

Oct
Oct 23 - Dec 7

STEPHEN K. YAMASHIRO

ATTORNEY AT LAW

297 WAIANUENUE AVENUE
HILO, HAWAII 96720
TELEPHONE (808) 961-3604

LAND USE COMMISSION
STATE OF HAWAII

MAY 5 2 06 PM '76

OF COUNSEL
GOULD & MCKENZIE

April 30, 1976

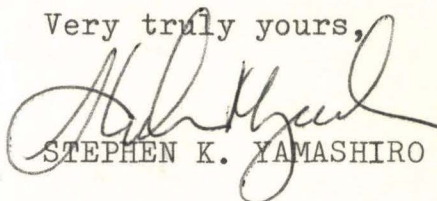
1115 AMFAC BUILDING
700 BISHOP STREET
HONOLULU, HAWAII 96813
TELEPHONE (808) 537-1935

State Land Use Commission
Dept. of Planning & Economic Dev.
250 S. King Street
Honolulu, Hawaii 96813

Gentlemen:

Enclosed herewith is a recorded copy of the
Agreement between Nobue and Yoshie Matsumoto Okada
and Honolulu Poi Co., Ltd.

Very truly yours,



STEPHEN K. YAMASHIRO

SKY:js

Enclosure

AFTER RECORDATION, RETURN TO:

STEPHEN K. YAMASHIRO

Attorney at Law

292 Wai'anae Avenue

Hilo, Hawaii 96720

RETURN BY: MAIL

STATE OF HAWAII
BUREAU OF LANDS
RECEIVED
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1976 FEB -5 AM 8:23

A G R E E M E N T

Chas. Neumann
RECEIVED
HONOLULU

THIS AGREEMENT made and entered into this 30 day
of December, 1975, by and between NOBUE OKADA and
YOSHIE MATSUMOTO OKADA, husband and wife, whose post office
address is P. O. Box 173, Kamuela, Island, County and State
of Hawaii, hereinafter called "Owners" and HONOLULU POI CO.,
LTD., a Hawaii corporation, with its principal place of business
at 1603 Republican Street, Honolulu, Hawaii, hereinafter called
"Operator";

W I T N E S S E T H:

WHEREAS, the owners of Lot 22, Lalamilo Farm Lots, Kamuela,
Hawaii; and

WHEREAS, there is an existing building on the farm lot
suitable for the processing of fresh vegetables; and

WHEREAS, the owner desires to process the produce grown
on his farm and such other produce as may be made available to
him from farms in the Lalamilo area; and

WHEREAS, the operator is in the business of processing
fresh vegetables and is willing to set up a plant on owners'
property and to operate same for the owners.

NOW, THEREFORE, in consideration of the foregoing and the
mutual covenants and agreements hereinafter set forth, it is
agreed by and between the parties hereto as follows:

1. Owners hereby grant and convey to the operator complete
and undivided charge, management and control of the vegetable
processing plant and premises upon which it is located, that
being a portion of Lot 22, Lalamilo Farm Lots, Kamuela, Hawaii,
Tax Map Key 6-6-05-13, together with a steel building located
thereon.

2. This agreement shall be for a term of three years commencing on the 1 day of January 1976, and terminating on the 31 day of December 1978, unless sooner terminated as herein provided.

3. The owners for and in consideration of granting the operator complete and undivided charge, management and control of the vegetable processing plant and the premises upon which it is located shall receive from the operator during the term of this agreement the sum of FOUR THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS (\$4,800.00) per year payable in monthly installments of FOUR HUNDRED AND NO/100 DOLLARS (\$400.00), commencing on the 1 day of January 1976. The operator shall receive as consideration for its services rendered and obligations incurred under this agreement all the proceeds from the operation of vegetable processing plant subject to the obligation to pay the owners \$4,800.00 per year.

4. The premises covered by this agreement shall be used for the processing of fresh vegetables. The operator shall set up and operate a vegetable processing plant for the owners using operator's best judgment as to machines to be used, mode of operation, products to be produced and marketing.

5. In the exercise of their rights and obligations under this agreement, the operator shall have the authority to supervise the operations of the vegetable processing plant; to process the produce from owners' farm, and to purchase and process such other produce as operator feels necessary to economically run the plant; to dispose of the processed vegetables at such times and in such manner as the operator sees fit without liability to owners should a higher market be available subsequently for said processed vegetables; to collect the cash proceeds of the operation and to pay all obligations out of said proceeds and to take any and all steps as the operator determines necessary in operator's sole discretion.

6. Owners agree to permit the operator to arrange for modifying the building located on Lot 22, Lalamilo and to install such equipment as is necessary in operator's discretion for the operation of a fresh vegetable processing plant. Cost of the improvements and machinery shall be the sole responsibility of the operator.

7. Title to the improvements and machinery shall remain with the operator and they shall have the right to remove said improvements and machinery upon termination of this agreement.

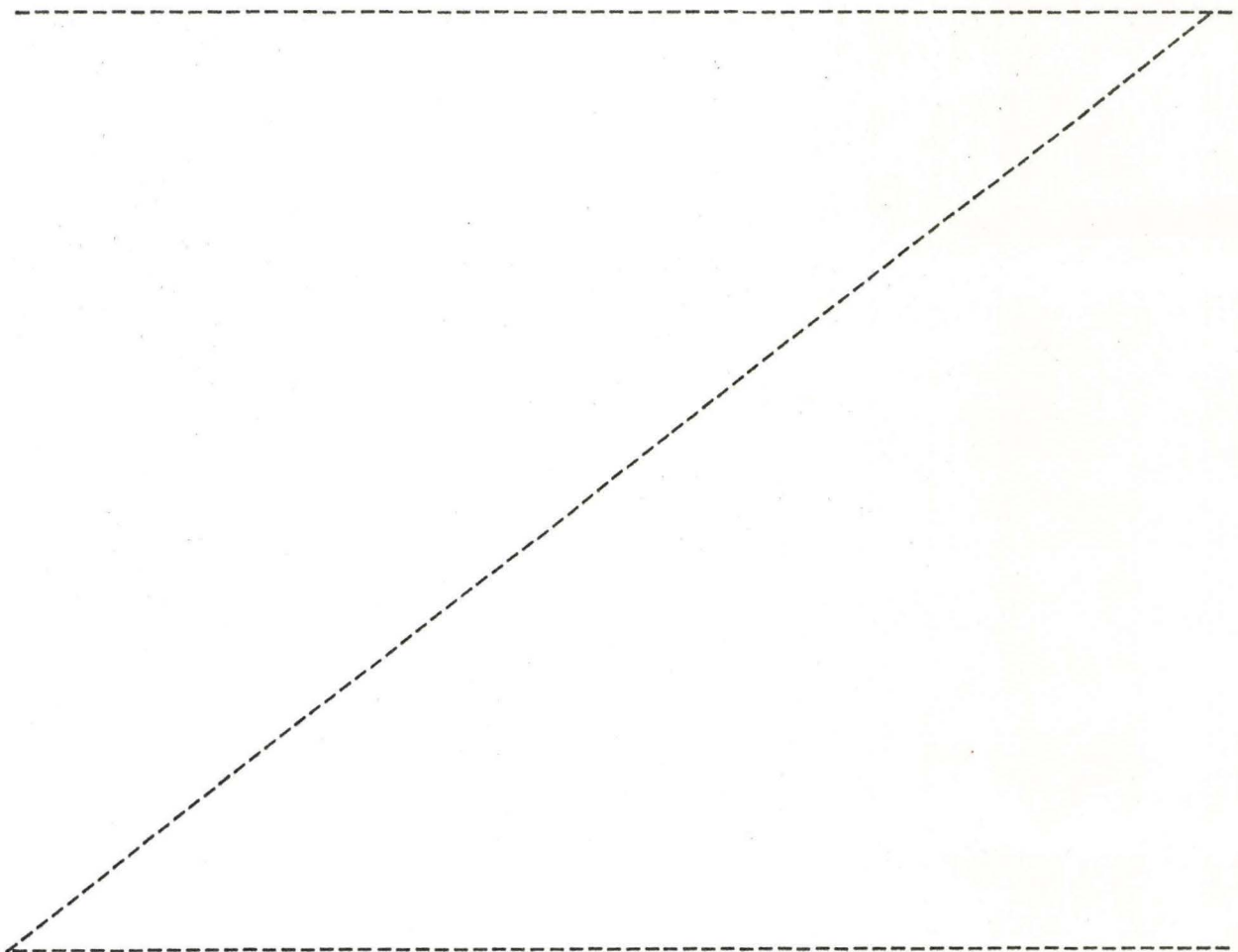
8. Operator shall cause the building, improvements and machinery to be maintained at its own expense. Monies expended by the operator shall in no way become a lien upon the property of the owners and shall be the sole and separate responsibility of the operator.

