

Action Spa

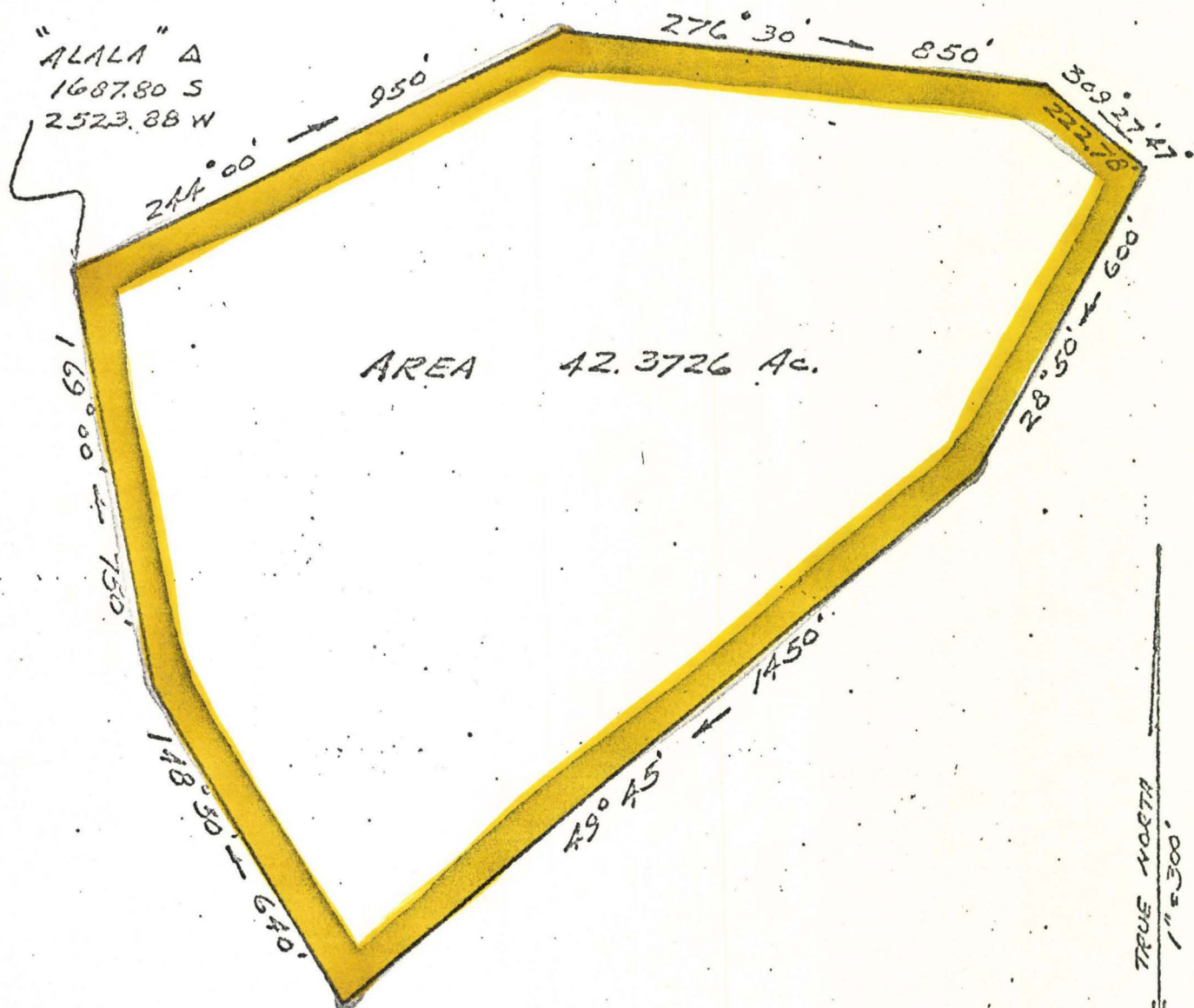
Dec 5 — Jan 19



EXHIBIT A

Description of Property

**2- PEPEEKEO**



PEPEEKEO CINDER PIT

PORTION OF R.P. 7192 L. C. ANARD

8559 B APN 17 & 18 TO LUNA 2120

T.M.K. 2-8-7-3

PEPEEKEO, HAWAII

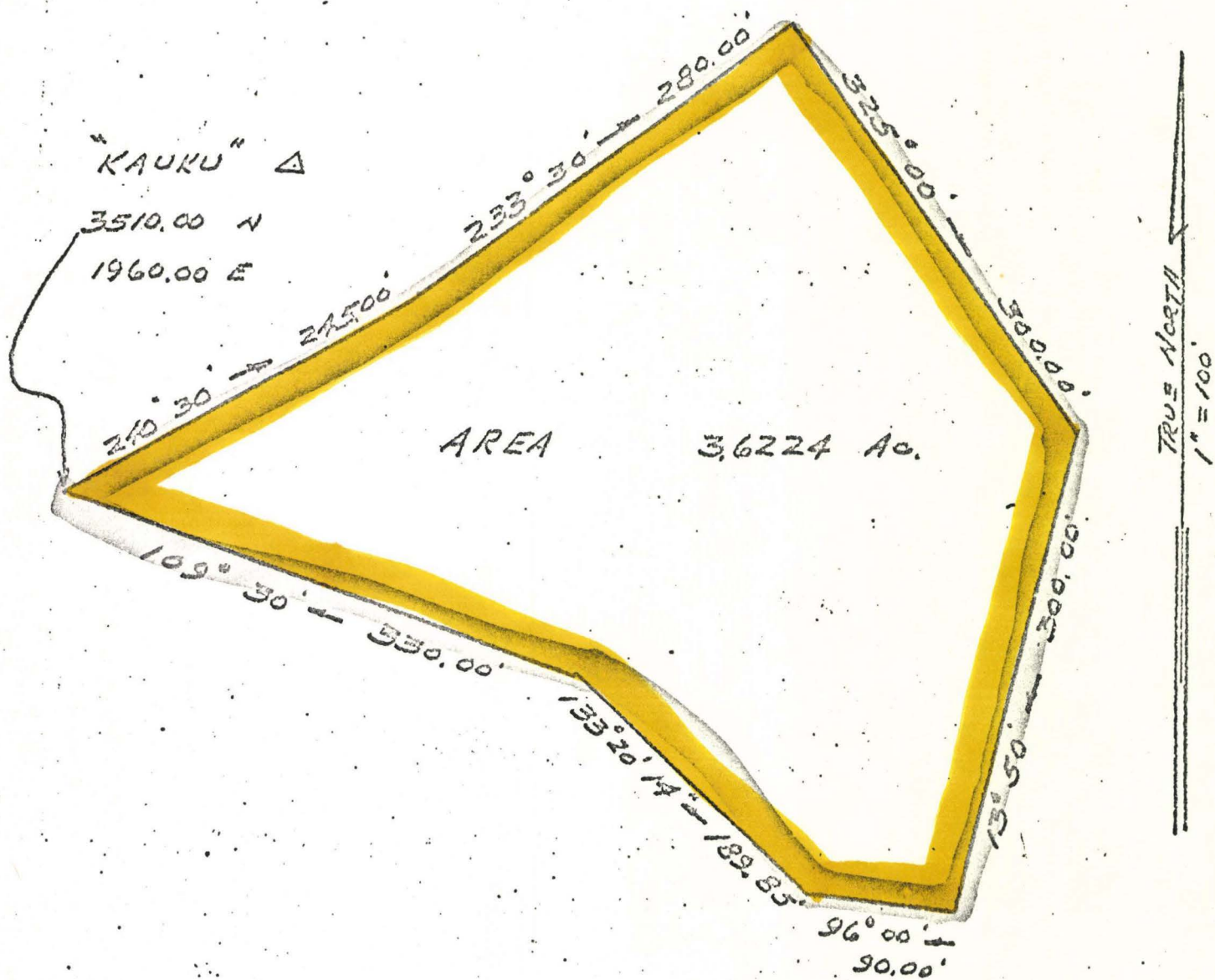
MAUNA KEA SUGAR CO. (OWNER)

HILO COAST PROCESSING CO. (L.P.)

6-24-74



# 3 - SHIROMA



## SHIROMA QUARRY

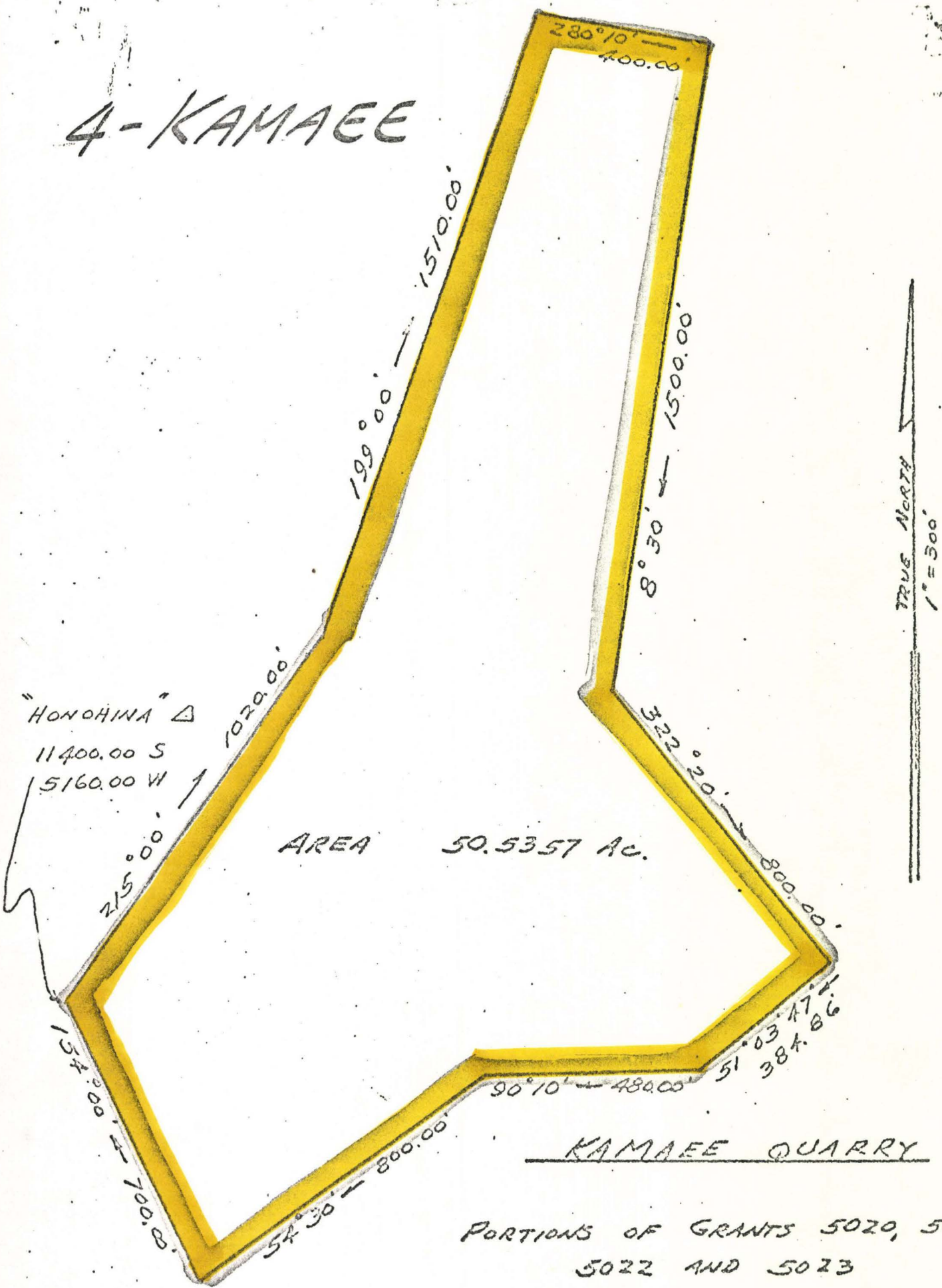
PORTION OF GRANT 3160  
HONOLULU, SOUTH HILLO, HAWAII  
TME 2-8-10-5

PEPEEKEO SUGAR CO. (OWNER)

6-28-74



# 4-KAMAE



## KAMAE QUARRY

PORTIONS OF GRANTS 5020, 5021,  
5022 AND 5023

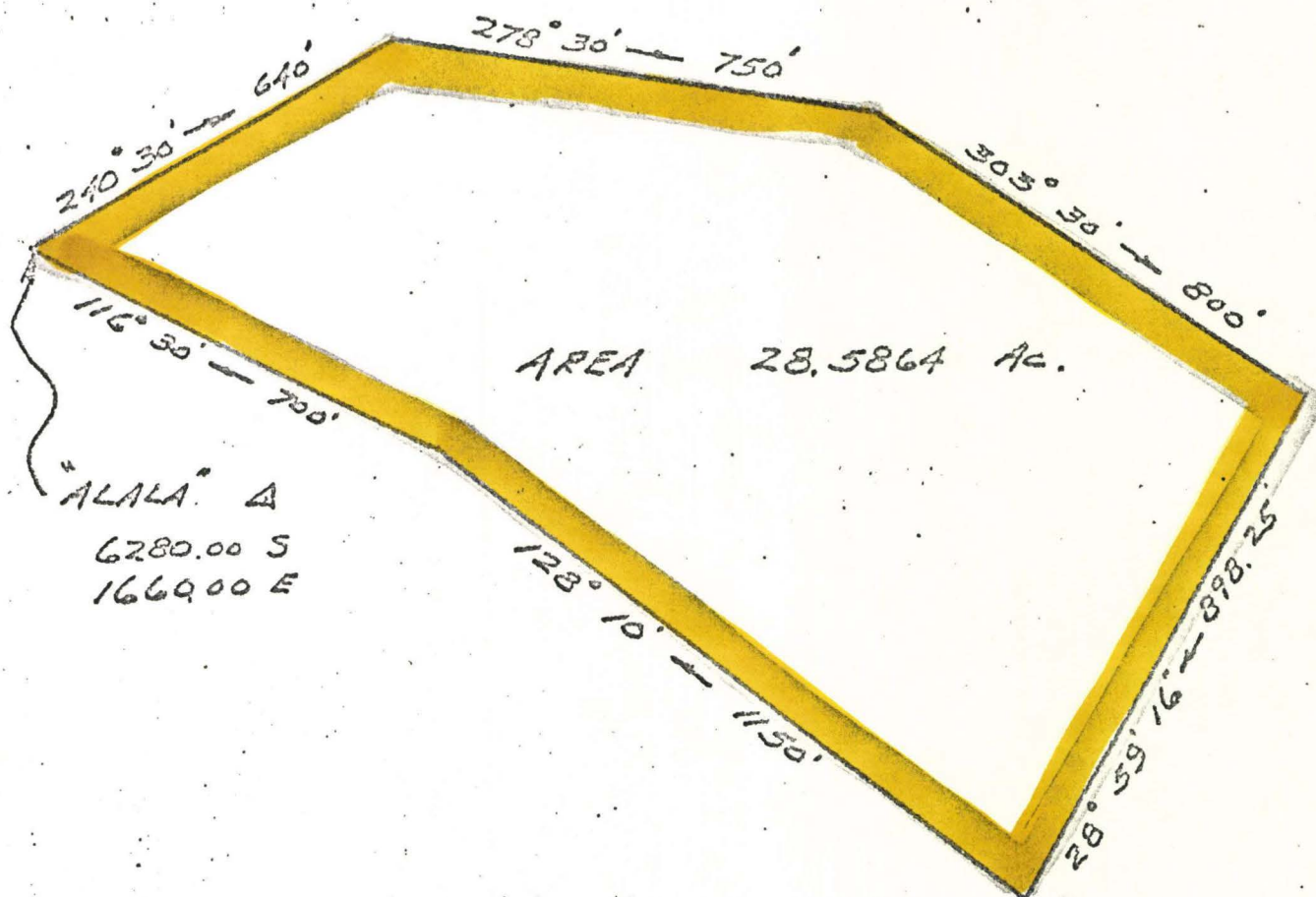
MAUNA KEA SUGAR CO. (OWNER) KAMAE, NORTH HILO, HAWAII  
HILO COAST PROCESSING CO. (LE.)

