulu, Hawaii

Don Horio
Office of the Governor
State Capitol
Honolulu, Hawaii

Myron Thompson
Office of the Governor

Mrs. Sue Miller
Office of the Governor
(2 copies)

Donald E. Pruss, Pres.
~~P. O. Box 49706~~ 90067
Los Angeles, Calif. ~~90049~~

*Pruss Corp.
P.O. Box 67885
Century City*

Mrs. Florence Kaaina, Realtor
Kaaina Realty
Kahala Mall - Suite 110
4211 Waiialae Ave.
Honolulu, Hawaii 96816

Mrs. Lily Wong
South County Pres.
Hawaii Farm Bureau Federation
547 Halekauwila St.
Room 217
Honolulu, Hawaii 96813

✓ Janet Gordon, Chairman
Sierra Club
P. O. Box 5049
Honolulu, Hawaii 96814

~~John H. McAuliffe, Architect
Room 573~~

~~Alexander Young Bldg.
Honolulu, Hawaii 96813~~

Mrs. James W. Cherry
2447 Parker Pl.
Honolulu, Hawaii

Miss Stella Mora
2243 Seaview Dr.
Honolulu, Hawaii

Robert Chuck
Manager-Chief Engineer
Water & Land Develop. Div.
DLNR
465 South King St.
Honolulu, Hawaii 96813

Joseph M. Souza, Jr.
State Parks Director
State Parks Division
DLNR
465 South King St.
Honolulu, Hawaii 96813

Dr. Fujio Matsuda, Director
Dept. of Transportation
869 Punchbowl St.
Honolulu, Hawaii 96813

Dick Moore
Publicity Chairman, ASLA
Eckbo, Dean, Austin & Williams
401 Kamakee St.
Honolulu, Hawaii 96814

Robert Wenkam
1372 Kapiolani Blvd.
Honolulu, Hawaii 96814

Environment Group-Hawaii
P. O. Box 1618
Honolulu, Hawaii 96806

✓ Robert E. Nelson, Director
Institute of Pacific Islands Forestry
530 South Hotel St.
Honolulu, Hawaii 96813

Charles T. Araki
Office of Business Services
Dept. of Education
P. O. Box 2360
Honolulu, Hawaii 96804

Ellwood L. Bartz
Board of Water Supply
P. O. Box 3410
Honolulu, Hawaii

Roy Imamura
Planning Dept.
City & County of Honolulu
629 Pohukaina St.
Honolulu, Hawaii 96813

James S. Tanaka
Advanced Transportation Planning Office
Dept. of Transportation
869 Punchbowl St.
Honolulu, Hawaii 96813

✓ Business Research Dept.
Hawaiian Telephone Co.
P. O. Box 2200
Honolulu, Hawaii 96805

John McKenzie
Apt. 130, 4999 Kahala Ave.
Honolulu, Hawaii 96815

Shoji Kato
Planning Division
DPED

Robert C. Schmitt

Frank Johnson, Chairman
ICED-Hawaii
546 Ulukanu St.
Kailua, Oahu 96734

Herbert K. C. Luke, Pres.
American Institute of Planners
Suite 215
250 Ward Ave.
Honolulu, Hawaii 96814

American Institute of Architects
Hawaii Chapter
1210 Ward Ave.
Honolulu, Hawaii 96814

Mr. Albert Tom, President
Hawaii Society of Professional Engineers
Room 601
195 South King St.
Honolulu 96813

Colonel John R. Clifton, Chairman
American Society of Civil Engineers
1306 Pueo
Honolulu 96816

Mr. Vladimir Ossipoff, Chairman
State Conference for the Design Professions
1210 Ward Avenue
Honolulu 96814

Mr. James Wilson, President
Consulting Engineers Council of America
P. O. Box 3530
Honolulu 96811

Mrs. Kathleen Conohan
Executive Officer *Director*
Ethics Commission
Kamamalu Building, *Rm. 405*
Honolulu, Hawaii

Gerald T. Burgess, President
Alii Bluffs Community Association
46-299 Ikiiki Street
Kaneohe, Hawaii 96744

Mr. Hannibal Tavares
Public Affairs Coordinator
Hawaiian Sugar Planters Association
Room 556, Alexander Young Hotel Bldg.
1170 Bishop Street
Honolulu, Hawaii 96813

AGENDA MAILING LIST FOR COUNTY OF HAWAII

~~Richard Penhallow~~
~~Hawaii Assoc. of Soil &~~
~~Water Conservation Dist.~~
~~Kamuela, Hawaii~~

Robin Covers
News Director
Hawaii 8-50
P. O. Box 1497
Hilo, Hawaii 96720

Still { ~~Editor Bill Benham~~

~~Hawaii Tribune Herald~~
~~Hilo, Hawaii 355 Kinohi St.~~
~~Hilo, Hawaii 96720~~

Bob Value
Kona Times
P. O. Box 675
Kailua, Kona, Hawaii 96740

Paul Nishimura
General Manager
West Hawaii Today
P. O. Box 761
Kealahou, Hawaii 96750

Hawaii Island Chamber of Comm.
94 Waiianuenue
Hilo, Hawaii

Kona Chamber of Commerce
Box 635
Kailua, Kona, Hawaii

Board of Water Supply
County of Hawaii
25 Aupuni St.
Hilo, Hawaii 96720

Tax Office
75 Aupuni St.
Hilo, Hawaii 96720

John Farias, Director
Economic Development
Hilo, Hawaii

Don Reeser
Hawaii Representative
Sierra Club
P. O. Box 65
Hawaii Volcanoes National
Park, Hawaii

Mrs. Eileen Memory, Realtor
Suite 310
305 Royal Hawaiian Ave.
Honolulu 96815
(agenda re: Kona lands)

Leslie E. L. Wung
1584 Kilauea Ave.
Hilo, Hawaii

Goro Inaba
Holualoa
Kona, Hawaii

Mr. Alan Tyler, Chairman
Kona Citizens Planning Council
RR1 Box 125
Capt. Cook, Hawaii

Mr. Carlton Sloan
Kona Conservation Group
Kailua, Kona, HI.

Bill Benham
Hawaii Tribune Herald
P. O. Box 826
Kealahou, Hawaii 96750

Guido Giacometti
Kam Development Co.
33 South King St.
Room 401A
Honolulu 96813
(Petitions re: Kona lands)

D R A F T

ASL ✓

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

*Need letter from
DLNR on
release of land*

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP70-84 - DEPT. OF PUBLIC WORKS, COUNTY OF HAWAII

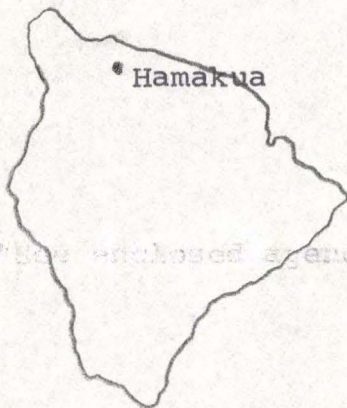
a portion of
Please be advised that a special permit application has been filed with the Land Use Commission to allow the operation of a quarry site from which quarried material is to be utilized for maintenance and improvement work on government roads on parcel 13, TMK 4-6-11. This property is generally located at Honokaia, Hamakua, Hawaii. The County Planning Commission approved this request on September 25, 1970.

An action meeting on this application is ~~tentatively~~ scheduled for October 30, 1970* in the County of Hawaii.

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties. ~~We will notify you of the exact date.~~

Should you desire additional information, feel free to contact this office.

VTY,



RAMON DURAN
Executive Officer

*See enclosed agenda

County of Hawaii
County Planning Commission

RECEIVED

OCT 2, 1970

State of Hawaii
LAND USE COMMISSION

SPECIAL PERMIT

Dept. of Public Works
Applicant County of Hawaii
Date of Public Hearing August 20, 1970
Date of Decision September 25, 1970
Meeting Place Hale Halawai, Kailua, Kona
Date Decision and Findings Forwarded
to LUC September 30, 1970

The Planning Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

An 18.044 acre parcel located in Honokaia, Hamakua, Hawaii

Tax Map Key: 4-6-11:13 (per)

for the following purpose(s):

To allow the operation of a quarry site from which quarried material is to be utilized for maintenance and improvement work on government roads.