9. Operator shall pay all taxes on the property and such other taxes as may arise from the operation of the vegetable processing plant. Provided, however, that owners shall be responsible for their own State and Federal Income Taxes.

10. Operator is authorized to place on the premises used for the vegetable processing plant suitable public liability insurance covering the operation of a vegetable processing plant. Premiums for said insurance shall be borne by the operator as its sole and separate responsibility. The owners shall be responsible for carrying public liability insurance covering those portions of Lot 22, Lalamilo Farm Lots, not conveyed by this agreement and remaining under the control of the owners.

11. The owners for themselves, their heirs, distributees, executors, administrators, legal representatives, successors and assigns, expressly covenant that they shall not assign this agreement and that the terms and conditions contained herein shall run with the land and any transfer, lease or sale of Lot 22, Lalamilo Farm Lots, Kamuela, Hawaii, during the term of this agreement shall be subject to the terms and conditions of this agreement.

12. Should the operator default in the payment to the owners of the sums specified herein and that default continue



for a period of thirty (30) days after written notice of the default being served on the operator, the owners shall have the right to terminate this agreement. In such event owners may without further notice, re-enter the premises either by force or otherwise and dispossess by summary proceedings or otherwise if such default results in owners making any expenditures or incurring any obligations for the payment of money, including reasonable attorney's fees, such sums paid or obligations incurred with interest shall be considered to be additional fees and shall be paid to the owners within ten (10) days of rendition of any bill or statement therefor.

13. This agreement shall run for a period of three years from date of execution; provided, however, the operator shall have the right to terminate its services at any time prior to the expiration of this agreement by giving the owners thirty (30) days written notice of its intent to terminate. Early termination by the operator shall not deprive it of its rights hereunder to remove all improvements and machinery placed on the property at operator's expense.

14. Owners agree that, upon termination of this agreement for any cause whatsoever, owners will not directly or indirectly engage in the business of processing fresh vegetables as carried out by the operator under this agreement nor will owners allow the building located on Lot 22, Lalamilo Farms Lots, Kamuela, Hawaii, be used by any other party as a plant to process fresh vegetables or other business which is the same or similar in nature to that carried by the operator. This restriction shall continue for a period of Three (3) years. Nothing in this paragraph shall prohibit the owners from using the building for storage or other use similar to that for which it was put to prior to this agreement.

15. The operations of the vegetable processing plant shall be in the name of HONOLULU POI CO., LTD. All contracts for improvements, equipment, supplies or for services shall be made in the name of HONOLULU POI CO., LTD. and the contracting parties are to be notified that they are to look to HONOLULU POI CO., LTD. and not NOBUE and YOSHIE OKADA for satisfaction. The operator shall at all times during the term of this agreement indemnify and save, protect and keep harmless the owners from every and all cost, loss or damage, liability expense and whatsoever which may arise from the operator's operation of the vegetable processing facility.

16. Operator shall permit the owners to use and maintain access to those portions of Lot 22, Lalamilo Farm Lots, Kamuela, Hawaii, which the owners shall continue to cultivate. Owners shall have a right to enter the vegetable processing plant and premises at all times to examine the same.

17. That at the expiration of this agreement or the sooner determination thereof, the operator shall surrender possession of the premises in as good condition as reasonable use and wear thereof will permit.

18. The covenants, conditions and provisions contained in this agreement shall bind, apply to and inure to the benefit of the owners and operator and their respective heirs, distributees, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

NOBUE OKADA

NOBUE OKADA

YOSHIE MATSUMOTO OKADA

YOSHIE MATSUMOTO OKADA

Owners

HONOLULU POI CO., LTD.

By *Ernest S. Poffin*
Its *Sec.*

By _____
Its

Operator

STATE OF HAWAII)
COUNTY OF HAWAII) SS:

On this 30th day of December, 1975, before me personally appeared NOBUE OKADA and YOSHIE MATSUMOTO OKADA, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Nobuko Oshiro

Notary Public, Third Judicial
Circuit, State of Hawaii

My commission expires 3/8/79

STATE OF HAWAII)
) *Hawaii*) SS:
 CITY AND COUNTY OF HONOLULU)

On this 7th day of January, 1976, before me personally appeared Ernest K. Toftori and _____ to me personally known, who, being by me duly sworn, did say that ~~they~~^{he} ~~are~~^{is} the Secretary and _____, respectively, of HONOLULU POI CO., LTD.; and that the seal affixed to said instrument is the corporate seal of said corporation, and that the instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said Ernest K. Toftori and _____ acknowledged the instrument to be the free act and deed of said corporation.

Sue A. Tokunaka
 Notary Public, ~~First~~ Judicial
 Circuit, State of Hawaii

My commission expires 3/6/77

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

LAND USE COMMISSION
COUNTY OF HAWAII
STATE OF HAWAII
HILO, HAWAII 96720

APR 20 1 20 PM '76

April 26, 1976

Mr. Stephen Yamashiro
Attorney at Law
297 Waianuenue Avenue
Hilo, Hawaii 96720

Re: Nobue Okada
Special Permit 75-225
Vegetable Processing Plant
TMK: 6-6-05:13

This is to acknowledge receipt of the Agreement for operating the vegetable processing plant between Nobue & Yoshie Okada and Honolulu Poi Co., Ltd.. The submission of the document satisfies condition number 2 as listed within Special Permit 75-225.

Please be informed that a copy of the agreement must also be filed with the State Land Use Commission.

for Sidney M. Fuji
RAYMOND SUEFUJI
Director

NH:lgv

cc Nobue Okada
✓ SLUC

December 9, 1975

Mr. Stephen K. Yamashiro
Attorney-at-Law
297 Waiianuenue Avenue
Hilo, Hawaii 96720

Dear Mr. Yamashiro:

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,

AH SUNG LEONG
Acting Executive Officer

Encls.

cc: Nobue Okada
Ernest Tottori

December 9, 1975

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on December 5, 1975, the Land Use Commission voted to approve a Special Permit to Nobue Okada (SP75-225) to allow a vegetable processing plant within the State Land Use Agricultural District, located at Lalamilo, S. Kohala, Hawaii, identified as Tax Map Key 6-6-05: 13; subject to the conditions imposed by the Hawaii County Planning Commission.