TMR: 3-1-4-7 & 8

6-29-74



# 1- ONOMEA



## ONOMEA QUARRY

PORTION OF R.P. 4475 L.C. AWARD 7713  
TO KAMAMALU

TMK: 2-7-10-6

ONOMEA, HAWAII

MAUNA KEA SUGAR CO. (OWNER)  
HILO COAST PROCESSING CO. (LE)

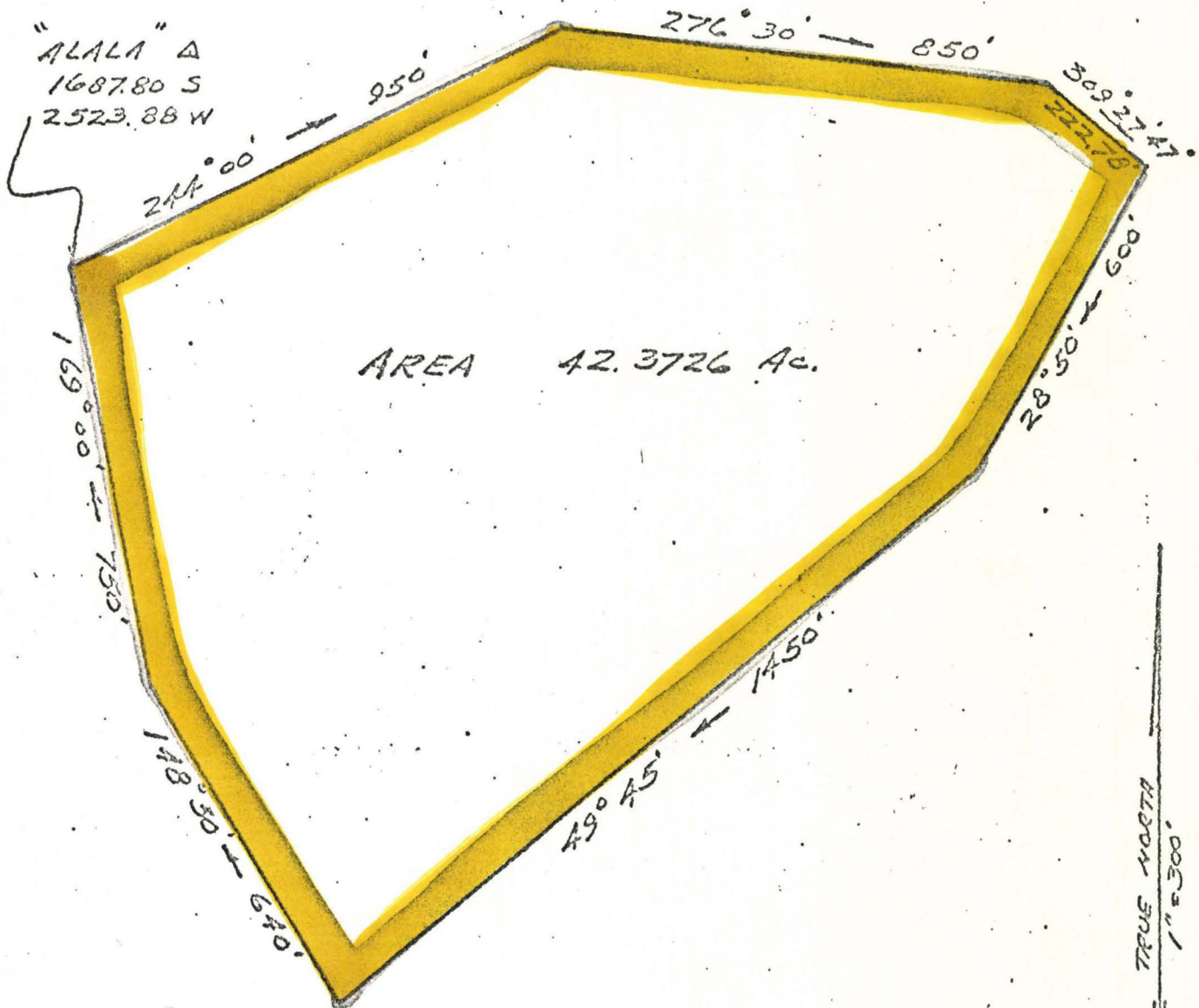
6-25-74



EXHIBIT A

Description of Property

**2- PEPEEKEO**



PEPEEKEO CINDER PIT

PORTION OF R.P. 7192 L.C. ANARD

8559 B AKAAS 17 & 18 TO LUNA LILO

T.M.K. 2-8-7-3

PEPEEKEO, HAWAII

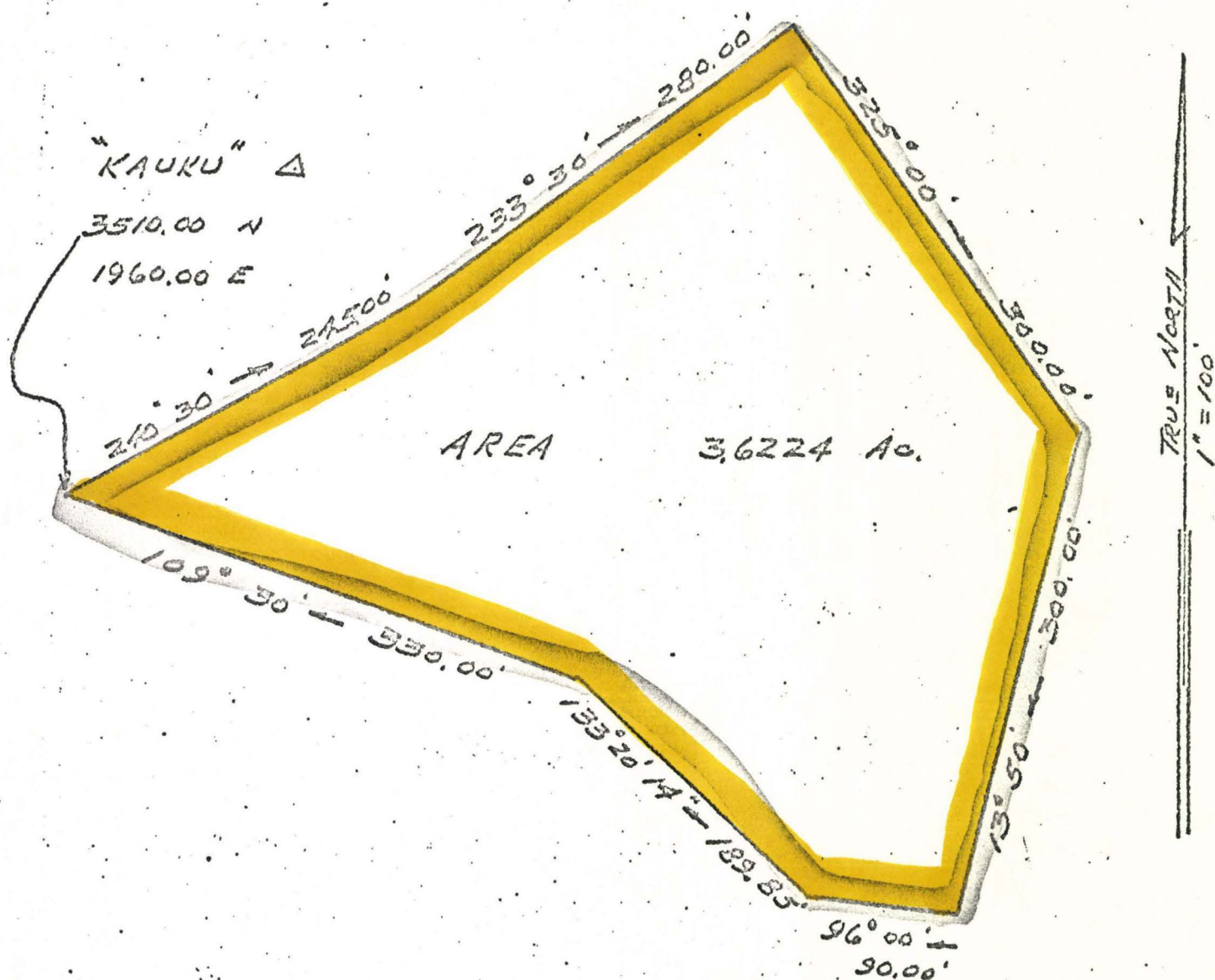
MAUNA KEA SUGAR CO. (OWNER)

HILO COAST PROCESSING CO. (LES.)

6-24-74



# 3 - SHIROMA



## SHIROMA QUARRY

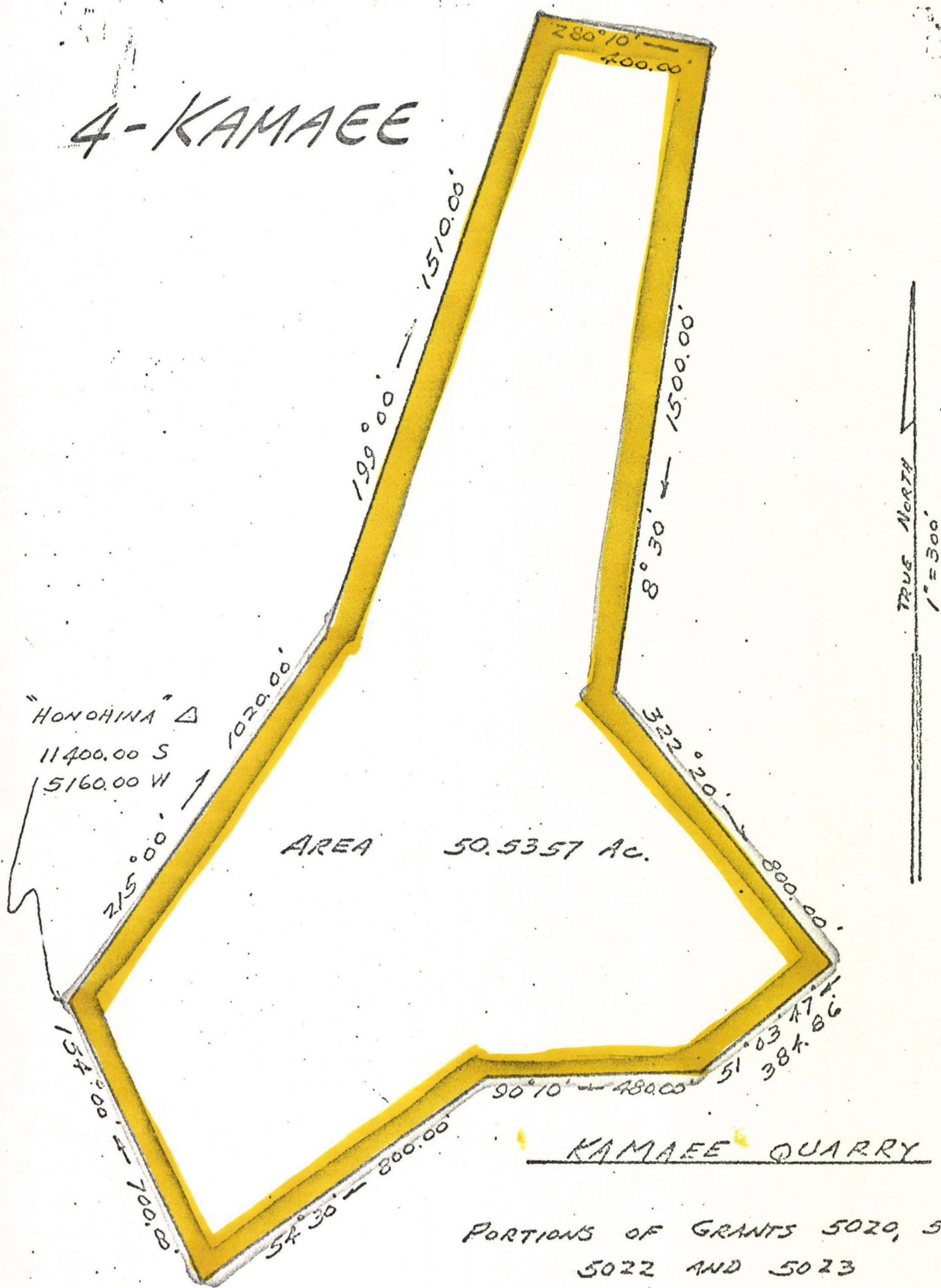
PORTION OF GRANT 5160  
HONOLULU, SOUTH HILLO, HAWAII  
TMC 2-8-10-5

PEPEKEO SUGAR CO. (OWNER)

6-28-74



# 4-KAMAE



PORTIONS OF GRANTS 5020, 5021,  
5022 AND 5023

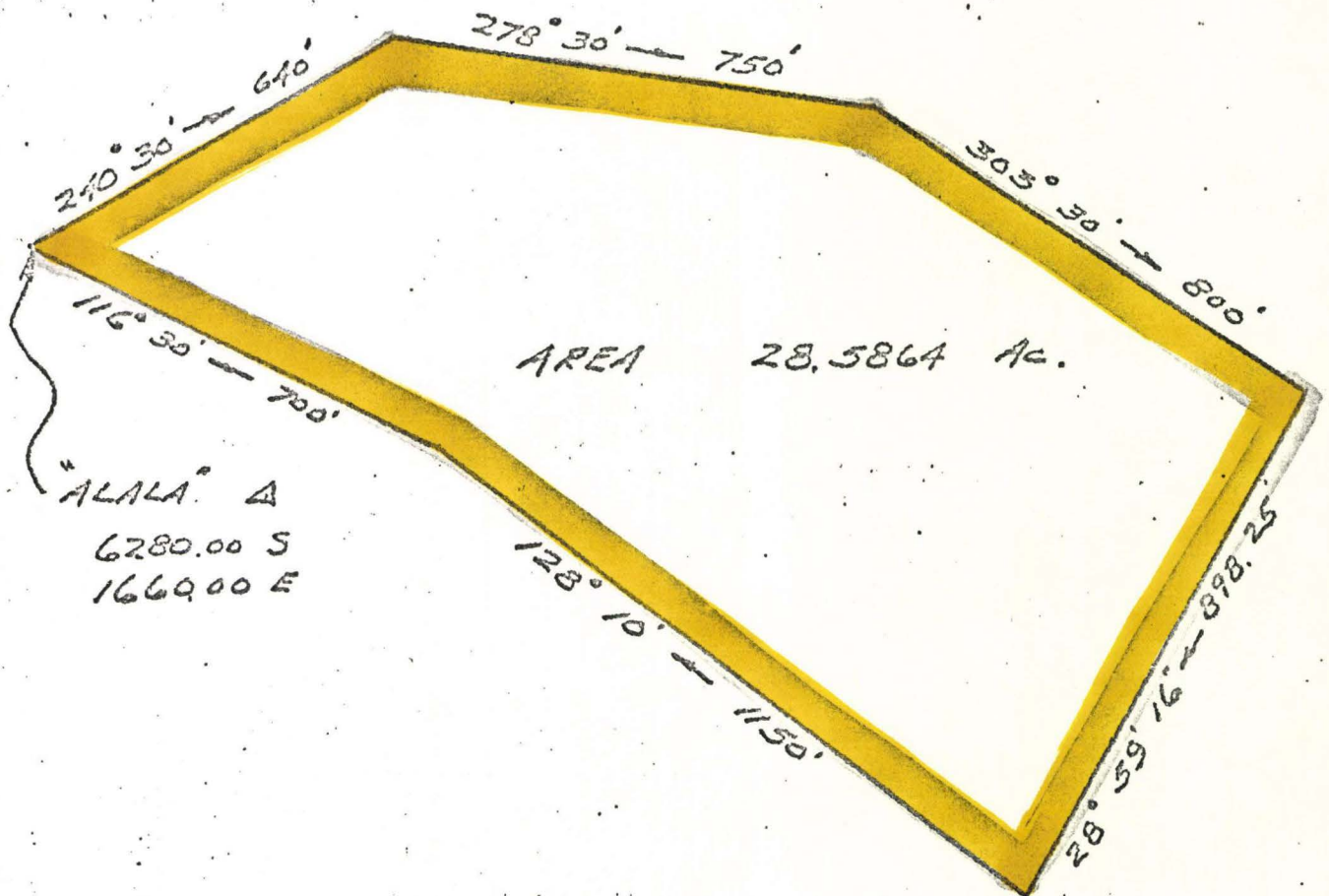
MAUNA KEA SUGAR CO. (OWNER) KAMAE, NORTH HILO, HAWAII

HILO COAST PROCESSING CO. (LE)

TMK: 3-1-4-7E8

6-29-74

# 1- ONOMEA



## ONOMEA QUARRY

PORTION OF R.P. 4475 L.C. AWARD 7713  
TO KAMAMALU

TMK: 2-7-10-6

ONOMEA, HAWAII

MAUNA KEA SUGAR CO. (OWNER)  
HILO COAST PROCESSING CO. (LE.)