The Commission decided to: Recommend approval of the special permit request.

on the basis of the following findings:

1. That the desired use would not adversely affect surrounding property. The surrounding areas are utilized as pasture lands and would not be adversely affected by this operation. As a condition for approval, the applicant would take every precaution so as not to inconvenience the surrounding properties with noise and dust problems during the operation.
2. That such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection. No additional facilities or improvements would be required of any public agencies.
3. That the proposed use will not substantially alter or change the essential character of the land and the present use. At present, the area is used as pasture land and although the quarry operation would somewhat alter the physical character of the land, the present use would not be changed nor would the operation upon termination render the land unsuited for the agriculture designation.
4. That the proposed use will make the highest and best use of the land involved for the public welfare. The proposed quarry operation is to provide material for maintenance and improvement work on government roads. With available material in the district, hauling of material from other districts will not be necessary.

subject to the following conditions:

1. That all State and County standards and appropriate traffic safety measure be taken by the applicant to safeguard vehicular and pedestrian traffic during the entire period of the operation, 24 hours per day.
2. That the applicant shall take every precaution not to create any inconvenience to the surrounding properties from noise and dust problems during the quarry operation.
3. This permit shall expire with 5 years from the date of approval by the SLUC should that agency approve this

(Cont'd on next sheet)

(Signed) Francis J. Sullivan
Vice Chairman, Planning Commission

cc Dept. of Public Works

subject to the following conditions: (Continued)

request. Additional time extensions in increments of 5 years may be granted upon request and approval by the County and State Land Use Commission.

4. Upon final termination of the quarry operation, the applicant shall grade the land and natural contours be restored.

PLANNING COMMISSION

Planning Department
County of Hawaii

August 20, 1970

A regularly advertised public hearing, on the application of the County of Hawaii, Department of Public Works, was called to order at 3:55 p.m., in the County Council Room, County Building, by Chairman Anthony C. Veriato.

PRESENT: Anthony C. Veriato
O. W. Efurd
Clara K. Kahumoku
Masayuki Kai
Shigeji Kawasaki
Ed C. Watt
Skippy T. Yasutake
Philip I. Yoshimura
Glenn T. Miyao

ABSENT: Mauricio Valera
Roy H. Nagata
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Arthur Isemoto, Public Works
Carl Okamura, Water Supply

and approximately 20 persons in public attendance

NOTICE OF A PUBLIC HEARING

Special Permit: Honokaia, Hamakua

NOTICE IS HEREBY GIVEN of a public hearing to be held in the County Council Room, County Building, Hilo, Hawaii, State of Hawaii, at 4:00 p.m., August 20, 1970 to consider the application of County of Hawaii, Lessee, for a Special Permit within the County of Hawaii in accordance with the provision of Section 98H-6, Revised Laws of Hawaii 1955, as amended.

The Special Permit is for the purpose of allowing the quarrying of gravel material to be utilized for government roads located on a 18.044-acre parcel at Honokaia, Hamakua, Hawaii.

Maps showing the area under consideration for Special Permit and the rules and regulations governing the application for Special Permit are on file in the office of the Planning Department in the County Building at 25 Aupuni Street and are open to inspection during office hours.

All written protests or comments regarding the above Special Permit application may be filed with the Planning Commission before the date of the public hearing or submitted in person at the public hearing or no later than fifteen (15) days following the public hearing.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII
ANTHONY C. VERIATO, CHAIRMAN
By: Raymond H. Suefuji, Director

(Hawaii Tribune Herald: August 10 and 18, 1970)

CHAIRMAN: Let's proceed on to Item 7, public hearing at 4:00 p.m. (The Chairman read the public hearing notice in its entirety.)

Staff presentation please.

MIYAO: Mr. Chairman and Commissioners. The Department of Public Works, County of Hawaii, is requesting a special permit for the operation of a quarry site within the State Land Use designated Agricultural District. The quarried material is to be utilized for maintenance and improvement work on government roads. The quarry operation is to be used for an indefinite length of time.

The subject site, containing approximately 18 acres is leased from the State of Hawaii to Richard Smart. Richard Smart has consented to the release of the approximate 18 acres for the site of the proposed quarry.

The subject site fronts the old Waimea-Honokaa Road approximately 4-1/2 miles from the intersection of the old Waimea-Honokaa Road and the Hawaii Belt Road. Subject location is Honokaia, Hamakua, Hawaii.

The area is characterized by sparsely growing ohia trees and the surrounding areas are utilized as pasture lands. The area is zoned as Agriculture and general planned as Ranching Lands.

The soil classifications are as follows:

- Parent material - volcanic ash
- Depth - moderately deep to deep
- Texture - moderately fine
- Drainage - well drained, moist
- Slope - 9 to 10%, undulating with slopes to 25%
- Machine tillability - moderately suited

Other quarry sites are presently located along the old Waimea-Honokaa Road.

There are approximately 47 residences located along the old highway between Honokaa and Waimea, with the nearest residences located approximately 3/4 mile from the proposed quarry site.

The existing highway consists of 12 feet of pavement. Thank you.

CHAIRMAN: Any questions?

Mr. Miyao, I noticed that the quarry site is near the highway according to the photographs. Is there indication that some sort of landscaping would be done after the project is finished?

MIYAO: The County is asking for this special permit to operate the quarry for an indefinite time. Approximate termination, eventual termination and possible conditions could be included to landscape the area.

CHAIRMAN: Thank you. Any other question?

KAWASAKI: Mr. Miyao, you mentioned that the closest residence is approximately 3 miles from the proposed quarry site.

MIYAO: Three-fourths of a mile.

KAWASAKI: Three-fourths of a mile. What area is it situated in relation to the prevailing wind? Is it leeward or windward side of the quarry?

Permanent Record

MIYAO: The nearest residences are located 3/4's of a mile toward Honokaa and the wind is usually in the northeast direction.

CHAIRMAN: Any other questions. The Department of Public Works' representative would like to give a testimony?

ARTHUR ISEMOTO: Mr. Chairman and Commissioners. I am Arthur Isemoto of the Department of Public Works. The only thing that I can add to the staff presentation is that after we had contacted and received approval from the Parker Ranch for partial release of the leased land, we contacted the Board of Land and Natural Resources and also obtained from them the consent for approval.

CHAIRMAN: Thank you. Any questions? Since this is a special permit under Act 205, no action can be taken prior to 15 days after the public hearing, so no action can be taken at this time.

KAWASAKI: I move that this public hearing be closed.

EFURD: Second.

CHAIRMAN: It has been moved and seconded that the public hearing be closed. All those in favor say aye.

MEMBERS: Aye.

CHAIRMAN: Opposed, no. None. As I said earlier, no action can be taken for 15 days after the public hearing. Motion is carried.

The public hearing was adjourned at 4:04 p.m.

Respectfully submitted,

Lei A. Tsuji
Lei A. Tsuji, Secretary

A T T E S T :

Anthony C. Veriato
Anthony C. Veriato, Chairman
Planning Commission

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

70 JUL 1 PM 3 57

PLANNING DEPT.
COUNTY OF HAWAII
FM

FOR OFFICIAL USE ONLY

Date petition and fee received by
Commission _____

Date petition is scheduled for public
hearing _____

Date Commission took action and its
ruling _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval for a Special Permit to use certain property located at Honokaaia, Hamakua, Hawaii, TMK: 4-6-11-13 in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

Quarrying for gravel material to be utilized for government roads.

Description of Property:

The delineated area is a high mound with sparsely growing ohia trees and the surrounding area is all in pasture land.

Petitioner's interest in subject property:

To quarry for gravel. (See attachments)

Petitioner's reason(s) for requesting Special Permit:

NOTE: The applicant must show that all of the following conditions exist: 1) that there are unusual or exceptional circumstances applying to the subject property, building or use which do not generally apply to surrounding property or improvements in the same zone district; 2) that the unusual or exceptional circumstances which apply to the subject property, building or use are reasonable and proper and will not be materially detrimental to public health, safety, morals, and general welfare; nor will it be injurious to improvements or property rights related to property in the surrounding area; 3) that the strict enforcement of the zoning regulation would result in practical difficulties and unnecessary hardship inconsistent with the intent and purpose of Act 205; and 4) that the granting of a special permit will not be contrary to the objectives of the Master Plan or Plans of the State and/or County Government.

The application will be accompanied with a deposit of \$ -- to cover publication and administrative costs and a map of the area proposed for change.