A copy of the staff memorandum is enclosed for your information.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encl.

cc: Nobue Okada
Stephen Yamashiro
Ernest Tottori
Dept. of Tax., Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-225 - NOBUE OKADA

DATE December 5, 1975

PLACE DOE Board Room #404
Honolulu, Hawaii

TIME 1:30 p.m.

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

Comments: I move to approve the Special Permit subject to the conditions imposed by the Hawaii County Planning Commission.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

December 5, 1975 - 1:30 p.m.

DOE Board Room #404
Queen Liliuokalani Building
Honolulu, Hawaii

Approved
February 13, 1976

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

COMMISSIONER ABSENT: Colette Machado

STAFF PRESENT: Ah Sung Leong, Acting Executive Officer
Gordan Furutani, Planner
Michael Marsh, Deputy Attorney General
Benjamin Matsubara, Consultant
Dora Horikawa, Clerk Reporter

Ray Russell, Court Reporter

The meeting was called to order by the Chairman.

Mr. Leong, Acting Executive Officer, requested the Commission's permission to add two items to the agenda for consideration. He elaborated that one item related to the hiring of a consultant to assist the Commission in the administration and implementation of Act 193; and the other concerned the boundary change petitions pending before the Land Use Commission which would fall under the procedures contained in the newly adopted Rules and Regulations.

Commissioner Duke moved to add the two items to the agenda, which was seconded by Commissioner Yamamura and unanimously carried.

Chairman Tangen announced that a question had been raised by some of the people present today on one of the items on the agenda

The ensuing discussion revolved around actual progress on the development since the last extension request, the availability of funding for the project, etc.

It was moved by Vice Chairman Sakahashi and seconded by Commissioner Duke that the extension request be approved as recommended by the Hawaii County Planning Commission. The Commissioners were polled as follows:

Ayes: Commissioners Yamamura, Sakahashi, Oura, Duke,
Chairman Tangen

Nays: Commissioners Carras, Yanai, Whitesell

Absent: Commissioner Machado

The motion was carried.

REQUEST BY HPM DEVELOPMENT CORPORATION (SP75-224) TO ESTABLISH A CHURCH AT KEOPU 3RD, N. KONA, HAWAII

Mr. Gordan Furutani, Planner, read the staff memo concerning the subject Special Permit (see copy on file).

In response to a question by Commissioner Oura, Mr. Furutani advised that the proposed church will include a worship hall with a seating capacity for 350 people, a cultural hall, classrooms, bishop's and president's houses.

Commissioner Oura moved to approve the Special Permit, subject to the conditions imposed by the Hawaii County Planning Commission, which was seconded by Commissioner Duke and unanimously carried.

✓ REQUEST BY NOBUE OKADA (SP-75-225) TO ESTABLISH A VEGETABLE PROCESSING PLANT AT LALAMILO, S. KOHALA, HAWAII

The staff memo on the subject Special Permit was presented by Mr. Leong (see copy of report on file).

The motion by Commissioner Oura to approve the Special Permit subject to the conditions imposed by the Hawaii County Planning Commission was seconded by Commissioner Carras and unanimously carried.

REQUEST BY NICHOLS & PAMELA BECK (SP75-226) TO ESTABLISH A RECREATIONAL AND OUTDOOR EDUCATIONAL CAMP AT HANAIEI, KAUAI

Following the presentation of the staff memo (copy on file) by Mr. Leong, it was moved by Vice Chairman Sakahashi and seconded by Commissioner Oura that the Special Permit be approved, subject to the

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission
FROM: Staff
SUBJECT: SP75-225 - Nobue Okada

December 5, 1975
1:30 p.m.

A Special Permit to allow a vegetable processing plant on a 24.97 acre parcel situated in the Agricultural District at Lalamilo, S. Kohala, Hawaii has been submitted by Nobue Okada. The subject property is approximately 1 mile west of the Parker Ranch racetrack and comprises part of the Lalamilo Farm Lot subdivision. The petitioner is the landowner of the subject parcel described as TMK 6-6-05:13.

Mr. Okada desires to use an existing steel butler type building, which is presently used for maintenance and storage, for the processing plant. The building occupies a 3,600 sq. ft. portion of the 25 acre parcel and the remaining balance of the property is in diversified crop use. Surrounding uses include vegetable farms, scattered dwellings, a vacuum cooling plant fronting Mamalahoa Hwy. and pasture land. The Hawaii General Plan designation is intensive agriculture and the County's zoning designation is A5a.

The soil of the subject property is of the Waimea very fine sandy loam series with slopes of 6 to 12%; a surface layer of 17 inches; subsoil of about 25 inches; and underlain by hard basalt bedrock. This soil is used for pasture and irrigated truck crops and has a capability rating of III.

Because of deed restrictions, prior approval for the processing plant is required from the Board of Land & Natural Resources. On August 29, 1975, the Board did grant approval to operate the plant. By letter dated September 15, 1975, attorney Stephen K. Yamashiro informed that the petitioner will contract with Honolulu Poi Company, Ltd. to operate the plant.

Agency Comments:

1. Department of Water Supply - Advised that the existing system is adequate to accommodate the proposed operation without detrimental effects, and indicated that a storage tank may be

installed by the developer which can be filled at night during off peak hours.

2. Department of Research & Development - Recommends approval because of its proximity to agricultural areas, resulting in lowered production cost, providing additional outlet for produce and increased employment.

3. Department of Agriculture - Supports the proposal as it is consistent with the State's efforts to promote agriculture.

4. Cooperative Extension Service - Supports request as it will be a great asset for farmers in the area.

5. Department of Health - Recommends approval if waste disposal is in conformity with health regulations.

6. Mauna Kea Soil & Water Conservation District - Indicated that an adequate water disposal system should be considered but that the proposed facility should not cause any significant problems.

7. Other agencies had no objections or comments to offer.

In addition, 9 farmers from the Kamuela area expressed support of the processing plant as it will provide an alternative market for their produce.

County Recommendations

By letter dated October 21, 1975, Mr. Arthur W. Martin, Chairman of the Hawaii County Planning Commission advised that:

"The Planning Commission at a duly advertised public hearing held on September 25, 1975 at the Sergeant Yano Memorial Hall in Captain Cook, S. Kona, Hawaii, discussed the subject request. The Commission on October 16, 1975 voted to recommend the approval of the Special Permit to the Land Use Commission as it was found:

1. That the proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The Land Use Law and Regulations are intended to preserve, protect, and encourage the development of lands in the State for those uses to which they are best suited in the interest of the general health and welfare of the people of the State of Hawaii. The subject property is classified agricultural by the State Land Use Commission. The Lalamilo Farm Lots area, in which the proposed use is to be located, is recognized as one of the most productive truck farming

regions on the Island. It is also an established agricultural area throughout the State.

The purpose of the subject request is to allow the establishment of a vegetable processing plant. The Plant will service farmers in the Waimea area. It is intended to overcome various problems confronting the farmers in the area, namely, loss through spoilage due to handling and shipping and the lack of a reliable market for off-grade as well as Grade A produce. Benefits will accrue to the farmers in terms of proximity to production areas, cost of production, and an alternative market. In light of such factors, it is determined that the proposed use will be a positive benefit and support to agriculture in the region. As such, the proposed processing plant will further the objectives of the Land Use Law and Regulations by encouraging and strengthening existing agricultural activities in the region.