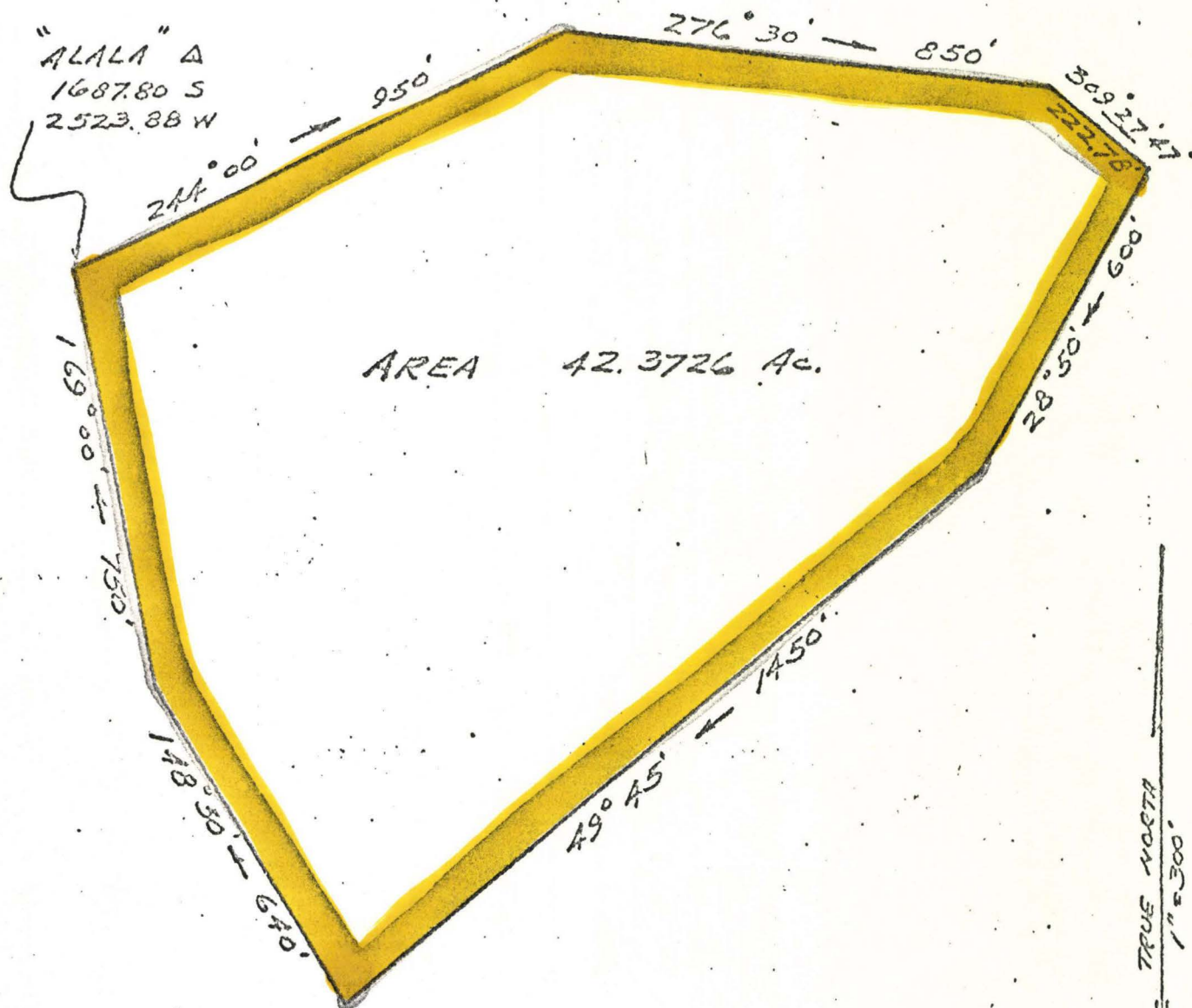
6-25-74



EXHIBIT A

Description of Property

**2- PEPEEKEO**



PEPEEKEO CINDER PIT

PORTION OF R.P. 7192 L.C. ANARD

8559 B APPLAS 17 & 18 TO LUNA LILO

T.M.K. 2-8-7-3

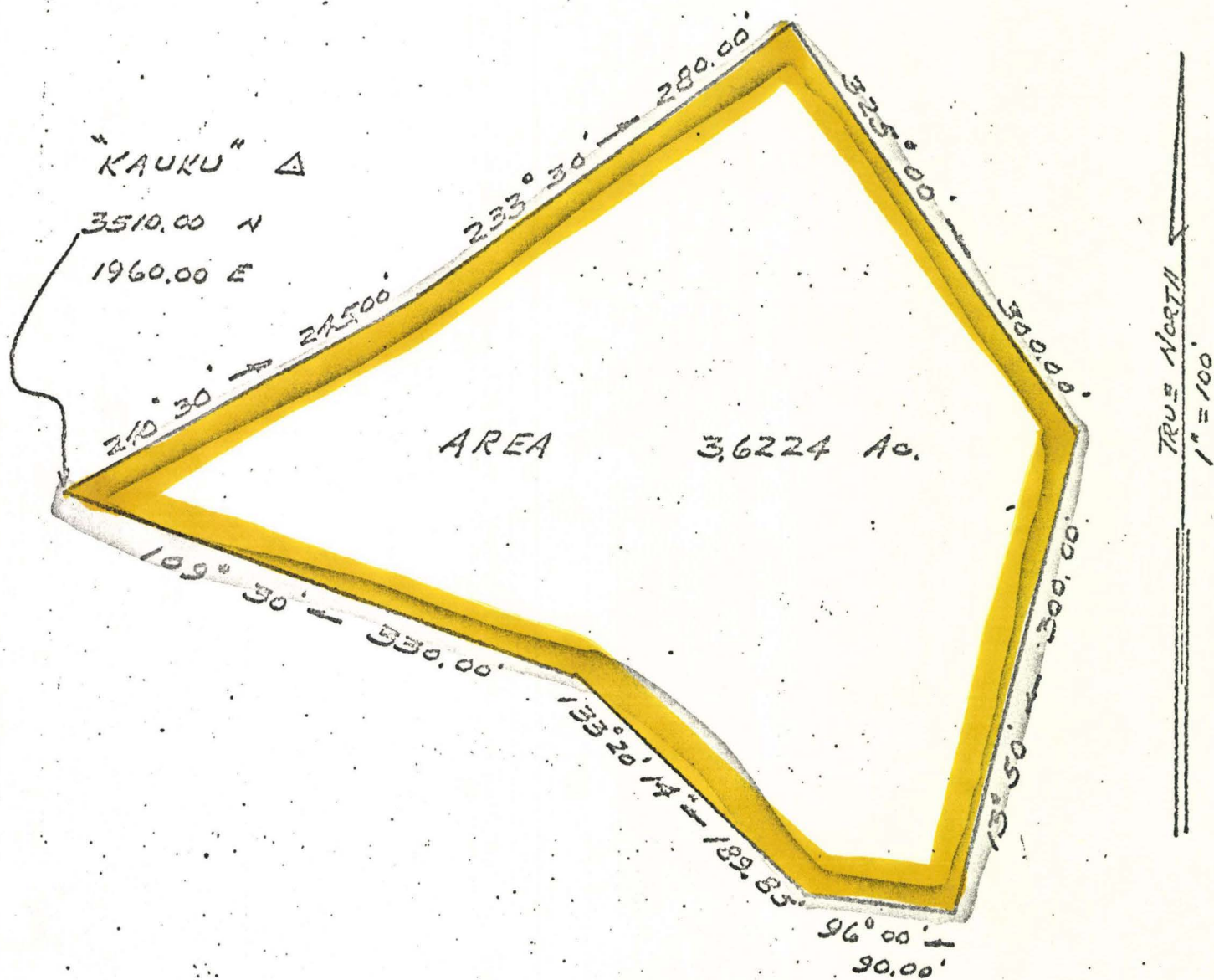
PEPEEKEO, HAWAII

MAUNA KEA SUGAR CO. (OWNER)

HILO COAST PROCESSING CO. (L.P.)

6-24-74

# 3 - SHIROMA



## SHIROMA QUARRY

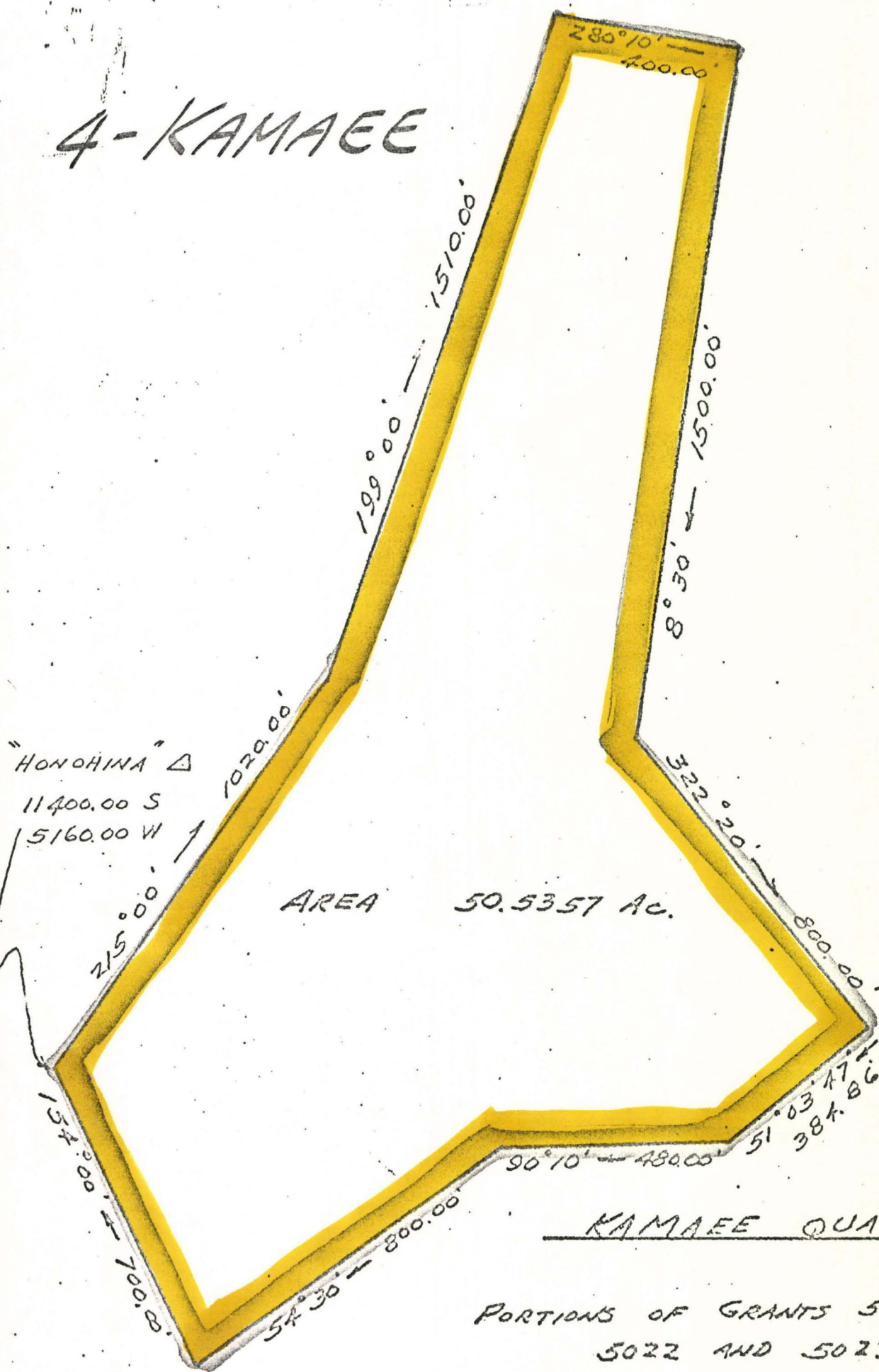
PORTION OF GRANT 5160  
HONOLULU, SOUTH HILLO, HAWAII  
TME 2-8-10-5

PEPEKEO SUGAR CO. (OWNER)

6-28-74

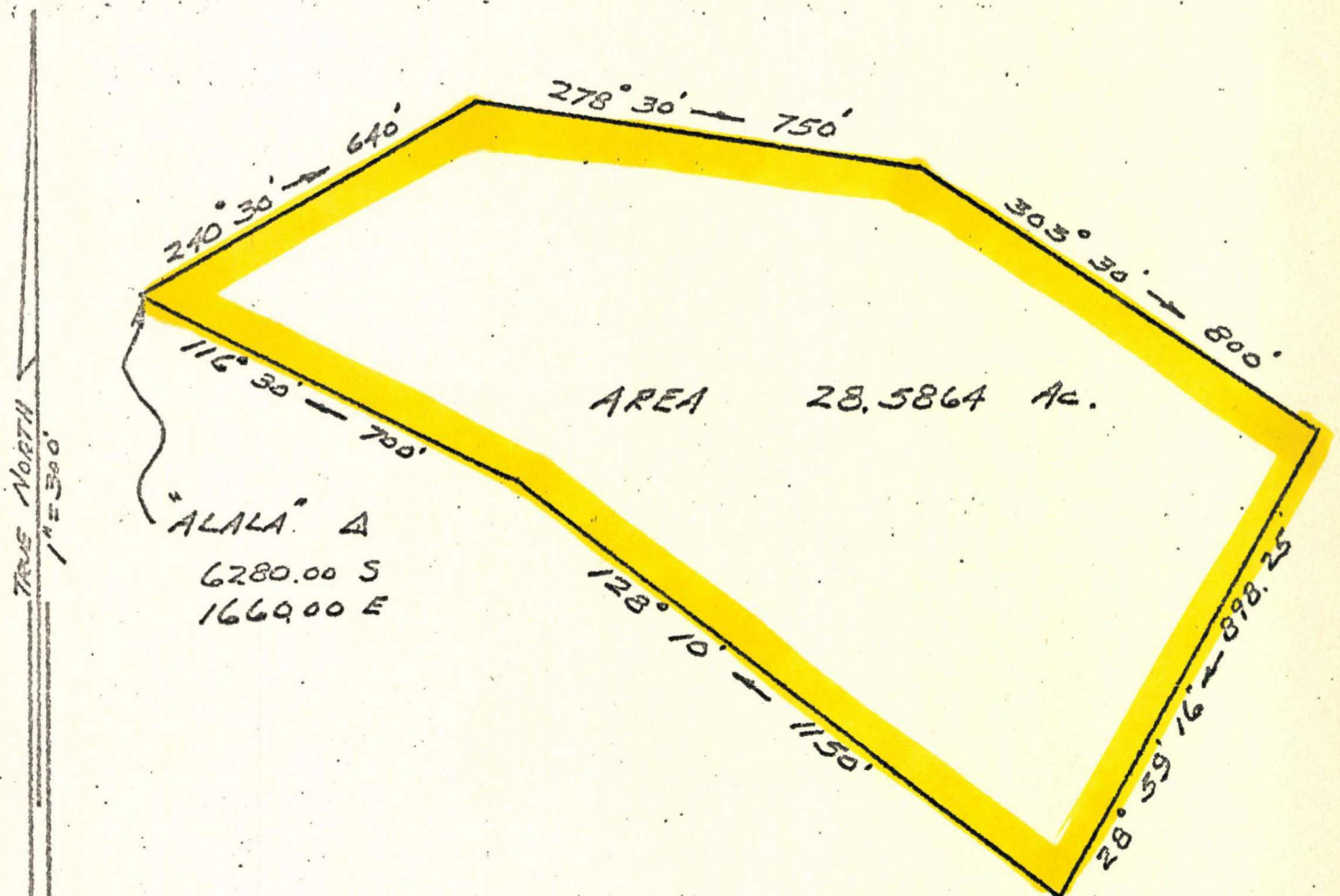


# 4-KAMAE



MAUNA KESA SUGAR CO. (OWNER) KAMAE, NORTH HILO, HAWAII  
 HILO COAST PROCESSING CO. (LE) TMR: 3-1-4-7 & 8  
 6-29-74

# 1- ONOMEA



## ONOMEA QUARRY

PORTION OF R.P. 4475 L.C. AWARD 7713  
TO KAMAMALU

TMK: 2-7-10-6

ONOMEA, HAWAII

MAUNA KEA SUGAR CO. (OWNER)  
HILO COAST PROCESSING CO. (LE.)