Signature Edward Sandoz

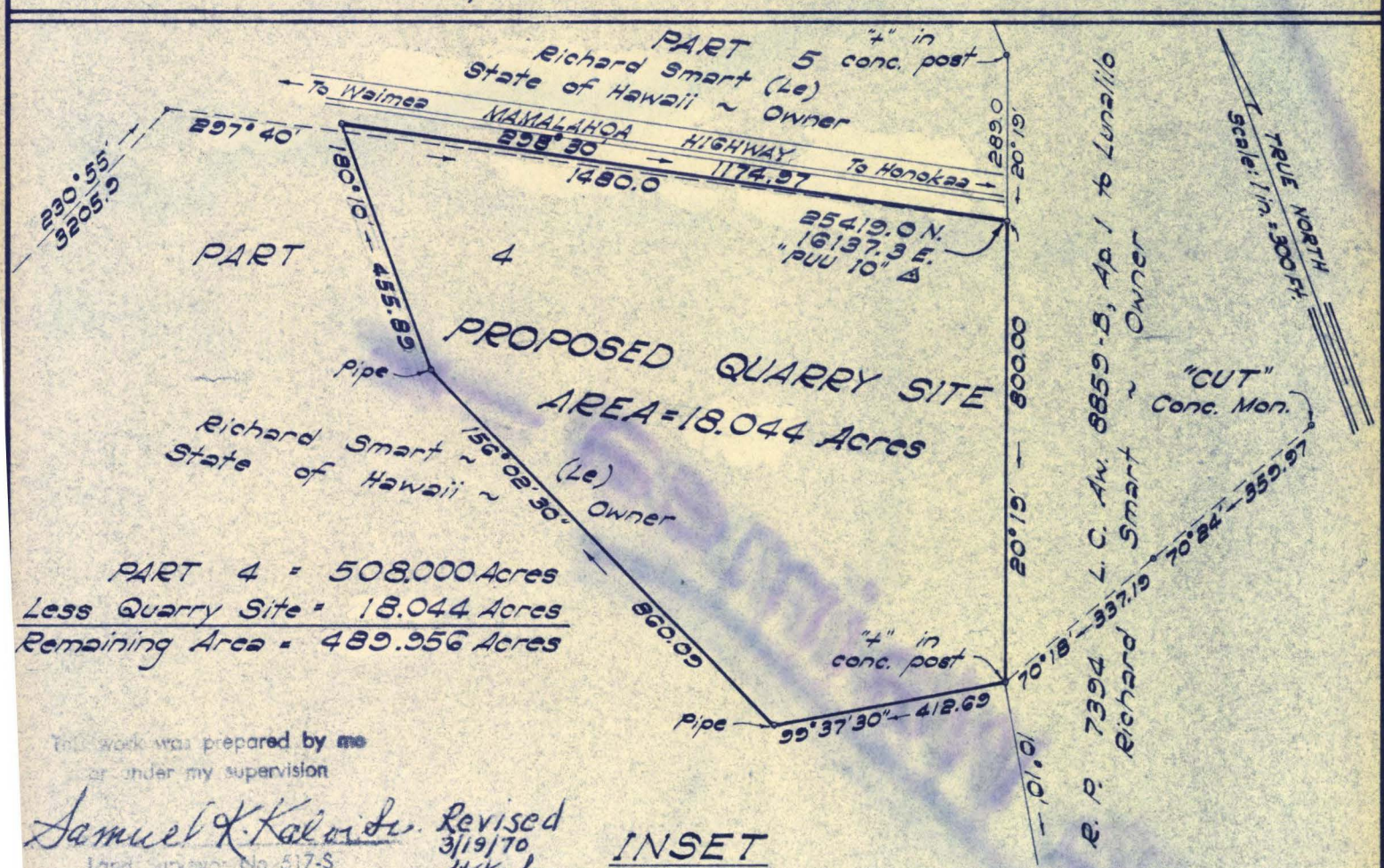
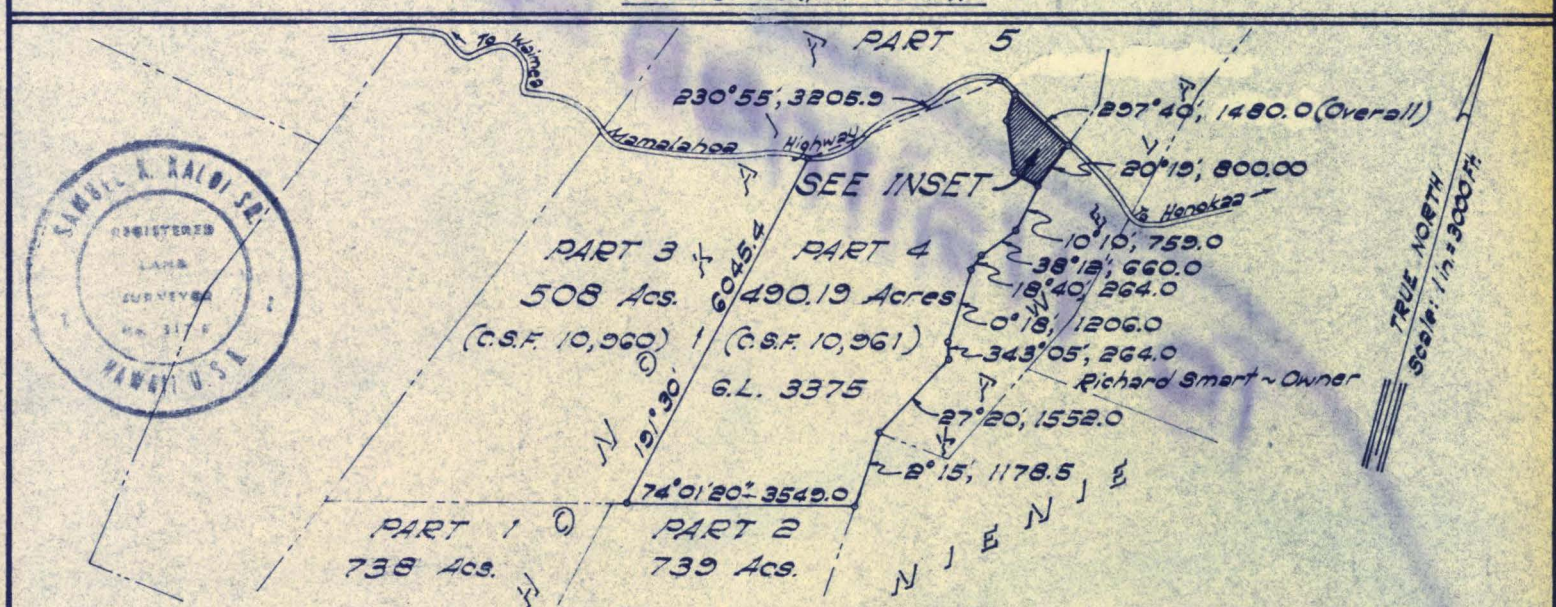
Address 25 Aupuni St., Hilo, Hawaii

Telephone 935-5721, Ext. 321

This space for official use

The property is situated in a(n) _____ District.

REMARKS:



This work was prepared by me
or under my supervision
Samuel K. Kaloi, Sr. Revised
3/19/70
Land Surveyor No. 517-S
SKK, Sr.

BUREAU OF PLANS & SURVEYS - DEPT. OF PUBLIC WORKS - COUNTY OF HAWAII	
SUBMITTED BY: <i>Theodore T. Tanaka</i> DATE 2/16/70 BUREAU HEAD	PROPOSED QUARRY SITE Portion of Part 4 (C.S.F. 10,961) G. L. 3375 Honokaia, Hamakua, Hawaii
APPROVED BY: <i>Arthur J. Semko</i> DATE 2-16-70 CHIEF ENGINEER	Plan By: S.K.K., Sr. Traced By: P.K. Date: Feb. 11, 1970

April 7, 1970

Mr. Sunao Kido
Chairman and Member
Board of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Kido:

SUBJECT: Quarry Site - Portion of Part 4, General Lease No. 3375
(C.S.F. 10961) to Richard Smart, Honokaia, Hamakua, Hawaii
TMK: 4-6-11:13

Enclosed are eight (8) sets of map and description for the subject quarry site which the County of Hawaii is interested in utilizing.

We have contacted Parker Ranch, lessee (General Lease No. 3375), and a copy of its March 31, 1970 reply is enclosed. The lessee is agreeable to the withdrawal of the area designated in the parcel map for quarrying purpose by the County of Hawaii.

Your early consideration in making the land available to the County of Hawaii will be sincerely appreciated.

Very truly yours,

EDWARD HARADA
Chief Engineer

SHUNICHI KIMURA
Mayor

Enc.

TT/jh

PARKER RANCH
KAMUELA, HAWAII

March 31, 1970

1970 APR 2 PM 4 08

RECEIVED
HAWAIIAN
DEPT. OF PUBLIC WORKS
CHIEF

Department of Public Works
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Edward K. Harada, Chief Engineer

Re: Quarry Site - G.L. 3375, Honokaia

Dear Mr. Harada:

I have received your letter dated March 24, 1970 requesting that Parker Ranch consent to the release of approximately 18 acres of the subject lease as shown in the accompanying map and description for use by your department as a gravel quarry.

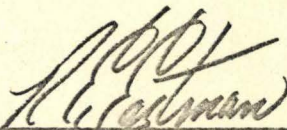
Please be assured that we will gladly cooperate in any way necessary to release our leasehold interest in the site for your proposed quarry.