2. That the proposed use shall not adversely affect surrounding properties. The area surrounding the subject property is characterized by truck farms, scattered single-family dwellings, and pasture lands. In addition, there is a vacuum-cooling plant located in the general area. The Lalamilo Farm Lots were created by the State for agricultural purposes. Other uses are allowed only with prior written consent from the Board of Land and Natural Resources. Such approval has been granted by the Board. Given the intent of the State in creating the Lalamilo Farm Lots, the use of surrounding properties and the purpose of the requested use, it is determined that the establishment of a vegetable processing plant on the subject property will not adversely affect surrounding properties.
3. That the proposed use will not substantially alter or change the essential character of the land and its present use. The proposed vegetable processing plant will be located in an existing 3,600-square foot steel butler building. The existing building occupies only a small portion of the 24.971-acre parcel. The remainder of the subject property is used for various turck crops. The use of the existing building for a vegetable processing plant will not affect agricultural activities on the remainder of the subject property. It is therefore determined that the proposed use will not change the essential character of the land nor its present use.

4. That the proposed use will not unreasonably burden public agencies to provide facilities and services. The subject property is currently provided with all essential utilities and public services and facilities. Water can be provided for the proposed use without detrimental effects on existing services. The Department of Water Supply has also worked out an alternative with the applicant which will alleviate any interruptions to existing water service.

Further, the proposed use will be utilizing an existing building, which will be improved for processing vegetables, and will not require a significant increase in public services and facilities than is now available.

5. That the proposed use will make the highest and best use of the land involved for the public welfare. A major policy of the State and County is the encouragement and support of agricultural activities throughout the State. The proposed use is directly supportive of farming activities. Its establishment is intended to alleviate existing problems confronting truck farmers. As such it will assist government support and encouragement of agricultural activities in the State and County. It is therefore determined that the proposed use will promote the highest and best use of the subject property for the welfare and interest of the people of the State of Hawaii relative to adopted agricultural objectives.

The favorable recommendation was also subject to the following conditions:

1. That operation of the proposed vegetable processing plant commence within one (1) year from the official date of approval of the Special Permit.
2. That the contract for operating the vegetable processing plant between the applicant, Nobue Okada, and the Honolulu Poi Company be submitted to the Planning Department and to the State Land Use Commission. Should the contract be terminated, the Special Permit shall be deemed null and void.
3. That all other applicable rules and regulations, including the Plan Approval process be complied with.

Should any of the foregoing conditions not be met, the Special Permit shall be deemed null and void.

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

November 21, 1975

Mr. Stephen K. Yamashiro
Attorney-at-Law
297 Waiianuenue Avenue
Hilo, Hawaii 96720

Dear Mr. Yamashiro:

The Land Use Commission next meets on December 5, 1975
at 1:30 p.m., in the Queen Liliuokalani
Building, 4th Floor, Board Room #404.

At that time the Special Permit application by Nobue Okada
(SP75-225) to establish
a vegetable processing plant
in the Agricultural District at Lalamilo, S. Kohala,
Hawaii will be considered.

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

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Enclosure - Agenda

cc: Mr. Nobue Okada - c/o Mr. Stephen Yamashiro
Mr. Ernest Tottori



PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

COUNTY OF
HAWAII

October 21, 1975

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

RECEIVED

OCT 23 1975

State of Hawaii
LAND USE COMMISSION

SP 75-225

Re: Special Permit Application
Nobue Okada

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

The special permit request was to allow the establishment of a vegetable processing plant on a 24.971-acre parcel situated within the State Land Use Agricultural District. The property is located approximately 1.1 miles west of Mamalahoa Highway and the Parker Ranch Race Track, Lalamilo Farm Lots, Lalamilo, South Kohala (TMK: 6-6-05:13).

The Planning Commission at a duly advertised public hearing held on September 25, 1975 at the Sergeant Yano Memorial Hall in Captain Cook, South Kona, Hawaii, discussed the subject request. The Commission on October 16, 1975 voted to recommend the approval of the special permit to the Land Use Commission as it was found:

1. That the proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The Land Use Law and Regulations are intended to preserve, protect, and encourage the development of lands in the State for those uses to which they are best suited in the interest of the general health and welfare of the people of the State of Hawaii. The subject property is classified agricultural by the State Land Use Commission. The Lalamilo Farm Lots area, in which the proposed use is to be located, is recognized as one of the most productive truck farming regions on the Island. It is also an established agricultural area throughout the State.

The purpose of the subject request is to allow the establishment of a vegetable processing plant. The plant will service farmers in the Waimea area. It is intended to overcome various problems confronting the farmers in the area, namely,

loss through spoilage due to handling and shipping and the lack of a reliable market for off-grade as well as Grade A produce. Benefits will accrue to the farmers in terms of proximity to production areas, cost of production, and an alternative market. In light of such factors, it is determined that the proposed use will be a positive benefit and support to agriculture in the region. As such, the proposed processing plant will further the objectives of the Land Use Law and Regulations by encouraging and strengthening existing agricultural activities in the region.

2. That the proposed use shall not adversely affect surrounding properties. The area surrounding the subject property is characterized by truck farms, scattered single-family dwellings, and pasture lands. In addition, there is a vacuum-cooling plant located in the general area. The Lalamilo Farm Lots were created by the State for agricultural purposes. Other uses are allowed only with prior written consent from the Board of Land and Natural Resources. Such approval has been granted by the Board. Given the intent of the State in creating the Lalamilo Farm Lots, the use of surrounding properties and the purpose of the requested use, it is determined that the establishment of a vegetable processing plant on the subject property will not adversely affect surrounding properties.
3. That the proposed use will not substantially alter or change the essential character of the land and its present use. The proposed vegetable processing plant will be located in an existing 3,600-square foot steel butler building. The existing building occupies only a small portion of the 24.971-acre parcel. The remainder of the subject property is used for various truck crops. The use of the existing building for a vegetable processing plant will not affect agricultural activities on the remainder of the subject property. It is therefore determined that the proposed use will not change the essential character of the land nor its present use.
4. That the proposed use will not unreasonably burden public agencies to provide facilities and services. The subject property is currently provided with all essential utilities and public services and facilities. Water can be provided for the proposed use without detrimental effects on existing services. The Department of Water Supply has also worked out an alternative with the applicant which will alleviate any interruptions to existing water service.

Further, the proposed use will be utilizing an existing building, which will be improved for processing vegetables, and will not require a significant increase in public services and facilities than is now available.

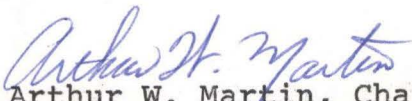
Mr. Ah Sung Leong
Page 2
October 21, 1975

5. That the proposed use will make the highest and best use of the land involved for the public welfare. A major policy of the State and County is the encouragement and support of agricultural activities throughout the State. The proposed use is directly supportive of farming activities. Its establishment is intended to alleviate existing problems confronting truck farmers. As such it will assist government support and encouragement of agricultural activities in the State and County. It is therefore determined that the proposed use will promote the highest and best use of the subject property for the welfare and interest of the people of the State of Hawaii relative to adopted agricultural objectives.