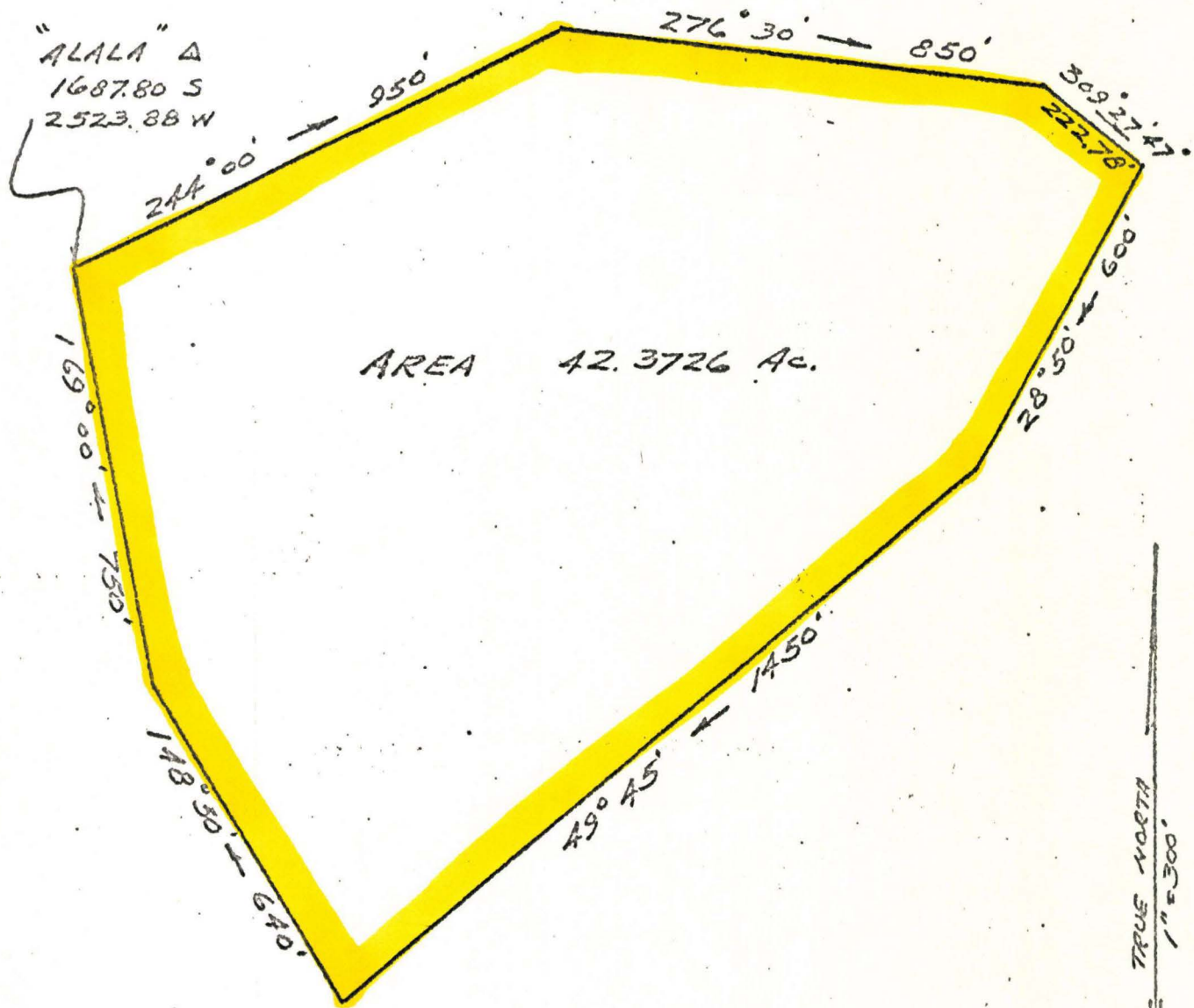
6-25-74



EXHIBIT A

Description of Property

**2- PEPEEKEO**



PEPEEKEO CINDER PIT

PORTION OF R.P. 7192 L. C. ANARD

8559 B ARMS 17 & 18 TO LUNA LILO

T.M.K. 2-8-7-3

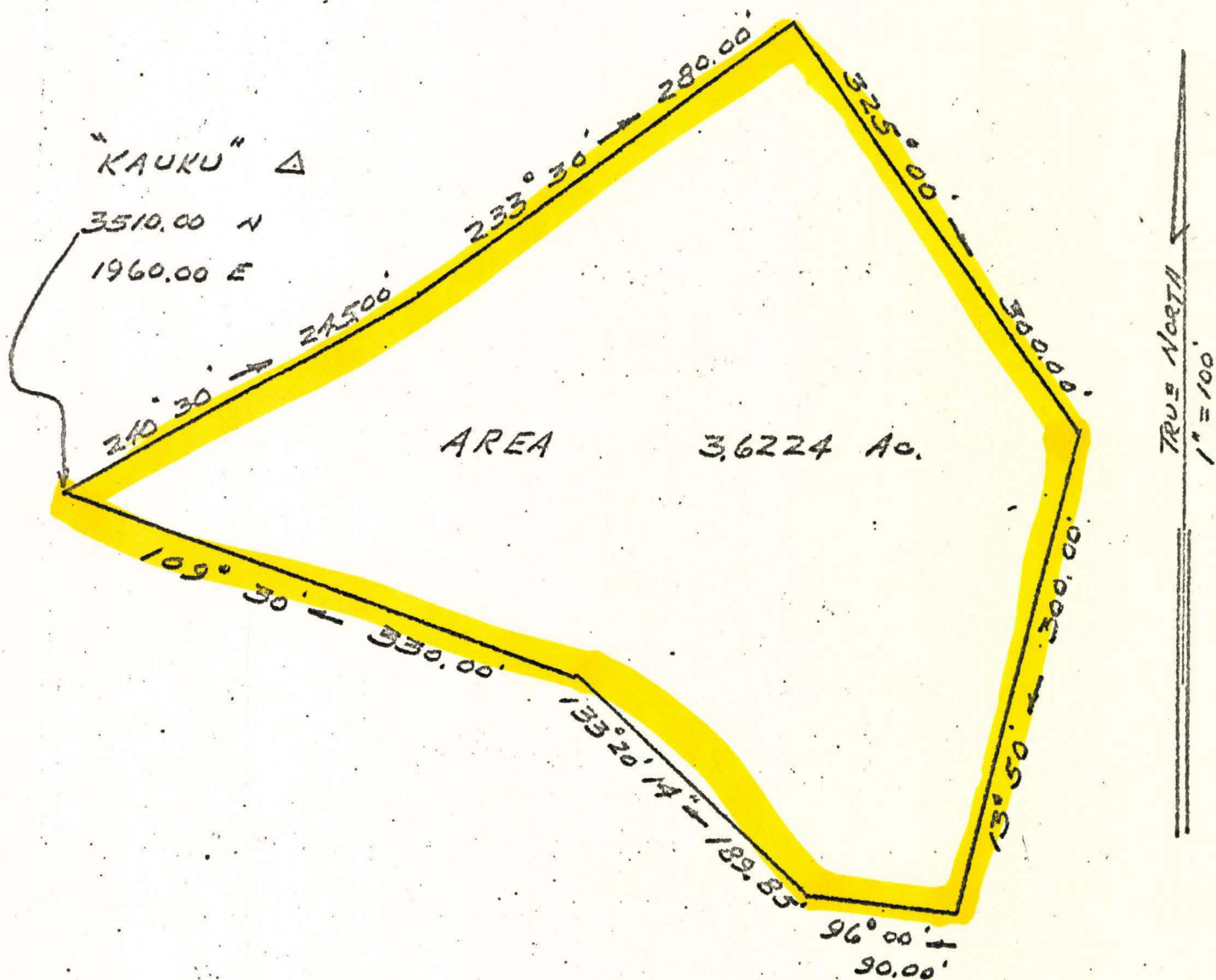
PEPEEKEO, HAWAII

MAUNA KEA SUGAR CO. (OWNER)

HILO COAST PROCESSING CO. (LP.)

6-24-74

# 3 - SHIROMA



## SHIROMA QUARRY

PORTION OF GRANT 5160

HONOLULU, SOUTH HILLO, HAWAII

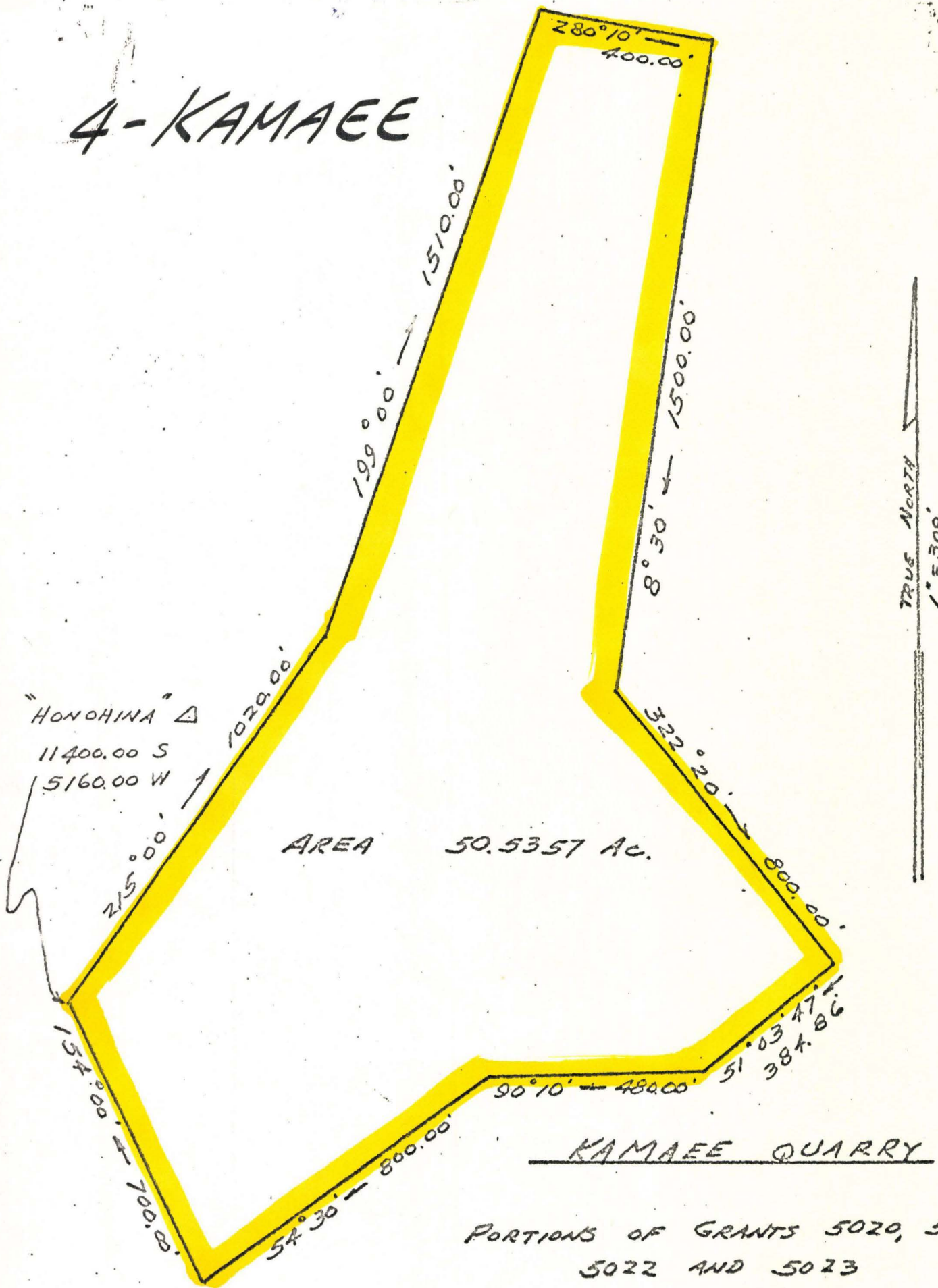
TMC 2-8-10-5

PEPEKEO SUGAR CO. (OWNER)

6-28-74



# 4-KAMAE



PORTIONS OF GRANTS 5020, 5021,  
 5022 AND 5023

MAUNA KEA SUGAR CO. (OWNER) KAMAE, NORTH HILO, HAWAII

HILO COAST PROCESSING CO. (LE)

TMK: 3-1-4-7 & 8

6-29-74



January 20, 1975

Mr. Cyril Kanemitsu  
167 Keawe Street  
Hilo, Hawaii 96720

Dear Mr. Kanemitsu:

The original of the attached letter is on file  
in the office of the Hawaii Planning Department,  
25 Aupuni Street, Hilo, Hawaii.

Very truly yours,

TATSUO FUJIMOTO  
Executive Officer

Encls.



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

January 8, 1975

Mr. Cyril Kanemitsu  
167 Keawe Street  
Hilo, Hawaii 96720

Dear Mr. Kanemitsu:

The Land Use Commission next meets on January 17, 1975  
at 10:30 a.m., in the Board Room No. 404, 4th Floor, Queen  
Liliuokalani Building, 1390 Miller Street, Honolulu, Hawaii.

At that time the special permit application by Hilo Coast  
Processing Company (SP 74-195) to allow the continua-  
tion of existing quarry and crusher operations  
in the Agricultural District at Onomea, Pepeekeo and Kamae,  
Hawaii will be considered.

Should you have any questions regarding this matter, please  
feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO  
Executive Officer

Enclosure - Agenda



25% COTTON  
XCELERASE  
by  
FOX RIVER  
January 20, 1975

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

Attention: Mr. Raymond Suefuji  
Planning Director

Gentlemen:

At its meeting on January 17, 1975, the Land Use Commission voted to approve the request by Hilo Coast Processing Co. (SP74-195) to allow the continuation of existing quarry and crusher operations within the State's Agricultural District at four separate locations as follows:

Tax Map Key: 2-7-10: portion of 6, S. Hilo, Hi.  
Tax Map Key: 2-8-7: portion 3; Pepeekeo, S. Hilo, Hi.  
Tax Map Key: 2-8-10: portion 5, Honomu, S. Hilo, Hi.  
Tax Map Key: 3-1-4: portion 8, Kamaee, N. Hilo, Hi.

The approval of the special permit is subject to the 5 conditions imposed by the Hawaii County Planning Commission, and the further condition that should quarrying activities at any of the 4 quarries be discontinued for a continuous period of 1 year, the special permit approval applicable to the discontinued quarry shall be deemed null and void.

Very truly yours,

Encls.

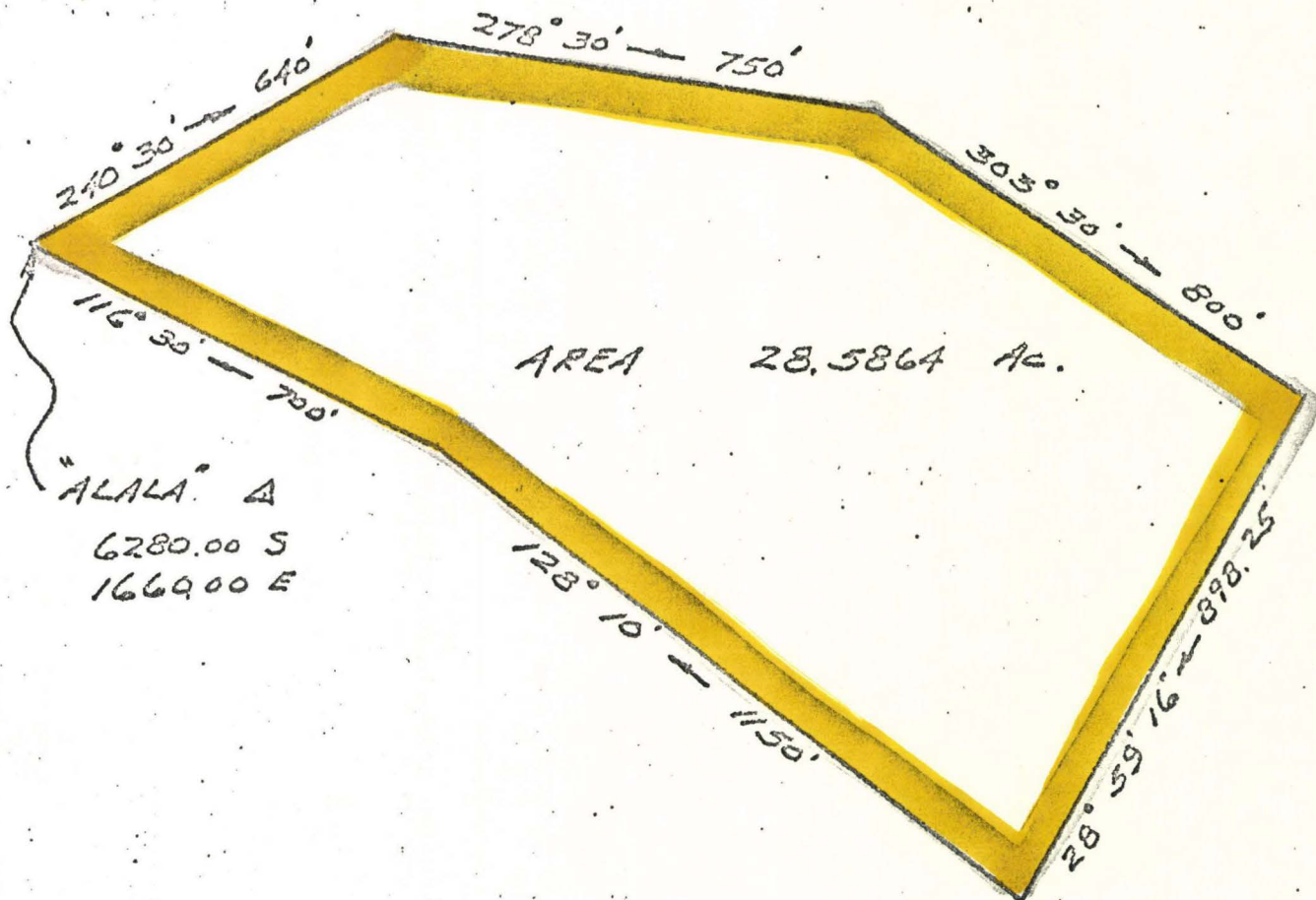
cc: Hilo Coast Processing  
Co.

TATSUO FUJIMOTO  
Executive Officer

Dept. of Taxation, Hawaii  
Property Technical Office, Dept. of Tax.  
Tax Maps Administrator, Dept. of Tax.  
Real Property Tax Assessor, Dept. of Tax.  
25% COTTON



# 1- ONOMEA



## ONOMEA QUARRY

PORTION OF R.P. 4475 L.C. AWARD 7713  
TO KAMAMALU

TMK: 2-7-10-6

ONOMEA, HAWAII

MAUNA KEA SUGAR CO. (OWNER)  
HILCO COAST PROCESSING CO. (LE.)