Kindest personal regards,

Very truly yours,

RICHARD SMART

By: _____



Robert E. Eastman
His Attorney-in-Fact

REE:ky

10-27-70 xerox

SLUC

October 7, 1970

Mr. Sunao Kido
Chairman and Member
Board of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

SUBJECT: Quarry Site - 18.044 acres parcel
TMK: 4-6-11: portion of 13
Honokaia, Hamakua, Hawaii

Reference is made to your June 23, 1970 letter informing us that the Board, under agenda Item F-3 (6/12/70), approved the withdrawal of 18.044 acres parcel of land from General Lease No. 3375 and that the appropriate set aside documents are being prepared. May we inquire as to the status of the documents.

For your information the County Planning Commission at its September 25, 1970 meeting granted approval to our special permit request for quarry operation.

EDWARD HARADA
Chief Engineer

SHUNICHI KIMURA
Mayor

cc: Mr. Larry Mehau
Mrs. Mildred Yamamoto
Parker Ranch

bcc: Ted Tanaka
Akira Shigemura
Robert Martin

ATI/jh

County of Hawaii
County Planning Commission

Dept. of Public Works
Applicant County of Hawaii
Date of Public Hearing August 20, 1970
Date of Decision September 25, 1970
Meeting Place Hale Halawai, Kailua, Kona
Date Decision and Findings Forwarded
to LUC September 30, 1970

SPECIAL PERMIT

The Planning Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

An 18.044 acre parcel located in Honokaia, Hamakua, Hawaii

Tax Map Key: 4-6-11:13

for the following purpose(s):

To allow the operation of a quarry site from which quarried material is to be utilized for maintenance and improvement work on government roads.

The Commission decided to: Recommend approval of the special permit request.

on the basis of the following findings:

1. That the desired use would not adversely affect surrounding property. The surrounding areas are utilized as pasture lands and would not be adversely affected by this operation. As a condition for approval, the applicant would take every precaution so as not to inconvenience the surrounding properties with noise and dust problems during the operation.
2. That such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection. No additional facilities or improvements would be required of any public agencies.
3. That the proposed use will not substantially alter or change the essential character of the land and the present use. At present, the area is used as pasture land and although the quarry operation would somewhat alter the physical character of the land, the present use would not be changed nor would the operation upon termination render the land unsuited for the agriculture designation.
4. That the proposed use will make the highest and best use of the land involved for the public welfare. The proposed quarry operation is to provide material for maintenance and improvement work on government roads. With available material in the district, hauling of material from other districts will not be necessary.

subject to the following conditions:

1. That all State and County standards and appropriate traffic safety measure be taken by the applicant to safeguard vehicular and pedestrian traffic during the entire period of the operation, 24 hours per day.
2. That the applicant shall take every precaution not to create any inconvenience to the surrounding properties from noise and dust problems during the quarry operation.
3. This permit shall expire with 5 years from the date of approval by the SLUC should that agency approve this

(Cont'd on next sheet)

(Signed) Maurice Valenzuela
Vice Chairman, Planning Commission

cc ✓ Dept. of Public Works

subject to the following conditions: (Continued)

request. Additional time extensions in increments of 5 years may be granted upon request and approval by the County and State Land Use Commission.

4. Upon final termination of the quarry operation, the applicant shall grade the land and natural contours be restored.



PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

COUNTY OF
HAWAII

RAYMOND H. SUEFUJI
Director

August 25, 1970

Mr. Edward Harada, Chief Engineer
Department of Public Works
County of Hawaii
Hilo, Hawaii

The Planning Commission at a duly advertised public hearing on August 20, 1970 in the Council Room, County Building, Hilo Hawaii, discussed your request for a Special Permit from Section 98H-5 of Act 205, Land Use Regulation of the State of Hawaii to allow the quarrying of gravel material to be utilized for government roads located on an 18.044-acre parcel at Hono-kaia, Hamakua, Hawaii.

The Commission will take action on this request at its next month's meeting in accordance with the provisions of Section 98H-6 of Act 205 of the State of Hawaii which prohibits the Commission to act on such petition earlier than 15 days after the said public hearing.

Please do not hesitate to call or write us should there be further questions on this matter.

Anthony C. Veriato
Chairman

mh

PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

August 4, 1970

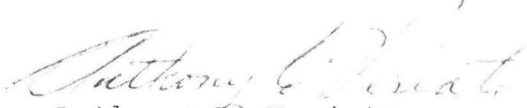
Mr. Edward Harada
Chief Engineer
Dept. of Public Works
County of Hawaii
Hilo, Hawaii

The Planning Commission has scheduled a public hearing to discuss your application for a special permit to allow the quarrying of gravel material to be utilized for government roads located on a 18.044-acre parcel at Honokaia, Hamakua, Hawaii

Said hearing will be held at 4:00 p.m., on August 20, 1970 at the Council Room, County Building, Hilo, Hawaii.

The presence of a representative will be appreciated in order that all questions which may be raised relative to the request may be clarified.

A copy of the hearing notice is enclosed for your information.


Anthony C. Veriato
Chairman

Enclosure

PC: 2/70

NOTICE OF A PUBLIC HEARING

Special Permit: Honokaa, Hanalei

NOTICE IS HEREBY GIVEN of a public hearing to be held in the
County Council Room, County Building, Hilo, Hawaii,
State of Hawaii, at 4:00 p.m., August 20, 1969
to consider the application of County of Hawaii
Lessee, for a Special Permit within the County of Hawaii
in accordance with the provision of Section 98H-6, Revised Laws of
Hawaii 1955, as amended.

The Special Permit is for the purpose of allowing the
quarrying of gravel material to be utilized for government
roads located on a 1.041-acre parcel at Honokaa, Hanalei,
Hawaii.

Maps showing the area under consideration for Special Permit
and the rules and regulations governing the application for Special
Permit are on file in the office of the Planning Department in the
County Building at 25 Aupuni Street and are open to inspection during
office hours.

All written protests or comments regarding the above Special
Permit application may be filed with the Planning Commission before
the date of the public hearing or submitted in person at the public
hearing or no later than fifteen (15) days following the public
hearing.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII

ANTHONY C. VERIZO, CHAIRMAN
By: Raymond H. Suefuji, Director

JOHN A. BURNS
GOVERNOR OF HAWAII



DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

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

June 23, 1970

Honorable Edward Harada
Chief Engineer
County of Hawaii
Department of Public Works
25 Aupuni Street
Hilo, Hawaii 96720

Dear Sir:

This is in further reference to your April 7, 1970 request for the withdrawal of an 18.044-acre parcel of State-owned land at Honokaia, Hamakua, Hawaii, Tax Map Key 4-6-11:por. 13 from the operation of General Lease No. 3375 and set aside of same to the County of Hawaii for quarry purposes and to acknowledge receipt of your May 11, 1970 communication with accompanying copy of Mr. Richard Smart's March 31, 1970 consent to the above-described withdrawal.

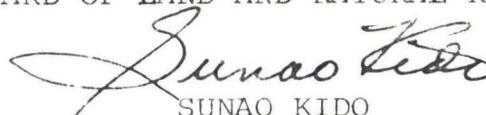
At its meeting of June 12, 1970 under agenda Item F-3 (copy enclosed), the Board of Land and Natural Resources approved the foregoing withdrawal and set aside request and authorized a right of entry to the subject premises to the County of Hawaii for quarrying purposes subject to the standard hold-harmless and indemnity clause.

You will be hearing from us again as soon as the appropriate set aside documents have been prepared.

Should you have any questions in the meantime, please do not hesitate to contact us again.

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES


SUNAO KIDO

Chairman and Member

Enclosure

cc Mr. Larry Mehau
Mrs. Mildred Yamamoto

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
HONOLULU, HAWAII
Division of Land Management

June 12, 1970

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Gentlemen:

HAWAII

Subject: County of Hawaii Request for Quarry
Site at Honokaia, Hamakua, Hawaii

By letter dated April 7, 1970, the County of Hawaii Department of Public Works has advised us that it is in need of an approximately 18.044-acre portion of a 508-acre parcel of State-owned land at Honokaia, being also (Pasture Lease) Part 4 of the Government (Crown) Land of Honokaia at Honokaia, Hamakua, Hawaii, Tax Map Key 4-6-11:13 (Hawaii) encumbered by General Lease No. 3375 to Mr. Richard Smart.

The subject area is shown outlined in red on the County of Hawaii Department of Public Works Bureau of Plans and Surveys map titled "Proposed Quarry Site, Portion of Part 4 (C.S.F. No. 10,961), G. L. No. 3375, Honokaia, Hamakua, Hawaii, February 11, 1970, labeled Land Board Exhibit "A" appended to the basic file.