The favorable recommendation was also subject to the following conditions:

1. That operation of the proposed vegetable processing plant commence within one (1) year from the official date of approval of the Special Permit.
2. That the contract for operating the vegetable processing plant between the applicant, Nobue Okada, and the Honolulu Poi Company be submitted to the Planning Department and to the State Land Use Commission. Should the contract be terminated, the Special Permit shall be deemed null and void.
3. That all other applicable rules and regulations, including the Plan Approval process be complied with.

Should any of the foregoing conditions not be met, the Special Permit shall be deemed null and void.


Arthur W. Martin, Chairman
Planning Commission

NH:rfd
Enclosures

cc: Mr. Stephen Yamashiro
Mr. Nobue Okada
Mr. Ernest Tottori
DLNR

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
October 16, 1975

The Planning Commission met in regular session at 3:05 p.m., in the State Conference Room, State Building, and held a duly advertised public hearing in the Council Room, Hawaii County Building, in South Hilo with Chairman Martin presiding.

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

Sidney Fuke
Norman Hayashi
Ilima Piianaia
Duane Kanuha
William Moore

Katsuya Yamada, Corporation Counsel
David Murakami, Public Works

and about 52 people in attendance at 3:00 p.m.; and about 20 people at 7:40 p.m.

AGENDA & MINUTES

The agenda was accepted with one change:
Under "Unfinished Business," Item 5 was advanced to be taken up after Item 3 and before Item 4. Minutes of the October 2, 1975 meeting were received and placed on file as circulated.

UNFINISHED BUSINESS

LAND USE COMMISSION
SPECIAL PERMIT
HPM DEVELOPMENT CORPORATION
KEOPU 3rd, NORTH KONA

Special permit to allow the establishment of an LDS Church on seven (7) acres of land situated within the State Land Use Agricultural District. The property is located adjacent to and immediately mauka of the Lono-Kona Subdivision, approximately 750 feet east of the Kalani Street - Lamokeola Street intersection, Keopu 3rd, North Kona, TMK 7-5-03: portion of 02.

Staff again presented background information and recommended favorable consideration with certain conditions for approval set forth.

There being no further discussion, Commissioner Sterling moved to forward this application to the State Land Use Commission with a favorable recommendation, based on staff findings and conditions for approval. Seconded by Commissioner Jitchaku, motion carried unanimously.

LAND USE COMMISSION
SPECIAL PERMIT
EPISCOPAL CHURCH IN HAWAII
KALAOA 4th, NORTH KONA

Special permit to allow the establishment of a Kona Christian School on 1.44 acres of land situated within the State Land Use Agricultural District. The school will be on the former Kalaoa School site

located adjacent and to the south of the Mauna Ziona Church, mauka of the Old Government Mauka Road, Kalaoa 4th, North Kona, TMK: 7-3-04:05.

Pursuant to the Diocesan Treasurer's request of October 10 to remove application from the agenda, Commissioners voted to defer action pending word of the election of a new Bishop by the Episcopal Church in Hawaii.

LAND USE COMMISSION
SPECIAL PERMIT
NOBUE OKADA
LALAMILO, SOUTH KOHALA

Special permit to allow the establishment of a vegetable processing plant on a 24.9-acre parcel situated within the State Land Use Agricultural District. The property is located approximately 1.1 miles

west of Mamalahoa Highway and the Parker Ranch Race Track, Lalamilo Farm Lots, Lalamilo, South Kohala, TMK: 6-6-05:13

Staff again gave background information and recommended favorable recommendation subject to certain conditions for approval.

There being no further discussion Commissioner Watt moved to forward this application to the State Land Use Commission with a favorable recommendation, based on staff findings and with the conditions for approval as stipulated. Seconded by Commissioner Murakami, motion carried unanimously.

DRAFT RULES & REGULATIONS
INTERIM SHORELINE
PROTECTION (ACT 176)

Draft rules and regulations to establish special interim management procedures of developments within an area along the shoreline while a coastal zone management

program is being developed.

Staff presented the final changes to the draft rules and regulations being brought up for consideration, further to those made at the last meeting.

Commissioner Sterling expressed concern over the absence of any representatives from the Board of Harbor Commissioners, State Parks, or Planning and Economic Development as well as small boat owners, commercial and others, at any of the public hearings. There was some discussion centered mainly on the "several layers" of government responsibility in carrying out the legislative mandate outlined in Act 176.

Commissioner Murakami moved for the adoption of the draft rules and regulations with the proposed amendments as outlined by staff and Commissioner Jitchaku seconded.

Commissioner Sterling voiced opinion that this seemed to be another case, like the flood control program, of bypassing State and elected officials to place undue responsibility on this Commission to implement what seems to be a good statute. With the observation that this may be creating a rather expensive government which may well stifle future building, Commissioner Sterling called for a vote. Motion carried with six ayes and two abstentions.

EXTENSION OF TIME
LAND USE COMMISSION
SPECIAL PERMIT
HAWAII LAND CORPORATION
KUPAHUA, PUNA

Request for an extension of the time condition stipulated within the Special Permit granted by the State Land Use Commission to commence construction of a resort/residential complex in Kupahua, Puna, TMK: 1-2-02:09, 20, 29, and 31.

Staff gave background information leading up to this second request for an extension. Read into record were letters from eight organizations and individuals as well as two petitions. Staff recommended favorable consideration of the request for another year's extension with certain conditions for approval.

Recognizing that there were many people in the gallery expressing interest, Chairman Martin decided, with no objections from Commissioners, to open the meeting for public testimony although there was no such requirement. Speakers were cautioned to discuss the extension question, not the merits or otherwise of the rezoning itself. Speaking for the extension was just one; against were the eight other testifiers.

The request for a year's extension was approved with a vote of six ayes and two noes.

NEW BUSINESS

PRELIMINARY HEARING
USE PERMIT
KAMEHAMEHA DEVELOPMENT CORP.
KEAUHOU 2nd, NORTH KONA

Use Permit to allow the construction of a championship tennis complex as Phase Ia of a residential condominium project located within the Multiple Family Residential - 2,000 square foot (RM-2) zoned

district. The property is located within the area surrounded by the Keauhou Golf and Country Club, Keauhou 2nd, North Kona, TMK: 7-8-10:portion of 34. More specifically, it is bordered by the 2nd and 8th fairways and the No. 4 green.

Staff presented background information and recommended that this application be set up for a public hearing.

Speaking as an officer of the Corporation, Guido Giacometti stated that this proposal is one that is being envisioned as a promotional program, and sure to be beneficial not only to the company but also for the whole State of Hawaii. He confirmed that every precaution will be taken to safeguard the two petroglyph sites, from the time of construction to the limited public viewing that will be permitted.

Commissioner Sterling moved to set this up for a public hearing. Seconded by Commissioner Jitchaku, motion carried unanimously.

RECESS

Chairman called for a recess at 6:30 p.m., until the scheduled public hearings at 7:15 p.m.

* * * * *

RECONVENED FOR
PUBLIC HEARINGS

Meeting was reconvened at 7:40 p.m., to continue with the following public hearings.

LAND USE COMMISSION
SPECIAL PERMIT
MAUNA ZIONA CHURCH
KALAOA 4th, NORTH KONA

A duly advertised public hearing was held for a Special Permit to allow construction of restroom facilities for the existing church situated within the State Land Use Agricultural District. Property is the

present Mauna Ziona Church site adjacent and to the north of the former Kalaoa School, mauka of the Old Government Mauka Road, Kalaoa 4th, North Kona, TMK: 7-3-04:06.