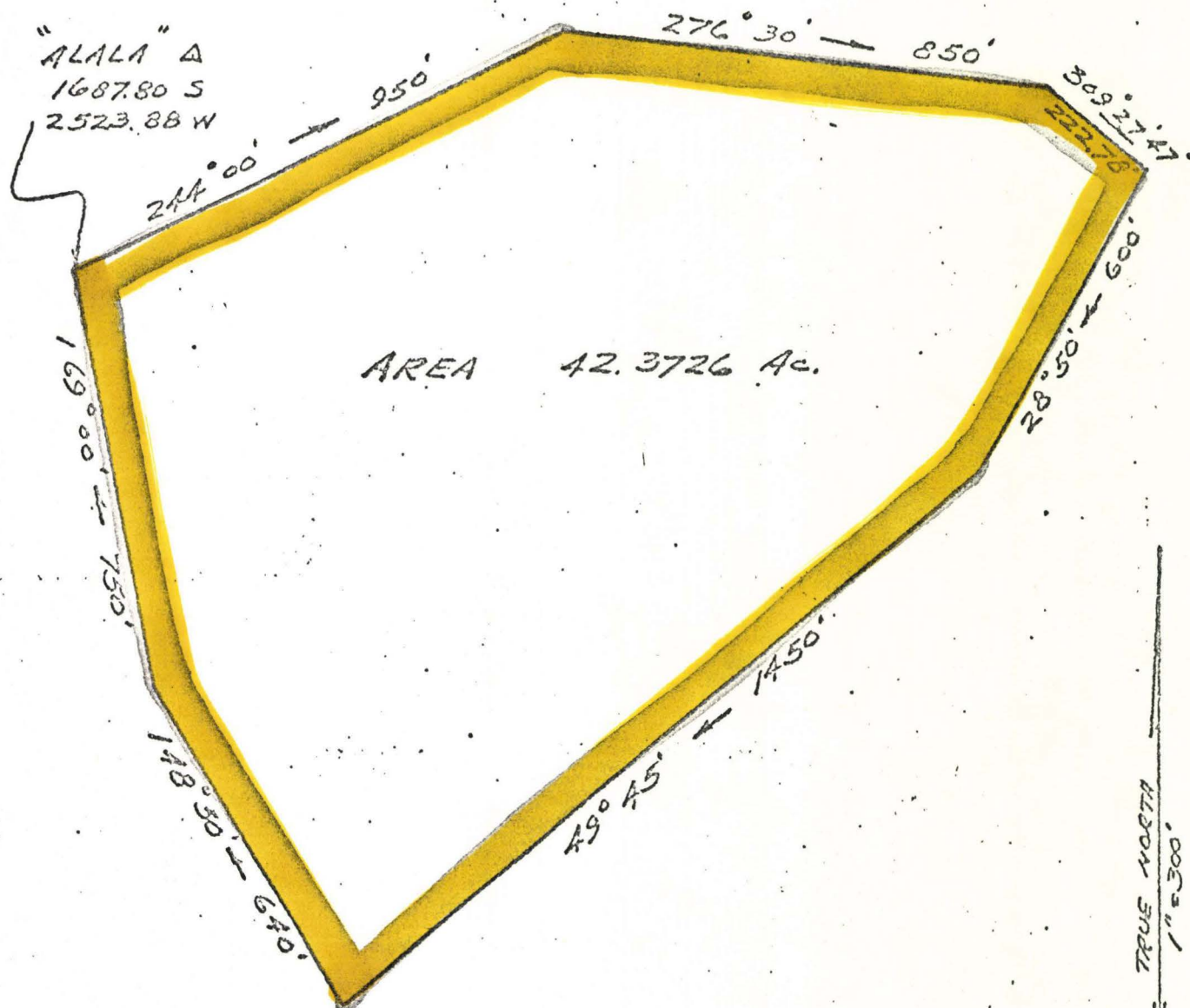
6-25-74



EXHIBIT A

Description of Property

**2- PEPEEKEO**



PEPEEKEO CINDER PIT

PORTION OF R.P. 7192 L.C. ANARD

8559 B APPLAS 17 & 18 TO LUNA LILO

T.M.K. 2-8-7-3

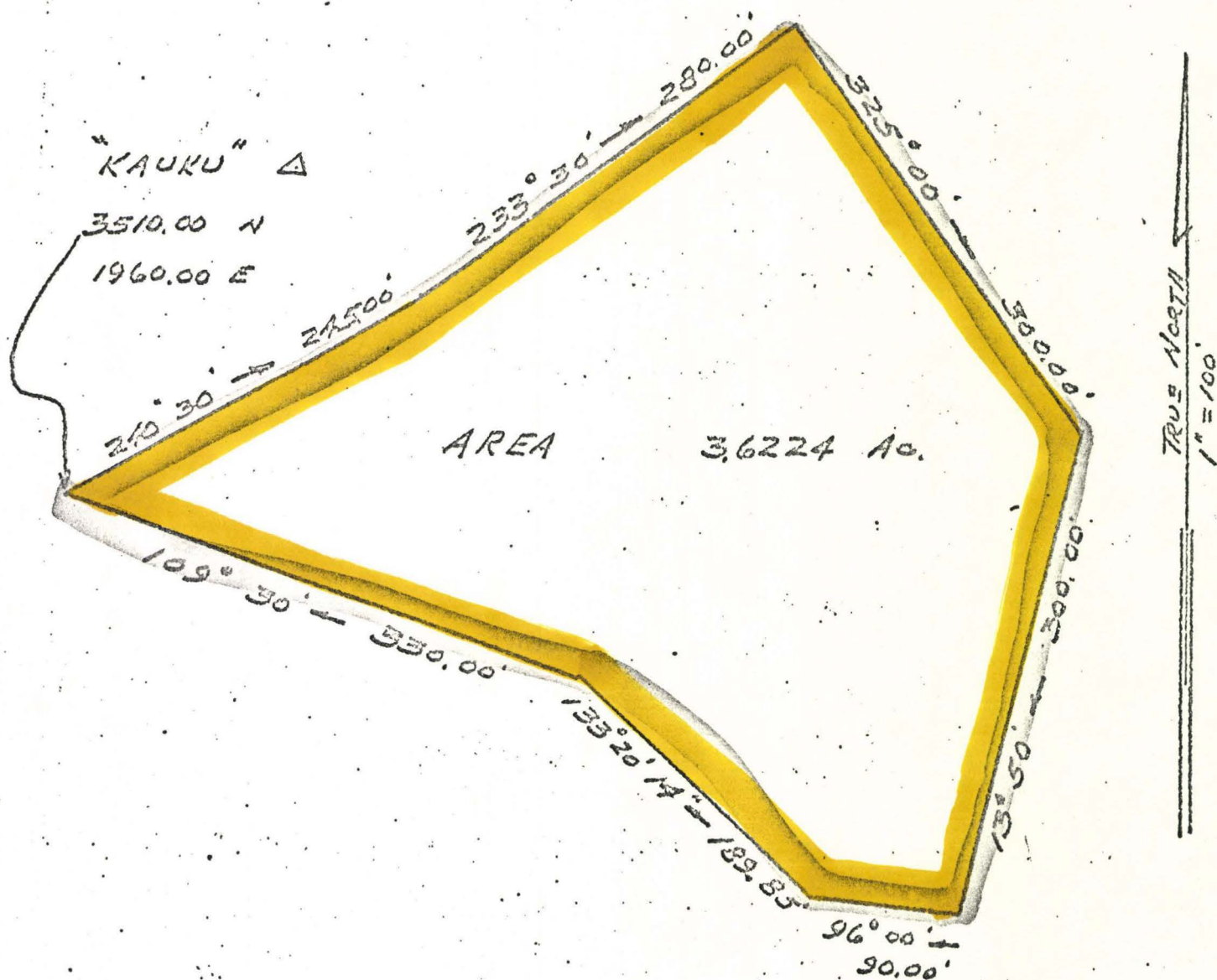
PEPEEKEO, HAWAII

MAUNA KEA SUGAR CO. (OWNER)

HILO COAST PROCESSING CO. (L.A.)

6-24-74

# 3 - SHIROMA



## SHIROMA QUARRY

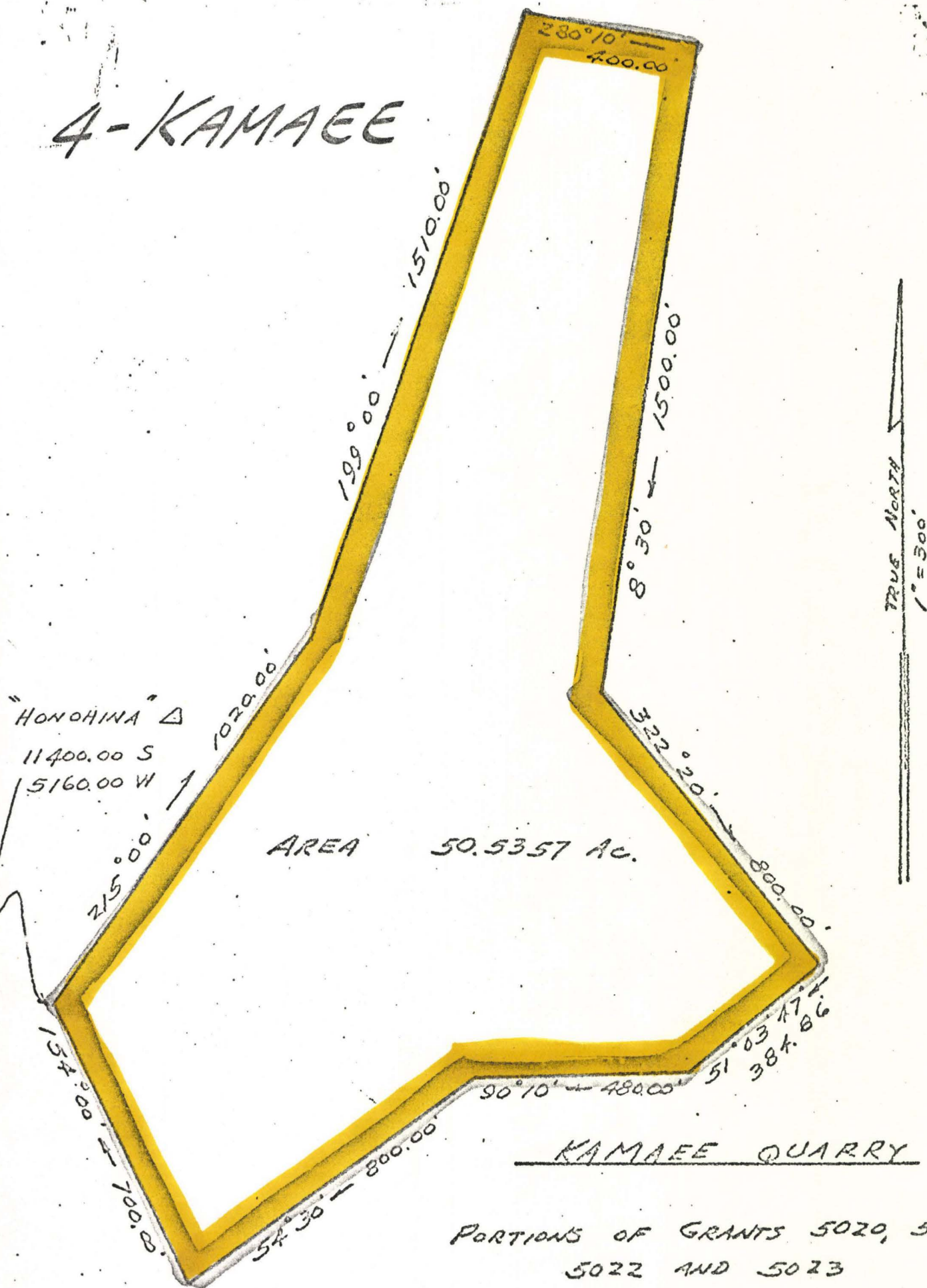
PORTION OF GRANT 3160  
HONOLULU, SOUTH HILLO, HAWAII  
TMC 2-8-10-5

PEPEEKEO SUGAR CO. (OWNER)

6-28-74



# 4-KAMAE



## KAMAE QUARRY

PORTIONS OF GRANTS 5020, 5021,  
5022 AND 5023

MAUNA KEA SUGAR CO. (OWNER) KAMAE, NORTH HILO, HAWAII  
HILO COAST PROCESSING CO. (LE.)

TMR: 3-1-4-7 & 8

6-29-74

STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-195 - HILO COAST PROCESSING DATE January 17, 1975  
CO.  
PLACE DOE Board Room, Honolulu TIME 10:30 a.m.

| NAME                 | YES | NO | ABSTAIN | ABSENT |
|----------------------|-----|----|---------|--------|
| S SAKAHASHI, STANLEY | ✓   |    |         |        |
| OURA, MITSUO         | ✓   |    |         |        |
| YAMAMURA, TANJI      | ✓   |    |         |        |
| M CARRAS, JAMES      | ✓   |    |         |        |
| NAPIER, ALEXANDER    | ✓   |    |         |        |
| KONO, HIDETO         | ✓   |    |         |        |
| COBB, CHRISTOPHER    | ✓   |    |         |        |
| YANAI, EDWARD        | ✓   |    |         |        |
| TANGEN, EDDIE        | ✓   |    |         |        |

Comments: I move that the special permit be approved subject to the 5 conditions imposed by the Hawaii County Planning Commission, and the further condition that should quarrying activities at any of the 4 quarries be discontinued for a continuous period of 1 year, the special permit approval applicable to the discontinued quarry shall be deemed null and void.



STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

January 17, 1975  
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-195 - HILO COAST PROCESSING CO.

A request has been submitted by the Hilo Coast Processing Co. to allow the continuation of existing quarry and crusher operations within the State's Agricultural District at four separate locations as follows:

1. Onomea Quarry - Approximately 28.6 acres located  $\frac{1}{2}$  mile makai of Mamalahoa Highway and about 1 mile south of the Kulaimano Heights subdivision at Onomea, S. Hilo, Hawaii, Tax Map Key 2-7-10: portion 6.
2. Pepeekeo Cinder Quarry - Approximately 42.4 acres located  $\frac{1}{2}$  mile mauka of the Belt Highway and approximately 1,000 feet mauka of the Kulaimano Heights subdivision Unit II, at Pepeekeo, S. Hilo, Hawaii, Tax Map Key 2-8-7: por. 3.
3. Shiroma Quarry - Approximately 3.6 acres located about  $3\frac{1}{2}$  miles mauka of the Belt Highway at Honomu, S. Hilo, Hawaii, Tax Map Key 2-8-10: portion 5.
4. Kamaee Quarry - Approximately 50.5 acres located  $2\frac{1}{2}$  miles mauka of the Belt Highway and Hakalau Village, Kamaee, N. Hilo, Hawaii, Tax Map Key 3-1-4: portion 8.

These existing quarry operations are spread over a distance of 7 miles and comprise a total area of approximately 125 acres. The subject properties are owned by the Mauna Kea and Pepeekeo Sugar Companies and leased to the petitioner.

The petitioner indicates that all 4 sites have been used for quarrying operations for many years and are surrounded by lands in cane cultivation. The sites are classified as "D" and "E" lands by the Land Study Bureau, indicating poor and very poor overall suitability for agricultural production. The petitioner maintains that the quarrying and crushing operations are necessary to repair and maintain the cane haul road network of the sugar

industry. It was noted that some 23,000 acres in this general area are in cane cultivation and represent over \$28 million in capital expenditure by the sugar industry. A sound cane hauling road system is required for the continued viability of this industry. Approval of the special permit will allow road repair and maintenance operations and construction of required new roads to be economically feasible.

All of the sites are designated for Intensive Agricultural use in the General Plan of Hawaii County and are designated Agriculture 20 acres under their zoning maps. The Onomea and Pepeokeo Quarries are located in an area where rainfall ranges from 125 to 150 inches annually, while the Shiroma and Kamaee sites lie in a 200 inches per year rainfall area. According to the Hawaii County Planning Department, the wind direction for all 4 sites is generally out of the east-southeast at a velocity of 12 miles per hour. The nearest residence to any of the sites is located slightly less than 1/3 of a mile away.

#### COUNTY RECOMMENDATION

On November 26, 1974, the Hawaii County Planning Commission voted to recommend approval of the request since it was found that:

1. It is consistent with the General Plan goal of supporting agriculture. Maintenance of the cane hauling road system is an essential part of sugar operations.
2. The requested use is not contrary to the intent of the Land Use Law with respect to preservation of agriculture. Also, the sites are not suited for cane cultivation.
3. Surrounding lands will not be adversely affected as the quarries are distant enough from populated areas and most of the surrounding areas are in cane cultivation.
4. The requested use will not substantially alter the essential character of the area as the quarry sites are existing non-conforming uses. The special permit has been made so that the present quarrying activities can be carried on within delineated boundaries.

The above recommendation was subject to the following conditions:



- "1. That a metes and bounds description of each separate site be submitted.
- "2. That the quarrying activities comply with the rules and regulations of the Department of Health, Pollution Technical Review Branch.
- "3. That access to Onomea Quarry No. 1 shall not be off the Hawaii Belt Highway.
- "4. That should quarrying activities be terminated, the sites will be left in a nonhazardous state and any potential erosion problems will be prevented in accordance with guidelines of the U. S. Department of Agriculture Soil Conservation Service.
- "5. That all other applicable rules and regulations of the State of Hawaii and County of Hawaii be complied with."

At the public hearing held by the Hawaii County Planning Commission on November 7, 1974, the Hawaii County Planning Director explained that the Planning Department requested the petitioner to apply for the special permit in order to resolve a technical issue revolving around the requirement in the Land Use Law that a non-conforming use shall not be expanded. However, since there is no way to operate a quarry without expanding it, the agency requested this procedure in order to clearly define the boundaries within which the quarrying activities may take place and to determine the outer extent of quarry expansion.