In a March 31, 1970 reply to a County of Hawaii inquiry concerning the foregoing, the Lessee has concurred to the County of Hawaii request, which will necessitate a withdrawal of the above-described area from the operation of General Lease No. 3375.

RECOMMENDATION:

Pursuant to the provisions of Chapter 171, Hawaii Revised Statutes, that the Board:

- A. Authorize the withdrawal of the proposed 18.044-acre quarry site from the operation of General Lease No. 3375 with a reduction in the lease rental commensurate with the area to be withdrawn, the effective date of withdrawal, the area and amount of rental reduction subject to determination by the Chairman.
- B. Approve of and recommend to the Governor of Hawaii issuance of an Executive Order placing the subject quarry site under the control and management of the County of Hawaii, Department of Public Works, subject to the existing transmission R-O-W affecting the area.

Approved by the Board
at its meeting held on

6-12-70

ITEM F-3

June 12, 1970

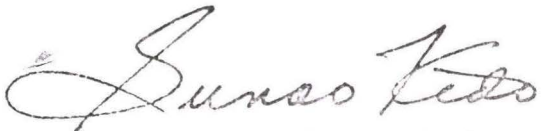
- C. Authorize the granting of a construction right-of-entry to the County of Hawaii for purposes of initiating quarrying operations within the subject quarry area, subject to the following conditions:
1. Indemnity and hold-harmless provision in favor of the State of Hawaii and Mr. Richard Smart.
 2. Other terms and conditions as may be prescribed by the Chairman.

Respectfully submitted,



JAMES J. DETOR
Program Administrator
Division of Land Management

RECOMMENDED FOR APPROVAL:



SUNAO KIDO, Chairman

mgf/ser

May 11, 1970

Mr. Sunao Kido
Chairman and Member
Board of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Kido:

SUBJECT: Quarry Site - Portion of Part 4, General Lease 3375
(C.S.F. 10961) to Richard Smart, Honokaia, Hamakua, Hawaii
TMK: 4-6-11:13

In reference to your April 27, 1970 letter regarding the subject matter, enclosed is a copy of Parker Ranch's March 31, 1970 letter agreeing to the withdrawal of a portion of General Lease 3375 for quarrying purpose by the County of Hawaii. We are sorry that we inadvertently overlooked enclosing this letter with our March 31, 1970 request.

Very truly yours,



for EDWARD HARADA
Chief Engineer

Enc.

TT:hst

JOHN A. BURNS
GOVERNOR OF HAWAII



DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF LAND MANAGEMENT

P. O. BOX 621

HONOLULU, HAWAII 96809

April 27, 1970

Honorable Edward Harada
Chief Engineer
County of Hawaii
Department of Public Works
25 Aupuni Street
Hilo, Hawaii 96720

Dear Sir:

This is to acknowledge receipt of your April 7, 1970 request and accompanying eight (8) map and description sets covering the 18.044-acre quarry site at Honokaia, Hamakua, Hawaii, Tax Map Key 4-6-11:13 (Hawaii) covered by General Lease No. 3375 to Mr. Richard Smart for the set aside of same to the County of Hawaii for quarry purposes.

The March 31, 1970 correspondence from Parker Ranch to which your communication referred to was not enclosed. Kindly forward to this office another copy of same which will enable us to take early steps in presenting your request to the Board of Land and Natural Resources for consideration.

Should you have any questions, please do not hesitate to contact us.

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

SUNAO KIDO
Chairman and Member

cc Mr. Larry Mehau
Mrs. Mildred Yamamoto

April 7, 1970

Mr. Sunao Kido
Chairman and Member
Board of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Kido:

SUBJECT: Quarry Site - Portion of Part 4, General Lease No. 3375
(C.S.F. 10961) to Richard Smart, Honokaia, Hamakua, Hawaii
TMK: 4-6-11:13

Enclosed are eight (8) sets of map and description for the subject quarry site which the County of Hawaii is interested in utilizing.

We have contacted Parker Ranch, lessee (General Lease No. 3375), and a copy of its March 31, 1970 reply is enclosed. The lessee is agreeable to the withdrawal of the area designated in the parcel map for quarrying purpose by the County of Hawaii.

Your early consideration in making the land available to the County of Hawaii will be sincerely appreciated.

Very truly yours,

EDWARD HARADA
Chief Engineer

SHUNICHI KIMURA
Mayor

Enc.

TT/jh

PARKER RANCH
KAMUELA, HAWAII

March 31, 1970

1970 APR 2 PM 3:30

Department of Public Works
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Edward K. Harada, Chief Engineer

Re: Quarry Site - G.L. 3375, Honokaia

Dear Mr. Harada:

I have received your letter dated March 24, 1970 requesting that Parker Ranch consent to the release of approximately 18 acres of the subject lease as shown in the accompanying map and description for use by your department as a gravel quarry.

Please be assured that we will gladly cooperate in any way necessary to release our leasehold interest in the site for your proposed quarry.

Kindest personal regards,

Very truly yours,

RICHARD SMART

By:



Robert E. Eastman
His Attorney-in-Fact

REE:ky

March 24, 1970

Parker Ranch.
Kamuela, Hawaii 96743

ATTENTION: Mr. Robert Eastman

Gentlemen:

SUBJECT: Quarry Site
Re: Our letter of February 19, 1970

Enclosed are two copies of revised parcel map and description of the subject quarry site. Also enclosed is one copy of general location map of the existing Government road for Mr. Donald J. Murray, Surveyor for Parker Ranch.

Your early consideration of our request will be sincerely appreciated.

Very truly yours,

EDWARD HARADA
Chief Engineer

Enc.

cc: Theodore Tanaka

SK/jh

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

DESCRIPTION OF QUARRY LOT

Being a portion of Part 4, General Lease No. 3375
(C.S.F. 10961) to Richard Smart, Honokaia, Hamakua, Hawaii

Beginning at the northeast corner of this parcel of land, and on the south side of Mamalahoa Highway (existing Government Road), the coordinates of said point of beginning referred to Government Survey Triangulation Station "Puu Io" being 25,419.0 feet north and 16,137.3 feet east, thence running by azimuths measured clockwise from True South:

1. 20° 19' 800.00 feet along Kawela to a "+" on concrete post;
2. 99° 37' 30" 412.69 feet along remainder of Part 4 to a pipe;
3. 156° 02' 30" 860.09 feet along remainder of Part 4 to a pipe;
4. 180° 10' 455.89 feet along remainder of Part 4;
5. 298° 30' 1174.97 feet along the south side of Mamalahoa Highway to the point of beginning and containing an area of 785,981 square feet or 18.044 acres.

BUREAU OF PLANS AND SURVEYS
DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII

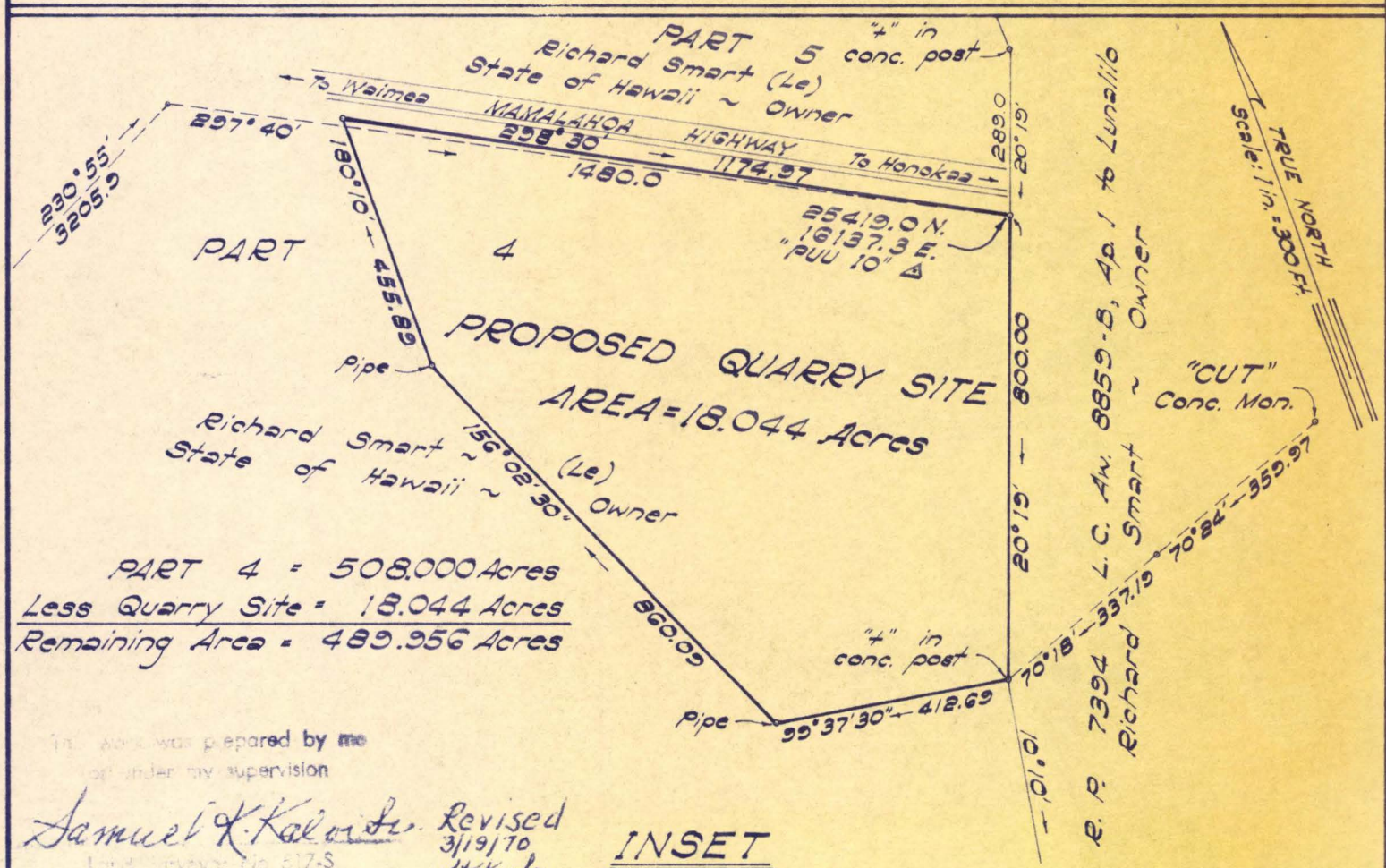
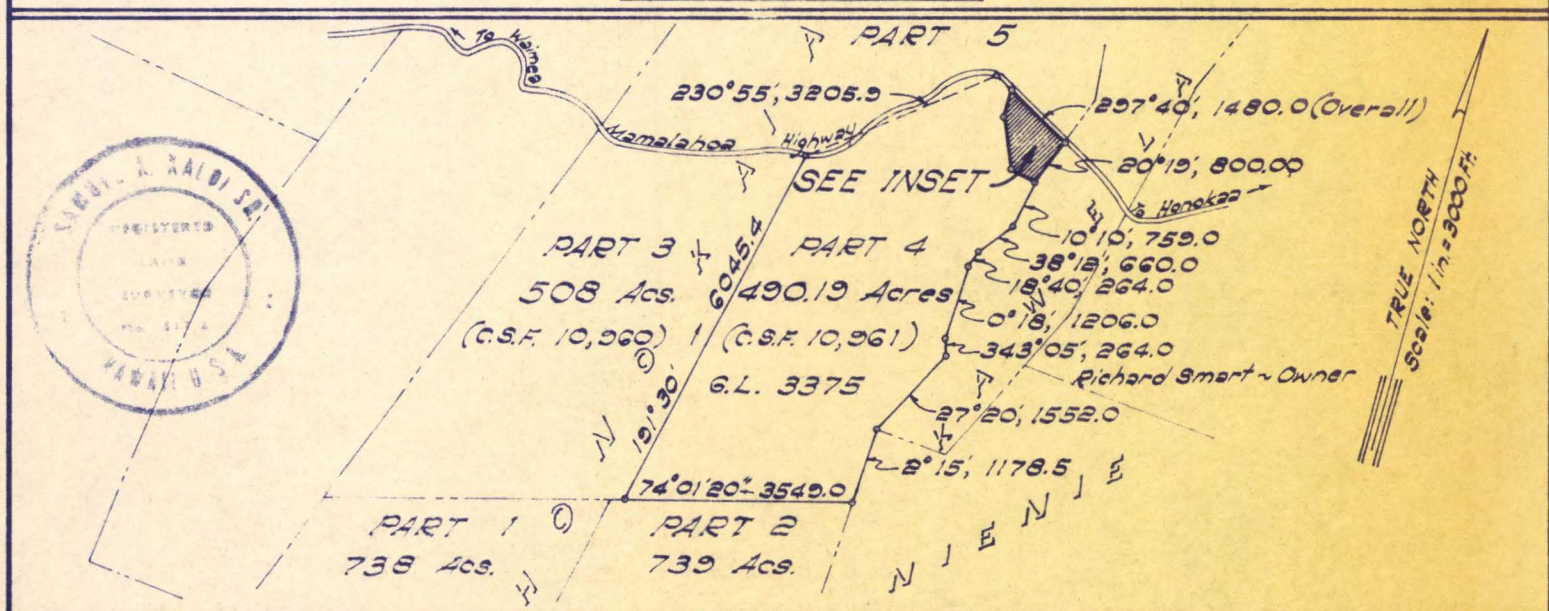
By Samuel K. Kaloi Jr.
SAMUEL K. KALOI, SR.
Land Surveyor #517-S

Hilo, Hawaii

March 19, 1970

Owner of Part 4: State of Hawaii
Richard Smart, Lessee

TMK: 4-6-11: 13



BUREAU OF PLANS & SURVEYS - DEPT. OF PUBLIC WORKS - COUNTY OF HAWAII

SUBMITTED BY: Theodore T. Tanaka DATE 2/16/70
BUREAU HEAD

APPROVED BY: Arthur J. Demos DATE 2-16-70
CHIEF ENGINEER

PROPOSED QUARRY SITE

Portion of Part 4
(C.S.F. 10,961)