Staff presented background data.

Norman Keeanaaina, representative, pointed out that approval would greatly help the health and welfare of the church and community. Restroom facility must be housed in separate building because of a retaining wall in the back of the existing building which would necessitate expensive supportive measures before any kind of renovation may be made on the building.

Commissioner Domingo moved and Commissioner Sakamoto seconded to close the public hearing. Chairman explained that since this is a Special Permit, the Commission is required by law to wait fifteen days before coming to any decision. Motion was passed with all ayes except for Commissioner Sterling who had asked to be excused because of any possibility of conflict of interest.

LAND USE COMMISSION
SPECIAL PERMIT
LOCAL SPIRITUAL ASSEMBLY
OF THE BAHA'IS OF PUNA, INC.

A duly advertised public hearing was held for a Special Permit to allow establishment of a Baha'i Community Center within the State Land Use Agricultural District.

The property is situated along 34th Avenue, approximately 500 feet from the Aulii Drive - 34th Avenue intersection and 1,600 feet southeast of the Pahoa Government Road, within the Orchid Land Estates Subdivision, Keaau, Puna, TMK: 1-6-09:347.

Staff presented background information and read into record a letter of protest from Mrs. M. Bailey Jacobs of Honolulu whose reason that it might tend to raise tax assessment on surrounding properties generated some discussion.

James Sadelik testified for the Assembly briefly, then, at the suggestion of staff, conferred with another member of the Assembly, then returned to ask that the request be changed to say "intends to construct ... building of approximately 3,000 square feet ..." instead of the 1,050 square feet now specified.

Mrs. Evelyn Musacchia was the only other person presenting testimony, and it was in support of the request.

Commissioner Sterling moved to close the public hearing. Seconded by Commissioner Watt, motion carried unanimously.

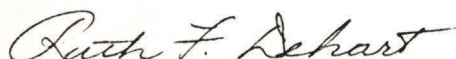
NEXT MEETING

The next meeting will be held in Kona on November 6.

ADJOURNMENT

Meeting was adjourned at 8:30 p.m.

Respectfully submitted,


Ruth F. Dehart
Secretary Pro Tem

A T T E S T:


Arthur W. Martin, Chairman
Planning Commission

PLANNING COMMISSION
County of Hawaii

RECORD OF VOTING

For the Meeting of 10/16, 19 75

Applicant: Robue Okada

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

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

HEARING TRANSCRIPT
September 25, 1975

A regularly advertised public hearing on the application of Nobue Okada was called to order at 6:00 p.m., in the meeting room of the Sergeant Yano Memorial Hall, Captain Cook, South Kona, by Chairman Martin.

PRESENT: Arthur W. Martin
Scott H. Asai
Lorraine Jitchaku
Haruo Murakami
Charles Sakamoto, Jr.
Leon K. Sterling, Jr.
Ed C. Watt

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

Raymond Suefuji
Ilima Piianaia
Duane Kanuha
William Moore

Earl Nakasato, Deputy Corporation Counsel
Richard Nishimura, Public Works
Gary Kawasaka, Water Supply
Quirino Antonio, Water Supply

and about 40 people in attendance.

CHAIRMAN: We will begin with Item No. 1, which is the public hearing on the application of Nobue Okada for a Special Permit request to allow the establishment of a vegetable processing plant on a 24.9-acre parcel situated within the State Land Use Agricultural District. The property is located approximately 1.1 mile west of Mamalahoa Highway and the Parker Ranch Race Track, Lalamilo Farm Lots, Lalamilo, South Kohala, TMK: 6-6-05:13. Staff?

CHAIRMAN: Thank you. Have any of the Commissioners any questions? Ilima, could you explain on the map, those red dots -- are they houses?

PIIANAIA: The red dots are houses and the green dots are agricultural uses.

CHAIRMAN: Where there is vegetable farming going on now.

PIIANAIA: Yes sir.

CHAIRMAN: Is the applicant present or a representative of the applicant. Would you like to comment on anything which the staff presented?

YAMASHIRO: Mr. Chairman, my name is Steven Yamashiro. The staff covered our case very well. One thing we would like to emphasize, we feel our operation will promote the land use of that ...(inaudible)... We hope the land will be economically used now agriculturally and the farmers would receive a greater return for their produce thereby keeping land in agricultural at the present time rather than ...(inaudible) We would also like to emphasize that the desired use would not interfere with the surrounding area and that is ...(inaudible)... the purpose of this type of operation to meet the changing market trends in fresh produce. There is a continual trend away from the traditional going market ... (inaudible) ... This type of operation

is geared to meet that type of marketing. We feel that is now operating in Honolulu successfully by shipping produce from Waimea area. ... (inaudible) ... 23% of this loss can be reduced ... (inaudible) ... net price to farmers can be increased and the net price to us can be... (inaudible) ...

CHAIRMAN: By "us" you mean consumer?

YAMASHIRO: Yes, hopefully the farmers and the consumer will be reducing this loss factor. They share 45¢ ... (inaudible) ... The economics of shipping Waimea produce is operated ... (inaudible) ... more efficient to pack finished produce ... (inaudible) ...

CHAIRMAN: Any questions the Commissioners would like to ask?

STERLING: That letter of endorsement from the Department of Agriculture, from John Farias, ... (inaudible) ... only the advantage, based on what you got ... (inaudible) ... does represent Honolulu Poi Factory ... (inaudible) ...

CHAIRMAN: Do you also represent the Honolulu Poi Factory? So far, we haven't any commitment from the Honolulu Poi Factory that they will keep this open to all the farmers. The only thing we have is statements.

YAMASHIRO: Yes, we do represent that firm ... (inaudible) ... make this facility available to the farmers. That is the only way to operate \$50,000 machinery ... (inaudible) ... to producing and marketing ... (inaudible) ...

STERLING: ... (inaudible) ... and marketing all the way down the line. Well, that was implied but I wanted to make sure that it would be for the record because we have these statements from everybody else except the Honolulu Poi Company.

YAMASHIRO: ... (inaudible) ...

STERLING: Thank you very much.

WATT: The question I want to ask is, is there a steady enough supply of vegetables grown in the Waimea area or ... (inaudible) ... mainland?

YAMASHIRO: Well, right now they are supplementing but I presume that ... (inaudible) ... It is hopeful that by locating this facility in the area ... (inaudible) ... market would increase ... (inaudible) ...

(Tape is inaudible for lengthy period)

JITCHAKU: Is this the only processing plant or is there any other processing plant in the State or on this island?

YAMASHIRO: There is, Honolulu Poi has ... (inaudible) ... Different scale ... (inaudible) ...

ASAI: Mr. Yamashiro, so once you get this processing plant going you will be buying most or all your vegetables from the Waimea farmers?

YAMASHIRO: Hopefully we will be buying all of the vegetables.

STERLING: I like your figures very much where you can get into something like this for \$50,000 compared to \$2 million for Biogenics. This is done in private enterprise.

CHAIRMAN: Any further questions? Mr. Yamashiro, as I understand the building is already existing there.

YAMASHIRO: Yes, it is an existing building although we do have to put in a water line, power lines ... (inaudible) ...

CHAIRMAN: So there will be nothing needed to be added to the building outside of the ...

YAMASHIRO: Installation.

CHAIRMAN: Is the building then just a shell?

YAMASHIRO: ... (inaudible) ...