A review of the request by the staff finds that the request substantially meets the guidelines for determining "unusual and reasonable" uses in the Agricultural District contained in Section 2.91 of the District Regulations. The staff concurs with the findings and recommendations of the Hawaii County Planning Commission presented above. It is therefore recommended that the special permit be favorably considered, subject to the 4 conditions stipulated by the Hawaii County Planning Commission, and the further condition that should quarrying activities at any of the 4 quarries be discontinued for a continuous period of 1 year, the special permit approval applicable to the discontinued quarry shall be deemed null and void. It is noted by the staff that a similar provision is contained in the District Regulations concerning Non-Conforming Uses.





COUNTY OF  
HAWAII

## PLANNING COMMISSION Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA  
Mayor

Chairman

November 27, 1974

Mr. Tatsuo Fujimoto  
Executive Officer  
Land Use Commission  
P. O. Box 2359  
Honolulu, HI 96804

RECEIVED

DEC 5 1974

State of Hawaii  
LAND USE COMMISSION

6806

Re: Special Permit Application - Hilo Coast Processing Company

In accordance with Chapter 205, Section 205-6, Hawaii Revised Statutes, we are transmitting the decision and findings of the County Planning Commission on the above application.

The special permit request was to allow the continuation of existing quarry and crusher operation within the State Land Use Agricultural District. The Onomea Quarry No. 1 is situated .4 mile makai of the Hawaii Belt Highway, approximately one (1) mile Hilo side of the Kulaimano Heights Subdivision, Onomea, South Hilo, Hawaii, Tax Map Key 2-7-10:6. The Pepeekeo Cinder Quarry is situated .6 mile mauka of the Hawaii Belt Highway, approximately 1,000 feet mauka of the Kulaimano Heights Subdivision, Unit II, in Pepeekeo, South Hilo, Hawaii, Tax Map Key 2-8-07:3. The Shiroma Quarry is situated approximately 3.4 and 2.6 miles mauka of the Hawaii Belt Highway and Honomu Village respectively, in Honomu, South Hilo, Hawaii, Tax Map Key 2-8-10:5. The Kamaee Quarry is situated approximately 2.5 miles mauka of the Hawaii Belt Highway and Hakalau Village, Kamaee Homesteads, Kamaee, North Hilo, Hawaii, Tax Map Key 3-1-04:8.

The Planning Commission at a duly advertised public hearing held on November 7, 1974 in the County Councilroom, County Building, South Hilo, Hawaii, discussed the subject request. The Commission on November 26, 1974, voted to recommend the approval of the special permit to the Land Use Commission as it was found:

1. That the request is consistent with the General Plan goal of supporting agriculture. The continuance of the subject



Mr. Tatsuo Fujimoto  
Page 2  
November 27, 1974

quarrying activities is to provide for the maintenance of Hilo Coast Processing Company's system of private cane hauling roads. This system is an integral and essential part of sugar operations.

2. That the quarrying activities are not contrary to the Land Use Law and its attendant regulations. The requested use is directly related to agriculture and is thus supportive of the spirit and intent of the Land Use Law. Further, the quarry sites are in locations which are not particularly suited to cane cultivation.
3. That the granting of the request will not adversely affect surrounding lands. Most of the surrounding areas are in cane cultivation. The quarries are distant enough from populated areas so as not to be nuisances.
4. That the requested use will not substantially alter the essential character of the area. The sites under consideration have been used as quarries for many years and exist as nonconforming uses. The special permit request has been made so that the present quarrying activities can be carried on within delineated boundaries.

The favorable recommendation was also subject to the following conditions:

1. That a metes and bounds description of each separate site be submitted.
2. That the quarrying activities comply with the rules and regulations of the Department of Health, Pollution Technical Review Branch.
3. That access to Onomea Quarry No. 1 shall not be off the Hawaii Belt Highway.
4. That should quarrying activities be terminated, the sites will be left in a nonhazardous state and any potential erosion problems will be prevented in accordance with guidelines of the U. S. Department of Agriculture Soil Conservation Service.

Mr. Tatsuo Fujimoto

Page 3

November 27, 1974

5. That all other applicable rules and regulations of the State of Hawaii and the County of Hawaii be complied with.

*Arthur W. Martin*

Arthur W. Martin  
Chairman

lat

Enclosures

cc Cyril Kanemitsu, Attorney at Law  
Hilo Coast Processing Company



PLANNING COMMISSION

Planning Department  
County of Hawaii

November 7, 1974

RECEIVED  
DEC 5 1974  
State of Hawaii  
LAND USE COMMISSION

A regularly advertised public hearing, on the application of Hilo Coast Processing Company, was called to order at 9:50 p.m., in the County Council Room, County Building, by Chairman Arthur W. Martin.

PRESENT: Arthur W. Martin                      ABSENT: Akira Fujimoto, Ex-officio Member  
         Scott H. Asai                                              Edward Harada, Ex-officio Member  
         Takashi Domingo  
         Lorraine Jitchaku  
         Daniel J. Johnson, Jr.  
         Roy H. Nagata  
         Leon K. Sterling, Jr.  
         Ed C. Watt

Raymond H. Suefuji  
Norman K. Hayashi  
Ilima P. McGill  
Quirino Antonio

David Murakami, Public Works

and approximately 10 people in attendance

CHAIRMAN: We will go to Item No. 4. Public hearing on the application of Hilo Coast Processing Company for a special permit to allow the continuation of existing quarry and crusher operations within the State Land Use Agricultural District. The Onomea Quarry No. 1 is situated .4 mile makai of the Hawaii Belt Highway, approximately one (1) mile Hilo side of the Kulaimano Heights Subdivision, Onomea, South Hilo, TMK: 2-7-10:6. The Pepeekeo Cinder Quarry is situated .6 mile mauka of the Hawaii Belt Highway, approximately 1,000 feet mauka of the Kulaimano Heights Subdivision, Unit II, in Pepeekeo, South Hilo, TMK: 2-8-07:3. The Shiroma Quarry is situated approximately 3.4 and 2.6 miles mauka of the Hawaii Belt Highway and Honomu Village respectively, in Honomu, South Hilo, TMK: 2-8-10:5. The Kamaee Quarry is situated approximately 2.5 miles mauka of the Hawaii Belt Highway and Hakalau Village, Kamaee Homesteads, Kamaee, North Hilo, TMK: 3-1-04:8.

Staff presentation please.

McGILL: Mr. Chairman and members of the Commission. (The staff presented the background information on file.) Thank you.

CHAIRMAN: Any questions you would like to ask the staff? Commissioner Sterling.

STERLING: Initially you stated on the application that some of the aggregate from the Onomea Quarry No. 1 was used for the Belt Highway.



McGILL: Originally yes. Onomea Quarry No. 1, as I understand it, was originally created for the construction of the Belt Highway.

STERLING: Are we to understand now that from the last few paragraphs of the application that the aggregate from these quarries will be used for plantation roads only?

McGILL: As I understand it, the application is by Hilo Coast Processing Company for the maintenance of their cane haul roads. I would like to point out, also, that it is just not only aggregate but also cinders and other materials.

STERLING: Thank you very much.

CHAIRMAN: These quarries are presently being used. Is that correct?

McGILL: Our site inspection showed that two quarries - Onomea Quarry and the Kamaee Quarry are being operated on a full-time basis, but the crusher is being hauled between both quarry sites to be used. The Pepeekeo cinder pit is actually a very long cut into a cinder cone and it is our understanding that it is not being used because the walls of the quarry cut are about 100 feet high and it's very dangerous. The Shiroma Quarry which is about 3 1/2 acres in size - it may be being used but when we inspected it, it didn't seem to be in use - not very much anyway.

CHAIRMAN: Thank you. Commissioner Sterling.

STERLING: How come we deal with so much rocks tonight?

McGILL: It so happened that these two special permit applications fell on the same day.

CHAIRMAN: Is the applicant present or the representative of the applicant?

CYRIL KANEMITSU: My name is Cyril Kanemitsu. Mr. Chairman and members of the Commission, on my right here is Mr. Leonard Costa, Superintendent of Transportation of the Hilo Coast Processing Company. As all of you are well aware, Hilo Coast Processing Company is the largest employer of citizenry in the County of Hawaii. Together with Mauna Kea Sugar Company we employ over 1,000 people. The Hilo Coast Processing Company is composed of Mauna Kea Sugar Company that cultivates approximately 16,000 acres of sugar cane land and the United Cane Growers Cooperative, a cooperative consisting of 400 independent cane growers who cultivate approximately 8,000 acres of sugar cane. The major road building program for the sugar cane lands covering this area was done some 14 to 20 years ago in varying areas. Major repairs have not been made since that time. One of the expenditures that we are constantly running over budget is garage maintenance and also transportation. The reason for running over budget constantly is because of the very poor shape that the roads are in right now. We are engaged in developing a new system of harvesting and transporting of sugar cane; and in that tune, we are making capital expenditures in excess of seven million dollars. This requires then a road system that will not destroy all of these new equipment that is being purchased more than 100 per cent of the estimated cost one year ago. As you know, costs are going up. We eventually expect to have or hope to have an additional four quarries - two of which quarries have been operated in the past and two new sites. However, at this time



we are requesting a special permit for these four quarries and after the special permit is granted; hopefully, we intend to purchase a portable crusher to enhance the necessary work that has to be done to the road system.

Anything else, Sir?

CHAIRMAN: Commissioner Sterling has a question.

STERLING: Mr. Kanemitsu, are we to understand that it is primarily for the use of the Mauna Kea Sugar Company and their road network?

KANEMITSU: Yes, this is to maintain the private roads that's used for sugar cane hauling.

STERLING: That's the primary cause. It wouldn't obviate the possibility of going into the public domain on public bids and so on?

KANEMITSU: No, we don't anticipate any of that. In honesty, I might point out however that in the past my understanding is that if a farmer wants or someone wants a very small quantity of aggregate or everything that we have been supplying them. I think we have supplied some aggregates for the County's use. Have we not?

LEONARD COSTA: Yes.

KANEMITSU: Normally, free of charge too.

CHAIRMAN: I'd better hurry up and call on Commissioner Asai because he is flashing lights at me.

ASAI: I want to direct this question to Mr. Costa. Approximately how many miles of plantation road do you have right now?

COSTA: There's about 500 miles of plantation roads.

CHAIRMAN: Commissioner Johnson.

JOHNSON: He asked for me. I was going to ask him that question.

CHAIRMAN: Commissioner Asai got ahead of you because he was flashing lights. Any further questions? Commissioner Sterling.

STERLING: In the previous testimony, this wasn't brought up. Mr. Costa being an engineer would know. Do these aggregates from these quarries check out? I mean, you have certain standards - the government concrete standards and so on. Do they check out and meet your requirements from these existing quarries?

COSTA: Yes, they do.

STERLING: Because I think some people, I hope they didn't walk out under the impression in the last application that you can go out and find proper aggregate any place. I mean, I am just making this remark. I think that there is some misunderstanding in the previous application - like some voiced "why don't we get it from the South Point." Well, if they don't have the proper aggregate, you can't get it from South Point.



COSTA: Now we, in fact at Onomea Quarry No. 1, have excellent material. There are a lot of people that would like to get out of that for commercial use.

STERLING: It does check out to your standards for your requirements?

COSTA: That's right.

CHAIRMAN: Speaking in terms of our last application, since you will be just hauling these rocks to improve your own roads, I am assuming that you won't be carrying it too many miles - distance wise.

KANEMITSU: No, we won't be carrying it that far. However, we may be using the public roads to repair roads in the, say the Piihonua area, Kaumana area, where there are no quarry sites.

CHAIRMAN: And, you'll be traveling mostly on land which is owned by you, is in sugar cane by your company or the private owners which is part of your outfit.

KANEMITSU: That's right.

CHAIRMAN: Any further questions?

WATT: Have all the neighbors been notified which are not here or do you have any neighbors?

KANEMITSU: No comment.

WATT: I assume your new equipment is going to have the latest dust control?

KANEMITSU: I assume so, also. We are already paying, I would say approximately four million dollars for environmental protection directly attributed to EPA regulations. In order to operate much of our equipment to comply we've been paying something like \$7.50 per ton of sugar. That's additional cost of operation. And when you really begin to realize that compliance payments was only \$16 per ton of sugar and my growers were hollering at the elimination of it, it's a substantial amount that we would be paying for abatement of water pollution and so forth.

STERLING: We can appreciate your efforts on holding down the cost. This is some possibly a cost that you can control.

KANEMITSU: Yes, fortunately, the price of sugar is pretty good for the growers.

CHAIRMAN: Commissioner Watt.

WATT: I am just curious. You're not really going into oil pavement road are you?

KANEMITSU: No.

WATT: Only gravel type?



KANEMITSU: Some of the major roads, we may improve a little more in the future.

COSTA: Yes, some of our primary roads will be oiled.

CHAIRMAN: Any further questions? Mr. Suefuji.

PLANNING DIRECTOR: I think for the benefit of the Commission members, this particular application is a nonconforming quarry operation which is in operation. However, the Department requested Hilo Coast Processing to come in with a special permit because there was a technical point in question - simply that the Land Use Law reads, and its regs. reads, that a nonconforming use shall not be expanded. But, there is no way of operating a quarry without expanding it. Simply because every shovelful that you take out of the quarry, you are expanding. So, basically, these are grandfathered quarry sites and what we are asking the applicant here to do is to put a boundary around the quarry so the activities be confined within this area. So, once they are within this area, then, at least we know that if they don't go outside the boundaries, that they are in conformance with law. But, it's a technical area or legal area or interpretation whether such a quarry can be allowed to continue. Everyday, they would be extracting more material and that can be interpreted to mean expansion of the quarry, especially when there's no boundary around it. So, it is an ongoing quarry and we're asking that they put boundaries around it.

CHAIRMAN: Any further questions?

Thank you very much Mr. Kanemitsu and Mr. Costa.

Is there anyone present who wishes to give any testimony in favor of the application? Is there anyone present who wishes to give testimony opposed to the application? Yes Ma'm.

MAE MULL: Mr. Chairman, I don't wish to give testimony opposed to the application and I suppose I should have spoken up when you called for someone in favor. I just didn't want to be the only one to speak. I wanted to be the last person.

CHAIRMAN: There does not seem to be a rush of people who want to give testimonies so you can give either way.

MULL: My name is Mae Mull. I'm with the Audubon Society. I stayed on because I wanted to draw a very clear distinction between this application and the previous application. This application for the quarry permit seems to me to be a compatible use in this particular area and as an intrinsic part of the whole sugar cane operation. It is in support of that ongoing operation in contrast to the previous application for a special permit that would be intruding into existing agricultural operations and have a deleterious effect on existing operations; whereas, this application is it seems to me wholly compatible and necessary for the continuance of the sugar cane plantations; and we are very strongly in support of sugar cane having a very healthy life on this island. So, I just want to draw that point because I'm afraid that generally these are looked at as both, well here's two applications for quarrying and they are vastly different and greatly dissimilar and I would hope the Commission would keep those differences in mind in considering them.



CHAIRMAN: Mrs. Mull, the Chair appreciates very much the comment and your staying on. Also, appreciates how we can look at different items and look at them objectively enough, see differences in them and see how they fit. And the Chair really appreciates the comments and that you were willing to stay and offer this. Thank you.

Commissioner Sterling has a question.

STERLING: I only have one question Mrs. Mull. With all the vandas that we might grow and all the papayas that we might grow, how do we get them to market without roads?

MULL: Apparently, they don't need these 10,000 ton trucks and so forth everyday. These farmers apparently do it on a very small limited, you know in their own small ways.

STERLING: But if they are going to get into the marketing picture, they would have to have means to getting these to the market if the crops are grown there.

MULL: But they are doing it now in some way. They are getting their crops to the market and to the processing plant.

STERLING: It was just a question that was running through my mind.

MULL: What is the point we're getting at though in relationship to this.

STERLING: I'm trying to think in terms of the roads, getting into the market, getting products going. We have problems in Kona getting the coffee down from way up on the hills and you can't even run a wheelbarrow down there. Some of those people would almost have to carry the bags of coffee down. I was just thinking of these in terms with roadways and taking in the products would take roads. The farmers don't have proper means to market.

MULL: Well, we certainly see and agree that there is a need for quarry land; you know; but, again for general quarry use when you speak to be used for general road construction and subdivisions and breakwater and that sort of thing - on that large scale permanent type, it should be urban industrial zoning. That's our position generally as far as large scale quarrying goes. And we do need such quarries. Yes, I agree with you.

STERLING: I agree. We have to find an aggregate that matches.

MULL: Yes.

CHAIRMAN: Thank you very much Mrs. Mull. Is there anyone else who would like to give any testimony concerning this application. It may be in favor, opposed or neutral.

There being none, the Chair will entertain a motion to close the public hearing.

STERLING: I so move that we close the public hearing, Mr. Chairman.

JITCHAKU: Second.



CHAIRMAN: It has been moved by Commissioner Sterling and seconded by Commissioner Jitchaku that we close the public hearing. All those in favor say aye.

COMMISSIONERS: Aye.

CHAIRMAN: Opposed? Motion is carried.

This being a special permit, we will not be able to vote upon this application for fifteen days. So, we will let you know when our next meeting will be when we can vote upon this.

The public hearing was adjourned at 10:15 p.m.