G. L. 3375

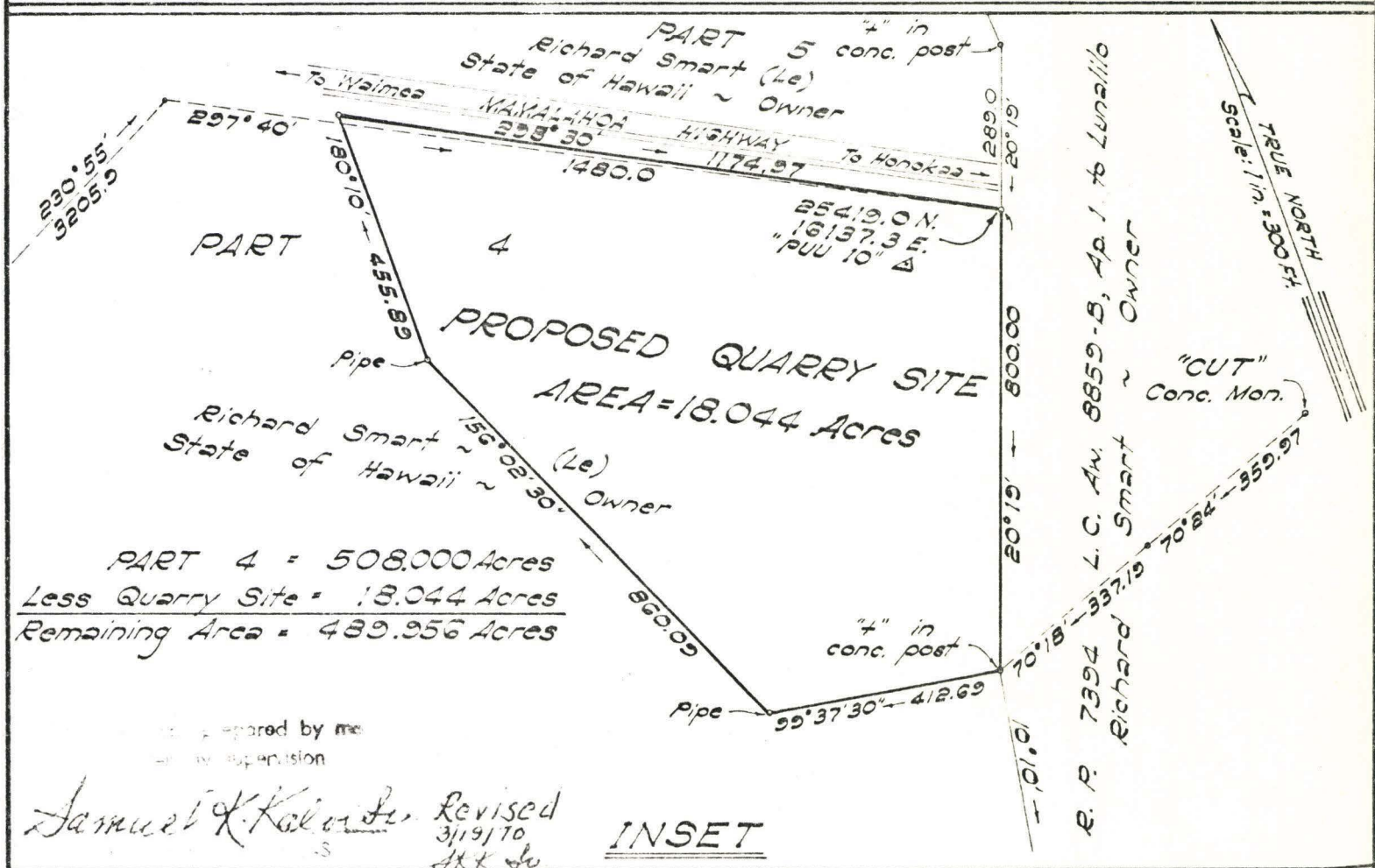
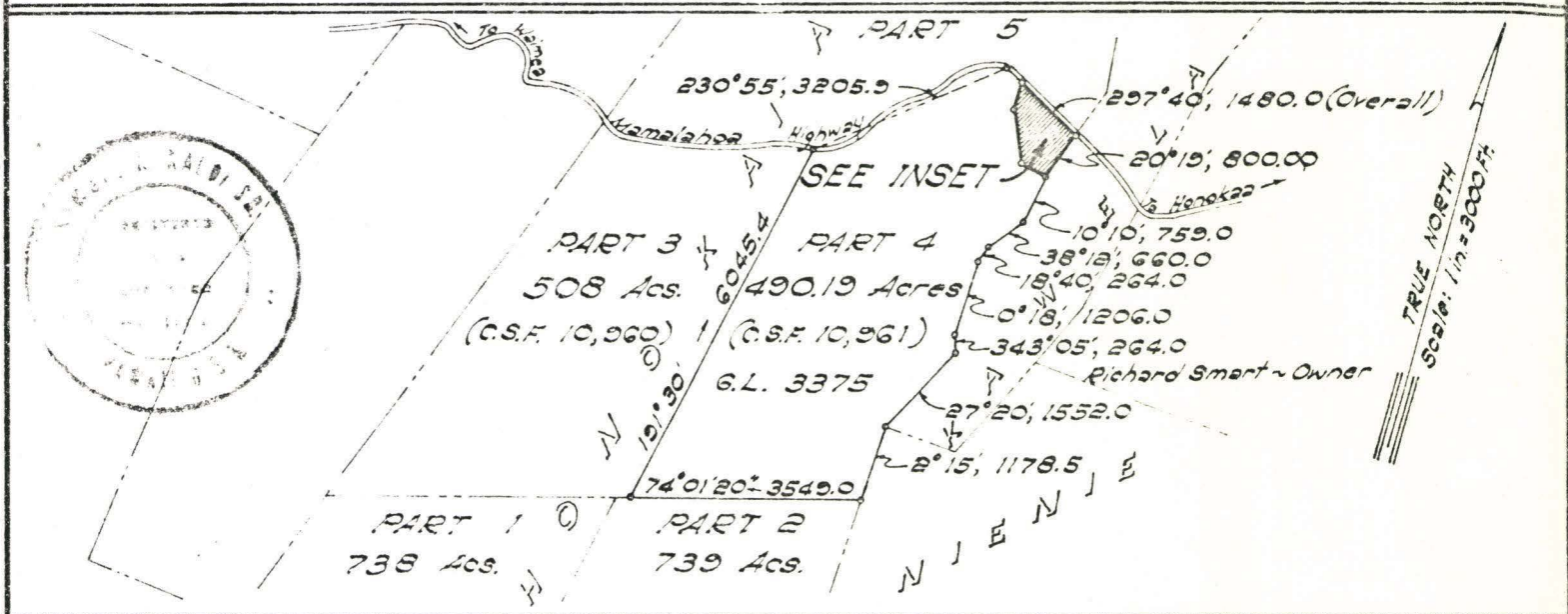
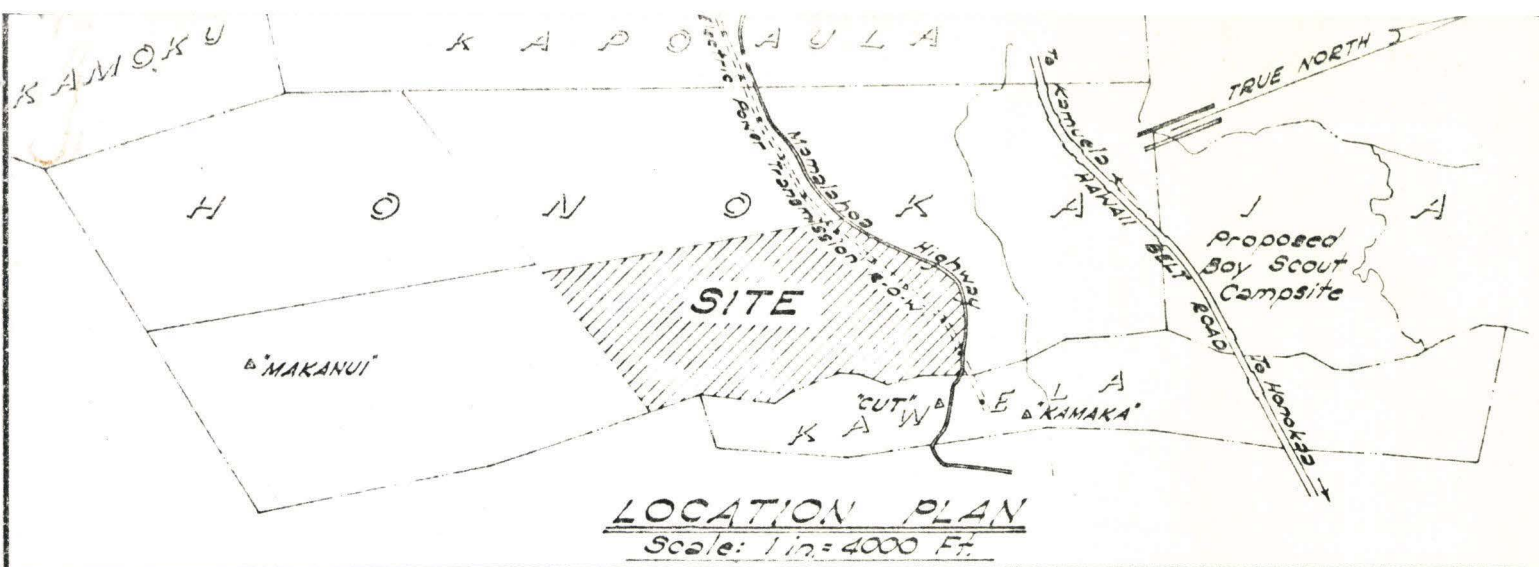
Honokaia, Hamakua, Hawaii