CHAIRMAN: Thank you very much for coming up. Chair will now call upon anyone else who would like to give testimony upon this particular application, either in favor of the application or opposed. Is there anyone who would like to speak on it?

STERLING: I move to close the public hearing.

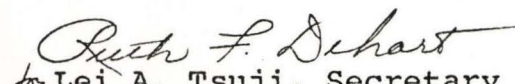
WATT: Second it.

CHAIRMAN: It has been moved by Commissioner Sterling and seconded by Commissioner Watt that we close this public hearing. Is there any discussion on the motion? If not, all those in favor, please say aye.

COMMISSIONERS: Aye.

CHAIRMAN: Those opposed? Motion is carried. From this point the Commission must wait fifteen days before legally we can vote. We will let you know when we will be getting to hold that vote. Thank you.

Respectfully submitted,


Lei A. Tsuji, Secretary
per rfd

A T T E S T:


Arthur W. Martin, Chairman
Planning Commission

SPECIAL PERMIT: NOBUE OKADA

The applicant, Nobue Okada, is requesting a special permit to allow the establishment of a vegetable processing plant on a 24.971-acre parcel situated within the State Land Use Agriculture District. The property is located approximately 1.1 mile west of Mamalahoa Highway and the Parker Ranch Race Track, Lalamilo Farm Lots, Lalamilo, South Kohala, (TMK: 6-6-05:13).

The applicant intends to utilize an existing 3,600 square foot steel butler building for the processing plant. The building is presently used for maintenance and storage purposes. ~~Originally, the Honolulu Poi Co., Ltd., applied for the request to operate the vegetable processing plant. However, after applying with the Board of Land and Natural Resources to allow the establishment of the proposed use, the Board voted to approve the request only if the land owner, Nobue Okada, would operate the processing plant. As such, per letter dated August 29, 1975, Stephen Yamashiro, attorney-at-law, informed us that the applicant will be Nobue Okada, and that Honolulu Poi Co., Ltd. will be contracted by the applicant to operate the operation.~~ ^{received approval from the Board of Land & Natural Resources to} ^{Sept. 15,} ^{contract} ^{processing plant.}

For the Commissioner's information, the subject property was sold by the State through a Quit Claim Deed, in 1963 to the Okada's. The Deed stipulates that the land conveyed shall be used only for agricultural purposes. However, other uses may be allowed provided that prior written consent must be obtained from the Board of Land and Natural Resources before the grantees can devote or place the property to uses other than for agricultural purposes. On August 29, 1975, approval was granted by the Board to Nobue Okada to operate the processing plant.

The General Plan land use pattern allocation guide map designates the area for intensive agriculture which includes the growing of sugar, orchards, diversified agriculture, and floriculture. The subject parcel is located within the County's Agricultural 5-acre (A-5a) zoned district.

Aside from the existing building, the subject parcel is currently being used for the growing of diversified agricultural crops which include cabbage and broccoli. There are no other structures on the property. Surrounding uses include other vegetable farms, scattered single family dwellings, the Vacuum Cooling Plant, and pasture land.

(The soil type of the parcel is of the Waimea very fine sandy loam series which has a slope of 6 to 12 percent. The surface layer of about 17 inches and the subsoil layer is about 25 inches deep and is further underlain by weathering, hard basalt bedrock. Permeability is moderately rapid, runoff is slow and the erosion hazard is slight. This soil is used for pastures and for irrigated truck crops. Capability class of this soil is III. Rainfall in the area is generally between 50 and 75 inches.)

Access to the parcel is from the Lalamilo Homestead Road which has a forty (40) foot right-of-way with a fourteen (14) foot pavement.

Upon review of the request, the Department of Water Supply, per memorandum dated August 29, 1975, stated the following:

"Please be informed that the existing water system in the area is adequate to provide the required 2,000-3,000 gallons of water for the eight hours to the proposed operation without detrimental effects

to the existing services. Each existing lot in the area is being limited to a 5/8-inch metered water service which can handle only domestic use. Water for the proposed use may be made available from the 6-inch waterline along Mamalahoa Highway, which is approximately one mile from the site."

A subsequent memorandum dated September 5, 1975, was received from the Department of Water Supply. The following were their comments:

"This is an addendum to our previous comments made on August 29, 1975. Another alternative for providing water for the proposed use was discussed with the developers. The developers may install a tank which would provide the daily required storage. This tank will have to be filled during the night at off-peak hours when consumer usage is low. Plans for any of the desired alternatives must be submitted for review and approval."

The Department of Research & Development had the following comments to offer:

"We recommend approval of this special permit to allow Honolulu Poi Company Ltd. to process vegetables in Kamuela. We offer the following reasons for your review:

- a. PROXIMITY TO PRODUCTION AREAS: The subject processing plant will be located in the Lalamilo Farm Lots area, within the South Kohala District, a major vegetable crop growing area in the State.
- b. COST OF PRODUCTION: If allowed to locate a processing plant within the production area, the loss of production

for the finished goods should be lower because a) less waste, b) only transporting the finished goods, c) less handling, d) no need for vacuum cooling of produce.

- c. ALTERNATIVE MARKET FOR FARMERS: The vegetable farmers of this area will be afforded with another outlet for their produce.
- d. EMPLOYMENT POTENTIAL: The five (5) or more people will probably be hired from the local area.

"The development of this processing facility is contingent upon favorable action by the Department of Land and Natural Resources, who as developers of the farm lots, placed certain restrictions as to what their properties may be used for."

Upon review of the request, the Department of Agriculture had the following comments:

"The proposed use is consistent with the State's efforts to promote agricultural development. The Department concurs with the advantages of the intended use to the farmers in the area. We are on record with the Board of Land and Natural Resources favoring this action. A copy of our comments is attached for your information."

A letter from Richard Nakano of the Cooperative Extension Service to Stephen Yamashiro stated the following:

"The establishment of a vegetable processing plant to produce chopped vegetables for the consumer will be a great asset for the farmers in the Kamuela area. It will provide the farmers with another market for their produce that should be more profitable and it

will expand our crop base. We expect some of the farmers to increase their lettuce production and probably decrease their chinese cabbage planting. This will help relieve the glut of chinese cabbage that we often experience. Also, some farmers may produce other vegetables that can be used in the mix."

The State Department of Health recommended approval of the request if waste disposal will be solved according to ^{their} ~~our~~ regulations.

The Mauna Kea Soil & Water Conservation District commented that "Strong winds are common in the area and summers can be droughty. An adequate water disposal system should be considered for the release of waste water. Utilization of an existing building to process vegetables should not cause any significant problems in the area."

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

The following form letter addressed to the Board of Land and Natural Resources was received from nine (9) farmers from the Kamuela area. The letter stated:

"I am a farmer in Kamuela, Hawaii. I would like to express my support of the vegetable processing plant proposed by Honolulu Poi Co. This would provide us with an alternative market for our produce. This type of operation will fill a need created by the new trends in marketing produce. I hope you will act favorably on their request for your consent."

In support of the request, the applicant has stated the following:
(Read Applicant's reasons.)

RECOMMENDATION: NOBUE OKADA

It is recommended that the request for a Special Permit to allow the establishment of a vegetable processing plant within the State Land Use Agricultural District be ^{given a favorable recommendation} ~~approved~~, based on the following considerations:

1. That the proposed use will not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State of Hawaii. The subject property is classified agricultural by the State Land Use Commission. The Lalamilo Farm Lots area, in which the proposed use is to be located, is recognized as one of the most productive truck farming regions on the Island. It is also an established agricultural area throughout the State.