Respectfully submitted,

*Lei A. Tsuji*  
\_\_\_\_\_  
Lei A. Tsuji, Secretary

A T T E S T :

*Arthur W. Martin*  
\_\_\_\_\_  
Arthur W. Martin, Chairman  
Planning Commission



COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

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 \_\_\_\_\_

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DEC 5 1974

APPLICATION FOR SPECIAL PERMIT

State of Hawaii  
LAND USE COMMISSION

(I) (We) hereby request approval for a Special Permit to use certain property located at Pepeekeo, Onomea, Honomu, and Kamaee, Hawaii in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

Quarry and crusher operation

Description of Property:

See Exhibit A

Petitioner's interest in subject property:

Lessee

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.

See Exhibit B

The application will be accompanied with a deposit of \$ 100.00 to cover publication and administrative costs and a map of the area proposed for change.

Hilo Coast Processing Company

Signature By *[Signature]*

Address 167 Keawe Street

Telephone 935-0071

This space for official use

The property is situated in a(n) \_\_\_\_\_ District.

REMARKS:



PORTION OF R.P. 7192, L.C. AN. 8559 B  
 APANAS 17 & 18 TO LUNAZIKO  
 PEPEKEO, SOUTH HILLO, HAWAII

Beginning at a point at the southwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Alala" being 1687.80 feet South and 2522.68 feet West, and running by azimuths measured clockwise from true South:

- |    |              |                             |
|----|--------------|-----------------------------|
| 1. | 244° 00'     | 950.00 feet;                |
| 2. | 276° 30'     | 850.00 feet;                |
| 3. | 309° 27' 47" | 222.76 feet;                |
| 4. | 28° 50'      | 600.00 feet;                |
| 5. | 49° 45'      | 1450.00 feet;               |
| 6. | 148° 50'     | 640.00 feet;                |
| 7. | 169° 00'     | 750.00 feet to the point of |
- beginning and containing  
 an area of 42.3726  
 acres



PORTION OF R.P. 4475, L.C. AWARD  
7713 TO KAMAMALU  
ONOMEA, SOUTH HILLO, HAWAII

Beginning at a point at the southwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Alala" being 6280.00 feet South and 1660.00 feet East, and running by azimuths measured clockwise from true South:

- |    |             |                                                                                         |
|----|-------------|-----------------------------------------------------------------------------------------|
| 1. | 240° 30'    | 640.00 feet:                                                                            |
| 2. | 278° 30'    | 750.00 feet:                                                                            |
| 3. | 303° 30'    | 800.00 feet:                                                                            |
| 4. | 28° 59' 16" | 898.25 feet:                                                                            |
| 5. | 128° 10'    | 1150.00 feet:                                                                           |
| 6. | 116° 30'    | 700.00 feet to the point of<br>beginning and containing<br>an area of 26.5864<br>acres. |



PORTION OF GRANT 5160

HONOLULU, SOUTH HILLO, HAWAII

Beginning at a point at the southwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Kauka" being 3510.00 feet North and 1960.00 feet East, and running by azimuths measured clockwise from true South:

- |    |              |                             |
|----|--------------|-----------------------------|
| 1. | 240° 30'     | 245.00 feet;                |
| 2. | 233° 30'     | 280.00 feet;                |
| 3. | 325° 00'     | 300.00 feet;                |
| 4. | 13° 50'      | 300.00 feet;                |
| 5. | 96° 00'      | 90.00 feet;                 |
| 6. | 133° 20' 14" | 189.85 feet;                |
| 7. | 109° 30'     | 330.00 feet to the point of |
- beginning and containing  
an area of 3.6224  
acres.



PORTIONS OF GRANTS 5020, 5021, 5022 & 5023

KAMAE; NORTH HILLO, HAWAII

Beginning at a point at the southwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Honohina" being 11400.00 feet South and 3161.00 feet West, and running by azimuths measured clockwise from true South:

- |    |             |                                       |
|----|-------------|---------------------------------------|
| 1. | 215° 00'    | 1020.00 feet;                         |
| 2. | 199° 00'    | 1510.00 feet;                         |
| 3. | 280° 10'    | 400.00 feet;                          |
| 4. | 8° 30'      | 1500.00 feet;                         |
| 5. | 322° 30'    | 800.00 feet;                          |
| 6. | 51° 03' 47" | 384.86 feet;                          |
| 7. | 90° 10'     | 480.00 feet;                          |
| 8. | 54° 30'     | 800.00 feet;                          |
| 9. | 154° 00'    | 700.00 feet to the point of beginning |
- and containing an area  
of 50.5357 acres.



## EXHIBIT B

### Petitioner's reasons for Requesting Special Permit

1. All of the subject properties are located in agricultural zones, surrounded by lands being cultivated in sugar cane. The said lands, however, are not suited for the cultivation of sugar cane and have been used for quarrying operations for many years.

2. The subject properties are located away from population centers and the following indicates the distances from the various perimeters to the State Highways and residences:

1. Onomea Quarry #1, TMK: 2-7-10-6  
0.4 mile to the nearest State Highway and  
0.4 mile to the nearest residence.
2. Pepeekeo Cinder Pit - TMK: 2-8-7-3  
0.6 mile to the nearest State Highway and  
0.4 mile to the nearest residence.
3. Shiroma Quarry - TMK: 2-8-10-5  
0.7 mile to the nearest State Highway and  
0.3 mile to the nearest residence.
4. Kamaee Quarry - TMK: 3-1-4-7 & 8  
2.6 miles to the nearest County Road and  
2.5 miles to the nearest residence.

3. The cultivation of sugar cane requires a vast network of private cane hauling roads which constantly requires repair and maintenance and also establishment of new roads. The ongoing project of Hilo Coast Processing Company to make the sugar industry a viable industry by the capital expenditure in excess of 28 million dollars requires the implementation of the plan and expenditure by having a sound cane hauling road system which requires quarrying and crusher operations within the area in order that repair and maintenance will be an economically feasible operation.

4. The granting of a special permit will thus meet the objectives of the Master Plans of the State and County Governments by enabling some 23,000 acres in this vicinity currently in sugar cane to remain primarily as agricultural lands.



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DEC 5 1974

SPECIAL PERMIT HILO COAST PROCESSING COMPANY

October 30, 1974

State of Hawaii  
LAND USE COMMISSION

The Hilo Coast Processing Company has applied for a special permit to allow the continuance of quarrying operations and the use of a crusher in a State Land Use Agriculture District. The subject application involves four (4) sites. These are: (1) Onomea Quarry #1, Onomea, South Hilo, Hawaii, (TMK: 2-7-10:6); (2) Pepeekeo Cinder Pit, Pepeekeo, South Hilo, Hawaii, (TMK: 2-8-7:3); (3) Shiroma Quarry, Honomu, South Hilo, Hawaii, (TMK: 2-8-10:5); and (4) Kamaee Quarry, Kamaee, North Hilo, Hawaii, (TMK: 3-1-4:8). These sites provide material for Hilo Coast Processing Company's private cane hauling road system.

Onomea Quarry #1 is located about 0.4 miles makai of the Hawaii Belt Road, approximately one mile Hilo side of the Kulaimano Heights Subdivision in Kawainui Gulch. This site is approximately 28.59 acres in size. It has been worked for over 30 years, having been created for the construction of the Belt Road. This site is currently in operation on a full-time basis. It is used as a primary source of aggregate by the company.

County zoning of the subject area is Agriculture 20-acres (A-20a). The General Plan land use pattern allocation guide map designates the area for Intensive Agriculture uses. Surrounding land uses are cane.

The Soil Conservation Service has classified the Onomea Quarry #1 area as rough broken land (RB). This is a miscellaneous land type that consists of very steep, precipitous land broken by many intermittent drainage channels. It occurs primarily in gulches, and the slope is dominantly 35 to 70 percent. The soil material ranges from very shallow to deep. Stones and rock outcrops are common in some areas. Rough

Special Permit: Hilo Coast Processing Company  
Page 2  
October 30, 1974

broken land is used for pasture, woodland, wildlife habitat, and recreation areas. (P. 51) The capability subclass is VIIe, or soils having very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife. The main limitation of this capability subclass is the risk of erosion.

Rainfall in this area ranges between 125 and 150 inches a year.

The closest residence to the subject site is approximately 0.3 miles away. During a field inspection of the site, it was noted that noise from the quarry could not be heard at that distance. Wind blow dust was visible from the bulldozing operation. <sup>at the site</sup> Aggregate material is stockpiled at the site.

The Pepeokeo Cinder Pit is located approximately 1,000 feet mauka of the Kulaimano Heights Subdivision, Unit II, and 0.6 miles above the Hawaii Belt Road. This site is 42.37 acres in size and is an elongated cut into a hill known as Puu Kanoa.

County zoning of the subject area is Agriculture 20-acres (A-20a) and the General Plan land use pattern allocation guide map designates it for Intensive Agriculture uses.

Surrounding land uses are sugar cane and the Kulaimano Subdivision.

Soil is of the Hilo series (HoC), which consists of well-drained silty clay loams. These soils formed in a series of volcanic ash layers and have a surface layer of dark-brown silty clay loam about 12 inches deep. Slope ranges from 0 to 10 percent. Permeability is rapid, runoff is slow, and the erosion hazard is slight. Roots can penetrate



Special Permit: Hilo Coast Processing Company  
Page 3  
October 30, 1974

to a depth of 5 feet or more. The capability subclass is IIIe, or soils having severe limitations that reduce the choice of plants, require special conservation practices, or both. According to the Soil Conservation Service, mapping of this soil series also included small areas of shallow soils over pahoehoe lava bedrock. (PP. 17-18)

Rainfall in this area ranges between 125 and 150 inches a year.

An on-site inspection of the Pepeekeo Cinder Pit was made. No operations were being conducted and the site did not appear to be used to any great extent. Much of the site was overgrown with weedy vegetation.

Shiroma Quarry is located approximately 3.4 miles mauka of the town of Honomu and 0.7 miles from the Akaka Falls Road in a southerly direction. The site is about 3.62 acres in size and lies at an elevation of about 1,400 feet.

County zoning is Agriculture 20-acres (A-20a) and the General Plan land use pattern allocation guide map designation is Intensive Agriculture.

The area consists of soils in the Akaka series (Akd). The Akaka series consists of moderately well-drained silty clay loams which formed i volcanic ash. Slope ranges from 10 to 20 percent. Permeability is rapid, runoff is medium, and the erosion hazard is moderate. (P. 11) The capability subclass is IVe, which means the soils have very severe limitations that reduce the choice of plants, require very careful management, or both. The main limitation is the risk of erosion.

Rainfall in this area is approximately 200 inches annually.

Special Permit: Hilo Coast Processing Company

Page 4

October 30, 1974

An on-site inspection showed that the subject quarry was not being used to any great extent, if at all. Surrounding land uses are cane and pasture.

The nearest residence is 0.3 miles away.

The Kamaee Quarry is located approximately 2.7 miles mauka of the Hawaii Belt Road and Hakalau Mill. It lies between 1200 and 1300 feet in elevation and is about 50.53 acres in size.

County zoning is Agriculture 20-acres (A-20a). The General Plan land use pattern allocation guide map designates the area for Intensive Agriculture uses.

The site is surrounded by cane on three sides and scrub forest on the mauka side.

Soils in the area are of the Akaka series.(Akd). These are moderately well-drained silty clay loams which formed in volcanic ash. Slope ranges from 10 to 20 percent. Permeability is rapid, runoff is medium, and the erosion hazard is moderate. (P. 11) The capability subclass is IVe, or soils having very severe limitations that reduce the choice of plants, require very careful management, or both. The main limitation is the risk of erosion.

Rainfall in this area is approximately 200 inches annually.

This site is being quarried on a full-time basis. An on-site inspection showed that quarrying has generally followed the slope of the land. In the mauka area of the site are a chute and screen. Aggregate material is also stockpiled there. No dust was visible from



Special Permit: Hilo Coast Processing Company  
Page 5  
October 30, 1974

the operations at the time of the inspection.

The closest residence is 2.5 miles away.

Wind conditions for all four sites are similar, following the Northeast Trade pattern with local variations. Wind direction is generally out of the east-southeast and average velocity is 12 miles per hour.

A goal of the General Plan is to support agriculture.

In support of the Special Permit request, the applicant has stated the following:

"All of the subject properties are located in agricultural zones, surrounded by lands being cultivated in sugar cane. The said lands, however, are not suited for the cultivation of sugar cane and have been used for quarrying operations for many years.

"The subject properties are located away from population centers...

"The cultivation of sugar cane requires a vast network of private cane hauling roads which constantly requires repair and maintenance and also establishment of new roads. The ongoing project of Hilo Coast Processing Company to make the sugar industry a viable industry by the capital expenditure in excess of 28 million dollars requires the implementation of the plan and expenditure by having a sound cane hauling road system which requires quarrying and crusher operations within the area in order that repair and maintenance will be an economically feasible operation.

"The granting of a special permit will thus meet the objectives

Special Permit: Hilo Coast Processing Company  
Page 6  
October 30, 1974

of the Master Plans of the State and County Governments by enabling some 23,000 acres in this vicinity currently in sugar cane to remain primarily as agriculture lands."

The Department of Agriculture made the following comments:

"The Department of Agriculture supports this special permit application. Development of quarries to supply road construction materials is essential to strong sugar operations. The Department continues support for sugar operations on the Hilo Coast and roads are an integral part of these operations."

The Department of Health noted that "Application for authority to construct must be filed and approved by the Pollution Technical Review Branch, Department of Health in Honolulu ....."

The State Highways Division, Hilo Office, made the following comments:

"We have no objections on the proposed action for the subject application but access to Onomea Quarry No. 1 shall be off interior road."

All other cooperating agencies had no comments on or objections to the subject request.



DEPARTMENT OF PUBLIC WORKS  
COUNTY OF HAWAII  
HILO, HAWAII

MEMORANDUM

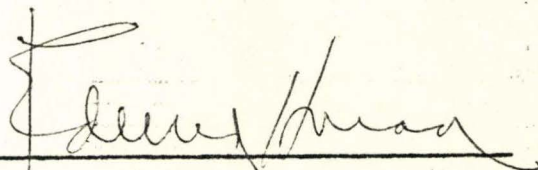
Date October 29, 1974

TO: Planning Department  
FROM: Chief Engineer  
SUBJECT: Special Permit Application  
Hilo Coast Processing Company  
TMK: 2-8-7:30  
2-7-10:6  
2-8-10:5  
3-1-04:7 & 8

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DEC 5 1974

State of Hawaii  
LAND USE COMMISSION

We have reviewed the subject special permit application and have no objection to its approval.

  
EDWARD HARADA, Chief Engineer

JOHN A. BURNS  
GOVERNOR



FREDERICK C. ERSKINE  
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF AGRICULTURE  
1428 SO. KING STREET  
HONOLULU, HAWAII 96814

September 11, 1974

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DEC 5 1974

State of Hawaii  
LAND USE COMMISSION

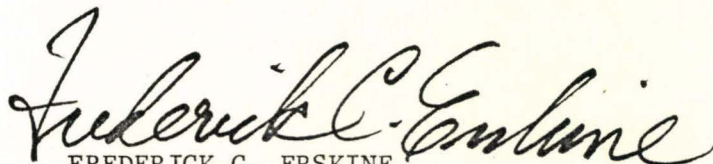
MEMORANDUM

TO: Mr. Raymond H. Suefuji, Director  
Planning Department, County of Hawaii

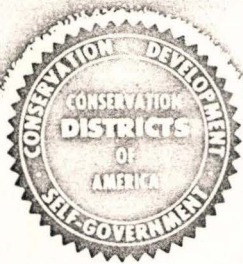
SUBJECT: Special Permit Application  
Hilo Coast Processing Company  
TMK: 2-8-7:30  
2-7-10:6  
2-8-10:5  
3-1-04:7 & 8

The Department of Agriculture supports this special permit application. Development of quarries to supply road construction materials is essential to strong sugar operations. The Department continues support for sugar operations on the Hilo Coast and roads are an integral part of these operations.

Thank you for the opportunity to comment on this matter.

  
FREDERICK C. ERSKINE  
Chairman, Board of Agriculture





# Mauna Kea Soil & Water Conservation District

P. O. Box 86 • Honokaa, Hawaii



Mr. Raymond Suefuji, Director  
Planning Department  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

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DEC 5 1974

State of Hawaii  
LAND USE COMMISSION

Dear Mr. Suefuji:

Special permit application

We received your referral pertaining to Variance  
Hilo Coast Processing Company  
application for Hilo Electric Light Company.

The district board reviewed the data in this report and took action  
as follows: NO COMMENT.

Approved the Soil Conservation Service report as written.

Approved the Soil Conservation Service report with the following  
comments:

Recommend that the County disapprove the application for the  
following reasons:

*James P.D. Thropp Jr.*  
James P.D. Thropp, Jr. *nsc*  
Chairman  
Mauna Kea SWCD



COUNTY OF  
HAWAII

August 13, 1974

## PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

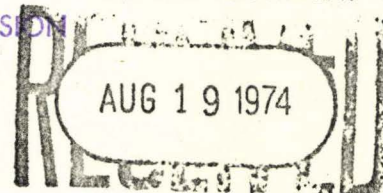
Raymond Suefuji  
Director

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DEC 5 1974

State of Hawaii  
LAND USE COMMISSION

HAWAII FIRE DEPARTMENT



COUNTY OF HAWAII

TO: ALL CONCERNED AGENCIES  
FROM: PLANNING DEPARTMENT  
RE: SPECIAL PERMIT APPLICATION  
HILO COAST PROCESSING COMPANY  
TMK: 2-8-7:30  
2-7-10:6  
2-8-10:5  
3-1-04:7 & 8

Attached is a copy of a special permit application for your review and comment. May we please have your written comments within two weeks.