Plan By: S.K.K., Jr. Traced By: P.K. Date: Feb. 11, 1970

SP 70-84

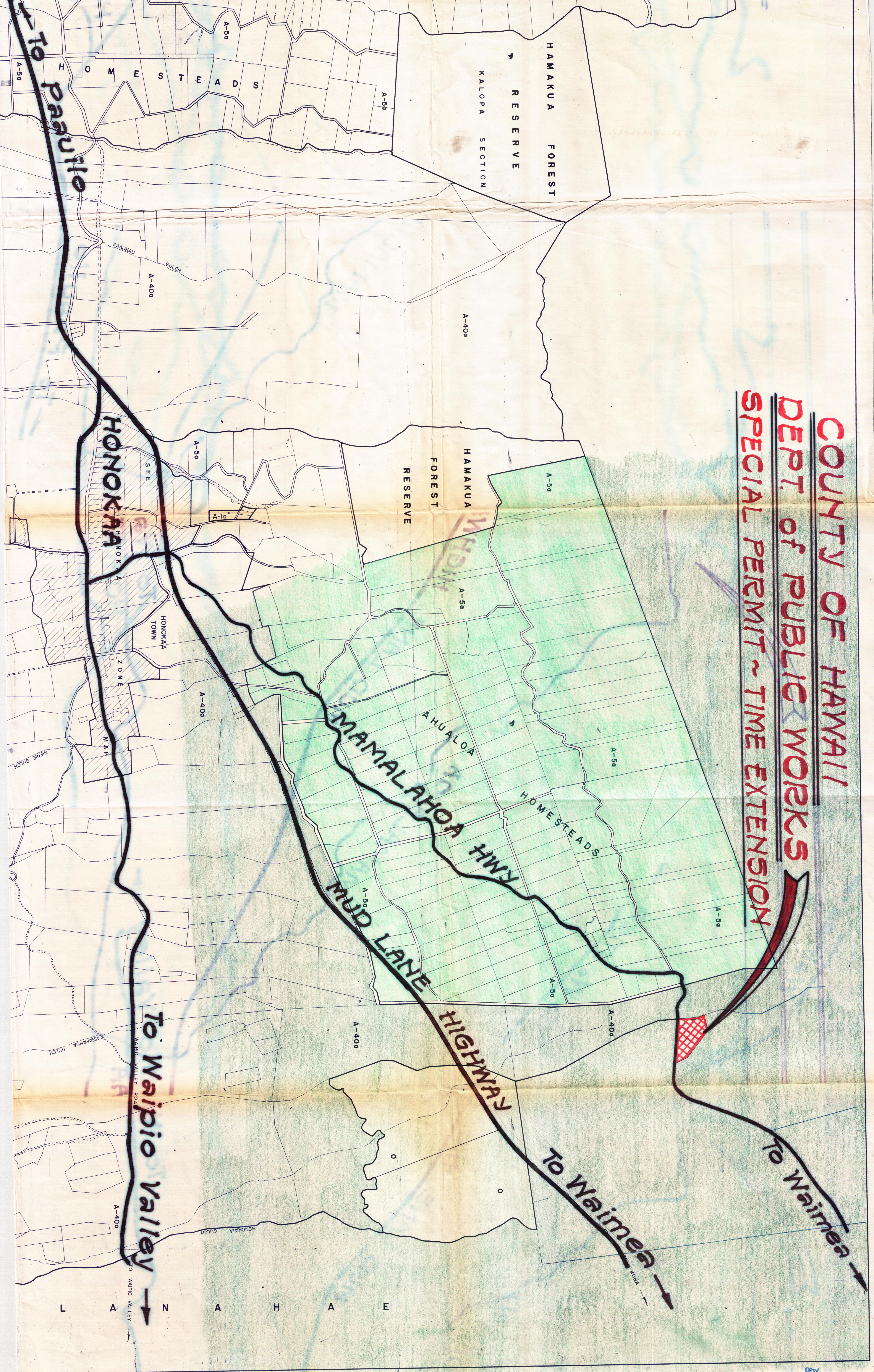
extra maps.

- (c) Raising of livestock, including poultry, bees, fish or other aquatic animals
- (d) Farm dwellings, farm buildings, and other structures used for purposes related to farming
- (e) Public institutions and facilities for agricultural practice and instruction
- (f) Public and private "open spaces" including day camps, riding stables, but not airports, drive-in theaters, driving ranges, country clubs, etc.
- (g) Public, private, and quasi-public transformer stations, etc., and buildings such as booster stations, not including offices or storage of material, vehicle storage, treatment plants and major ancillary to agricultural operations, yards or other like structures

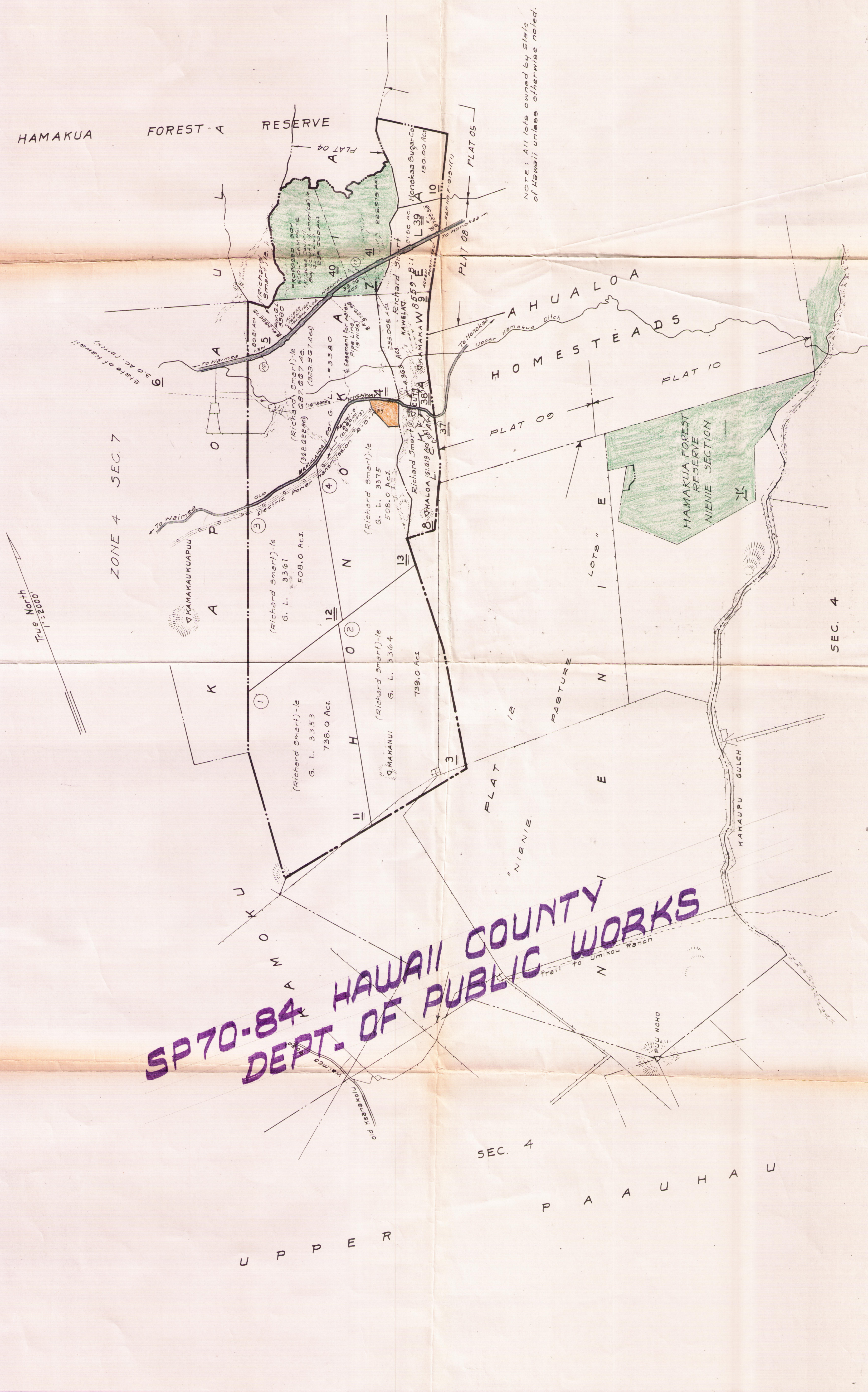


BUREAU OF PLANS & SURVEYS - DEPT. OF PUBLIC WORKS - COUNTY OF HAWAII	
PROPOSED QUARRY SITE	
Portion of Part 4 (C.S.F. 10,961) G. L. 3375 Honokaa, Hamakua, Hawaii	
SUBMITTED BY: Theodore T. Tanaka BUREAU HEAD	DATE 2/16/70
APPROVED BY: Arthur J. Semel CHIEF ENGINEER	DATE 2-16-70
Plan By: S.K.K., Jr. Traced By: P.K. Date: Feb. 11, 1970	

COUNTY OF HAWAII
DEPT. of PUBLIC WORKS
SPECIAL PERMIT - TIME EXTENSION



SP70-84 HAWAII COUNTY
DEPT. OF PUBLIC WORKS



NOTE: All lots owned by State of Hawaii unless otherwise noted.

Parcels Dropped: 1, 2, 14 to 36

THIRD	DIVISION
ZONE	SEC.
4	6
CONTAINING	PARCELS
SCALE 1 in. = 2000 ft	PRINTED Oct 7 1970

Dwg. No. 87
By: XMC Oct. 5, 1932
Source: Terr. Survey Dept.

NIENTIE, HAMAKUA, HAWAII

W A I P I O B A Y .

SP70-84 HAWAII COUNTY
DEPT. OF PUBLIC WORKS

NEW MADRID

MISSISSIPPI RIVER

NEW MADRID FAULT

NEW MADRID EARTHQUAKE

0 10 20 30 40 50 60 70 80 90 100

Legend

- MISSISSIPPI RIVER
- NEW MADRID FAULT
- NEW MADRID EARTHQUAKE

Scale: 0 10 20 30 40 50 60 70 80 90 100

Inset Map: UNITED STATES

ORIGINAL

ՀԱՅԿԱ

QVIA

H A M A K U A
F O R E S T
R E S E R V E

A close-up of a topographic map showing contour lines and a road labeled 'Gulf'. The map is oriented vertically, with the road running diagonally from the bottom left towards the top right. The contour lines are brown and indicate elevation. The road is marked with a dashed line and the word 'Gulf' is written along it. The map is part of a larger set of pages, as indicated by the page number '10' in the bottom right corner.