*Raymond Suefuji*  
RAYMOND H. SUEFUJI  
Director

NH:1st  
Attach.

SEP 5 1974  
~~TELEPHONE MESSAGE~~

Date 9/5/74 Time \_\_\_\_\_  
For MRC FUIKE  
From INSPECTOR KOBASHI  
Of \_\_\_\_\_

Phone No. \_\_\_\_\_

Message: NO COMMENTS. NO  
BUILDINGS INVOLVED

By Kobashi



JOHN A. BURNS  
GOVERNOR



WALTER B. QUISENBERRY, M.D., M.P.H.  
DIRECTOR OF HEALTH

WILBUR S. LUMMIS, JR., M.D.  
DEPUTY DIRECTOR OF HEALTH

DEPARTMENT OF HEALTH

STATE OF HAWAII

P. O. BOX 916

HILO, HAWAII 96720

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State of Hawaii  
LAND-USE COMMISSION

August 27, 1974

Mr. Raymond H. Suefuji, Director  
County Planning Department  
25 Aupuni Street  
Hilo, HI 96720

Re: Special Permit Application by Hilo Coast Processing Company for  
Quarry and crusher operation

TMK: 2-8-7:30  
2-7-10:6  
2-8-10:5  
3-1-04:7 & 8

Application for authority to construct must be filed and approved by the  
Pollution Technical Review Branch, Department of Health in Honolulu, Hawaii.

*Y. Kishi*  
Y. KISHI  
Supervising Sanitarian, Hawaii  
YK:hy

# Hilo Electric Light Company, Ltd.

HILO, HAWAII-96720

August 22, 1974

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State of Hawaii  
LAND USE COMMISSION

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

Attention: Mr. Raymond H. Suefuji, Director

Subject: Change of Zone Application  
Special Permit Application

Gentlemen:

Reference is made to the following Change of Zone Application:

Victoriano B. Bautista  
TMK: 5-4-5:68  
No Comments.

George R. Schumann  
TMK: 5-5-01:96  
No Comments.

Reference is made to the following Special Permit Application:

Hilo Coast Processing Company  
TMK: 2-8-7:36  
2-7-10:6  
2-8-10:5  
3-1-04:7 & 8

No Comments.

Very truly yours,

Jitsuo Niwao, Manager  
Engineering Department

JN:ja



HAWAII DISTRICT  
P. O. BOX 276  
HILO, HAWAII 96720



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
HIGHWAYS DIVISION

IN REPLY REFER  
TO LETTER NO.

RECEIVED  
HWY-11  
74-2.946  
DEC 5 1974

State of Hawaii  
LAND USE COMMISSION

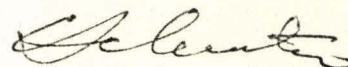
MEMORANDUM:

TO: Director, Planning Department  
County of Hawaii

FROM: District Engineer, Hawaii

SUBJECT: ( ) Change of Zone Application  
( ) Variance Application  
( ) Subdivision Application No.  
( X ) Special Permit Application, Hilo Coast Processing Company,  
TMK 2-8-7:30, 2-7-10:6, 2-8-10:5, 3-1-04:7 & 8

We have no objections on the proposed action for the subject application  
but access to Onomea Quarry No. 1 shall be off interior road.

  
CHAS SCHUSTER



COUNTY OF HAWAII  
DEPARTMENT OF POLICE  
HILO, HAWAII



OUR REFERENCE

YOUR REFERENCE

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DEC 5 1974

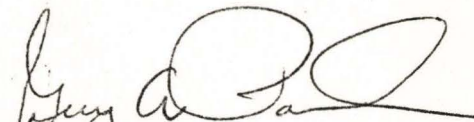
ADDRESS ALL  
COMMUNICATIONS TO:  
ERNEST J. FERGERSTROM  
CHIEF OF POLICE  
HILO, HAWAII

August 21, 1974

State of Hawaii  
LAND USE COMMISSION

TO : RAYMOND H. SUEFUJI, PLANNING DIRECTOR  
FROM : GUY A. PAUL, ACTING CHIEF OF POLICE  
SUBJECT: SPECIAL PERMIT APPLICATION - HILO COAST PROCESSING COMPANY  
TMK: 2-8-7:30  
2-7-10:6  
2-8-10:5  
3-1-04:7 & 8

The special permit application submitted by Hilo Coast Processing Company has been reviewed and from the police standpoint, we can foresee no adverse effects from the requested land use.

  
GUY A. PAUL  
ACTING CHIEF OF POLICE

MKLK/k





DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

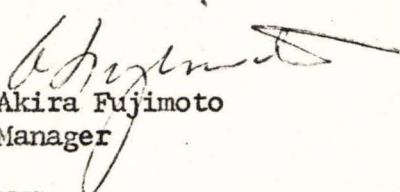
August 14, 1974

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DEC 5 1974

TO: Planning Department  
FROM: Department of Water Supply  
SUBJECT: SPECIAL PERMIT APPLICATION  
HILO COAST PROCESSING COMPANY  
TAX MAP KEY: 2-8-7:30  
2-7-10:6  
2-8-10:5  
3-1-04:7 and 8

State of Hawaii  
LAND USE COMMISSION

We have no objections to this special permit request.

  
Akira Fujimoto  
Manager

WHS

cc: Mr. Cyril Kanemitsu  
Mauna Kea Company  
Hilo Coast Processing Company

... Water brings progress...



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NOV 22 1974

PLANNING COMMISSION

State of Hawaii  
LAND USE COMMISSION

Planning Department  
County of Hawaii

November 7, 1974

The Planning Commission met in special session at 3:32 p.m. in the County Councilroom, County Building, with Chairman Arthur W. Martin presiding.

PRESENT: Arthur W. Martin  
Scott H. Asai  
Takashi Domingo  
Lorraine Jitchaku  
Daniel J. Johnson, Jr.  
Roy H. Nagata  
Leon K. Sterling, Jr.  
Ed C. Watt

ABSENT: Akira Fujimoto, Ex-officio Member  
Edward Harada, Ex-officio Member

Raymond H. Suefuji  
Sidney M. Fuke  
Norman K. Hayashi  
Ilima P. McGill  
Quirino Antonio

David Murakami, Public Works

and approximately 10 people in attendance at 3:30 p.m. and 40 people at 7:00 p.m.

AGENDA & MINUTES

The agenda was approved as distributed.

The minutes of September 13, 1974 and September 25, 1974 were approved as circulated.

LAND USE COMMISSION  
SPECIAL PERMIT  
COUNTY DEPT. OF PARKS  
& RECREATION  
PANAWEA, SOUTH HILO

Special permit to allow the development of a public drag racing strip and attendant support facilities on State-owned land in Panaewa, South Hilo near the South Hilo-Puna boundary, TMK: 2-1-13:portion of 2.

The staff recommended deferral of this request because the access problem has not been resolved and the County is looking for another alternate access.

Mr. Johnson so moved; seconded by Mr. Asai.

The Deputy Planning Director mentioned that the Department of Parks and Recreation is working on an alternate access through Shipman's land rather than Hawaiian Homes land through Makalika Street.

Mr. Sterling wondered about the feasibility of withdrawal and coming back again when another alternate access is worked out.



CHANGE OF ZONE  
STATE DEPT. OF HAWAIIAN  
HOME LANDS  
WAIAKEA, SOUTH HILO

(2) 10-acre parcels situated adjacent to the east of Railroad Avenue, approximately 2,400 feet from Kukila Street and the HELCO power plant, Waiakea, South Hilo, TMK: 2-1-13:103 and 104.

The staff recommended that the request be approved based on the attached considerations.

Mr. Nagata moved to recommend approval to the County Council for the reasons set forth by the staff; seconded by Mr. Sterling and carried unanimously.

CHANGE OF ZONE  
STEVEN BIRGE  
PONAHAWAI, SOUTH HILO

The property is located off the Akolea Road to the mauka side, approximately 3,000 feet from Kaumana Drive, Ponahawai, South Hilo, TMK: 2-5-47:10.

The staff recommended that the request be approved based on the attached considerations.

Mr. Nagata moved to recommend approval to the County Council according to the staff's presentation; seconded by Mrs. Jitchaku and carried unanimously.

LAND USE COMMISSION  
SPECIAL PERMIT  
SHIELD-PACIFIC, LTD./  
KAPOHO LAND & DEV. CO.  
PUUA & KULA, PUNA

of the Pahoa-Kapoho Road in back of the former Kapoho Village, Puua and Kula, Puna, TMK: 1-4-01:portion of 10.

Mr. Sterling moved to continue this public hearing at the next meeting in Hilo; seconded by Mr. Watt and carried with one abstention by the Chairman.

LAND USE COMMISSION  
SPECIAL PERMIT  
HILO COAST PROCESSING CO. ✓  
ONOMEA, PEPEEKEO, HONOMU,  
S. HILO & KAMAE, N. HILO

way, approximately one (1) mile Hilo side of the Kulaimano Heights Subdivision, Onomea, South Hilo, TMK: 2-7-10:6. The pepekeo Cinder Quarry is situated .6 mile mauka of the Hawaii Belt Highway, approximately 1,000 feet mauka of the Kulaimano Heights Subdivision, Unit II, in Pepekeo, South, Hilo, TMK: 2-8-07:3. The Shiroma Quarry is situated approximately 3.4 and 2.6 miles mauka of the Hawaii Belt Highway and Honomu Village respectively, in Honomu, South Hilo, TMK: 2-8-10:5. The Kamae Quarry is situated approximately 2.5 miles mauka of the Hawaii Belt Highway and Hakalau Village, Kamae Homesteads, Kamae, North Hilo, TMK: 3-1-04:8.

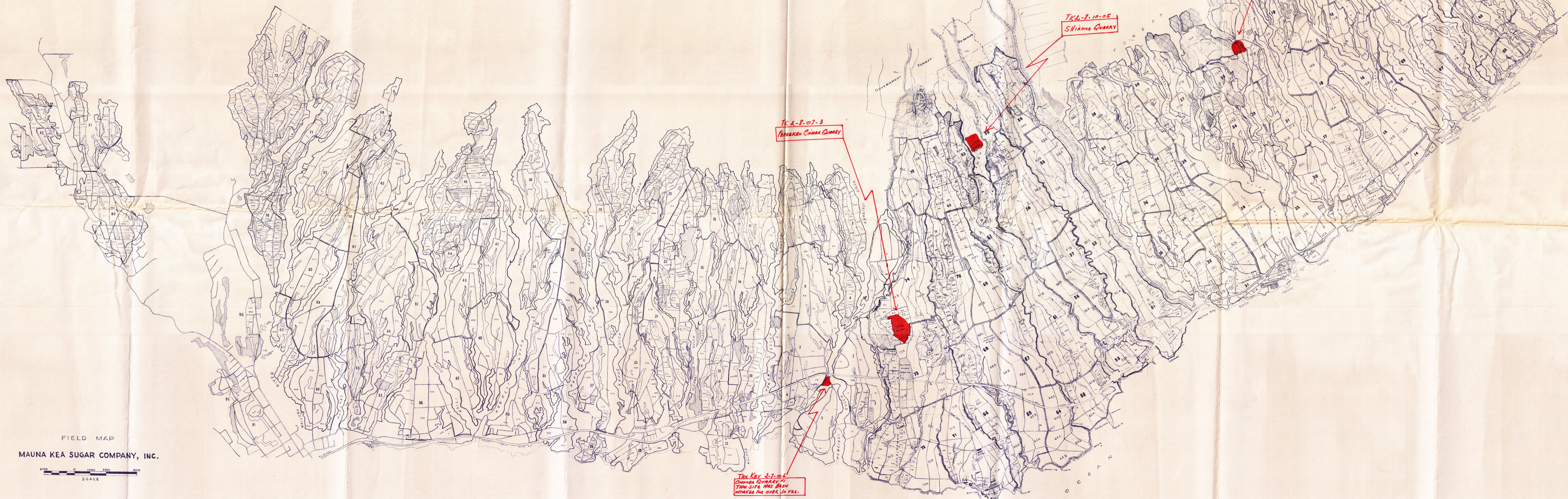
A duly advertised public hearing was held for a change of zone for twenty (20) acres of land from a General Industrial 1-acre (MG-1a) to an Agricultural 10-acre (A-10a) zoned district. The request involves two

A duly advertised public hearing was held for a change of zone for 10.8 acres of land from an Agricultural 20-acre (A-20a) to an Agricultural 3-acre (A-3a) zoned district.

A duly advertised public hearing was held for a special permit to utilize approximately sixty-five (65) acres of land for quarrying and related purposes within the State Land Use Agricultural District. The property is located approximately one (1) mile northwest

A duly advertised public hearing was held for a special permit to allow the continuation of existing quarry and crusher operations within the State Land Use Agricultural District. The Onomea Quarry No. 1 is situated .4 mile makai of the Hawaii Belt High-

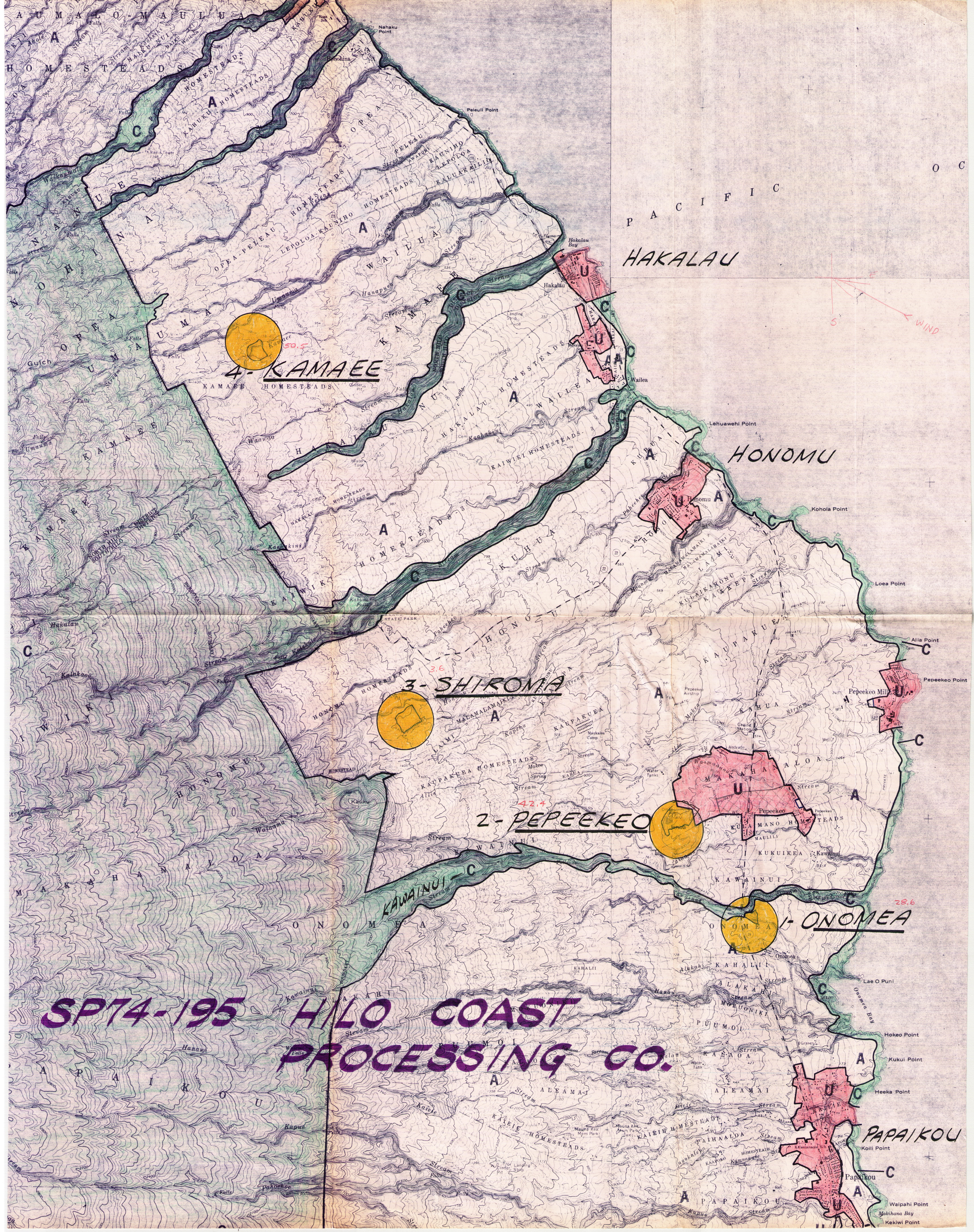




FIELD MAP  
MAUNA KEA SUGAR COMPANY, INC.  
SCALE  
0 1000 2000 4000

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DEC 5 1974  
State of Hawaii  
LAND USE COMMISSION





HAKALAU

HONOMU

3-SHIROMA

2-PEPEEKEO

1-ONOMEA

SP74-195 HILO COAST PROCESSING CO.