The purpose of the subject request is to allow the establishment of a vegetable processing plant. The plant will service farmers in the Waimea area. It is intended to overcome various problems confronting the farmers in the area, namely, loss through spoilage due to handling and shipping and the lack of a reliable market for off grade as well as Grade A produce. Benefits will accrue to the farmers in terms of proximity to production areas, cost of production, and an alternative market. In light of such factors, it is determined that the

proposed use will be a positive benefit and support to agriculture in the region. As such, the proposed processing plant will further the objectives of the Land Use Law and Regulations by encouraging and strengthening existing agricultural activities in the region.

2. That the proposed use shall not adversely affect surrounding properties. The area surrounding the subject property is characterized by truck farms, scattered single-family dwellings, and pasture lands. In addition, there is a vacuum cooling plant located in the general area. The Lalamilo Farm Lots were created by the State for agricultural purposes. Other uses are allowed only with prior written consent from the Board of Land and Natural Resources. Such approval has been granted by the Board. Given the intent of the State in creating the Lalamilo Farm Lots, the use of surrounding properties, and the purpose of the requested use, it is determined that the establishment of a vegetable processing plant on the subject property will not adversely affect surrounding properties.
3. That the proposed use will not substantially alter or change the essential character of the land and the present use. The proposed vegetable processing plant will be located in an existing 3,600-square foot steel butler building. The existing building occupies only a small portion of the 24.971-acre parcel. The remainder of the subject property is used for various truck crops. The use of the existing building for a vegetable processing plant will not affect agricultural activities on the remainder of the subject property. It is therefore determined

that the proposed use will not change the essential character of the land nor its present use.

4. That the proposed use will not unreasonably burden public agencies to provide facilities and services. The subject property is currently provided with all essential utilities and public services and facilities. Water can be provided for the proposed use without detrimental effects on existing services. The Department of Water Supply has also worked out an alternative with the applicant which will alleviate any interruptions to existing services.

Further, the proposed use will be utilizing an existing building, which will be improved for processing vegetables, and will not require a significant increase in public services and facilities than is now available.

5. That the proposed use will make the highest and best use of the land involved for the public welfare. A major policy of the State and County is the encouragement and support of agricultural activities throughout the State. The proposed use is directly supportive of farming activities. Its establishment is intended to alleviate existing problems confronting truck farmers. As such it will assist government support and encouragement of agricultural activities in the State and County. It is therefore determined that the proposed use will promote the highest and best use of the subject property for the welfare and interest of the people of the State of Hawaii relative to adopted agricultural objectives.

It is further recommended that the Special Permit request be given a favorable consideration subject to the following conditions:

1. That operation of the proposed vegetable processing plant commence within one (1) year from the official date of approval of the Special Permit.
2. That the contract for operating the vegetable processing plant between the applicant, Nobue Okada, and Honolulu Poi Company be submitted to the Planning Department and The State Land Use Commission. Should the contract be terminated, then the ^{Special} Permit shall be deemed null and void.
3. That all other applicable rules and regulations, including the "Plan Approval" process be complied with.

Should any of the foregoing conditions not be met, the Special Permit shall be declared null and void.

PUBLIC HEARINGS
PLANNING COMMISSION
COUNTY OF HAWAII

NOTICE IS HEREBY GIVEN of public hearings to be held by the Planning Commission of the County of Hawaii in accordance with the provisions of Section 5-4.3 of the Charter of the County of Hawaii.

PLACE: Sgt. Yano Memorial Hall, Captain Cook, South Kona,
Hawaii

DATE: Thursday, September 25, 1975

TIME: 6:00 p.m.

The purpose of the public hearings is to afford all interested persons a reasonable opportunity to be heard on the following requests:

1. APPLICANT: NOBUE OKADA

LOCATION: Approximately 1.1 mile west of Mamalahoa Highway and the Parker Ranch Race Track, Lalamilo Farm Lots, Lalamilo, South Kohala.

TMK: 6-6-05:13

PURPOSE: Special Permit request to allow the establishment of a vegetable processing plant on a 24.9-acre parcel situated within the State Land Use Agricultural District.

2. APPLICANT: THE EPISCOPAL CHURCH IN HAWAII

LOCATION: Former Kalaoa School site located adjacent and to the south of the Mauna Ziona Church, mauka of the Old Government Mauka Road, Kalaoa 4th, North Kona.

TMK: 7-3-04:5

PURPOSE: Special Permit request to allow the establishment of a Kona Christian School on 1.44 acres of land situated within the State Land Use Agricultural District.

3. APPLICANT: HPM DEVELOPMENT CORPORATION

LOCATION: Adjacent to and immediately mauka of the Lono-Kona Subdivision, approximately 750 feet east of the Kalani Street-Lamaokaola Street intersection, Keopu 3rd, North Kona.

TMK: 7-5-03:portion of 2

PURPOSE: Special Permit request to allow the establishment of a LDS Church on seven (7) acres of land situated within the State Land Use Agricultural District.

Maps showing the general locations and boundaries of the areas under consideration and/or plans of the proposed developments are on file in the office of the Planning Department in the County Building at 25 Aupuni Street, Hilo, Hawaii, and are open to inspection during office hours. All comments should be filed with the Planning Commission before that date, or in person at the public hearing.

PLANNING COMMISSION
ARTHUR W. MARTIN, Chairman
By RAYMOND SUEFUJI
Planning Director

(Hawaii Tribune-Herald: September 15 and 23, 1975)

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
September 25, 1975

The Planning Commission met in regular session at 3:36 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:	Takashi Domingo
	Scott H. Asai		Akira Fujimoto, Ex-officio Member
	Lorraine Jitchaku		Edward Harada, Ex-officio Member
	Haruo Murakami		
	Charles Sakamoto, Jr.		
	Leon K. Sterling, Jr.		
	Ed C. Watt		

Raymond H. Suefuji
Ilima A. Piianaia
William Moore
Duane Kanuha

Earl Nakasato, Deputy Corporation Counsel
Richard Nishimura, Public Works
Gary Kawasaka, Water Supply
Quirino Antonio, Water Supply

and about 10 people in attendance at 3:30 p.m., 40 people at 6:00 p.m. and 125 at 7:00 p.m.

Mr. Sterling moved to send a favorable recommendation to the State Land Use Commission for the reasons and conditions outlined by the staff; seconded by Mrs. Jitchaku; carried unanimously.

PRELIMINARY HEARING
VARIANCE
JAY MANAGO
KAAWALOA, SOUTH KONA

Variance to allow a 450 foot front yard setback for the construction of another piggery in lieu of the minimum requirement of 1,000 feet as stipulated within the Agricultural zoned district. The piggery will be constructed on the present site of Jay's Hog Farm and Slaughter Plant situated along the west side of the Mamalahoa Highway, approximately 400 feet Kailua side of the Mamalahoa Highway-Napoopoo Road junction, Kaawaloa, South Kona, TMK: 8-1-09:6.

Staff presented attached background information with recommendation for scheduling of a public hearing.

On the question of the overall usage of water, the applicant, Jay Manago, stated that the expansion to build another piggery will not require much more water than is now used because of the new flush toilet system for handling waste and because the slaughter house is used only once a week. In reference to the setback, he mentioned that his nearest neighbors have expressed no objection to his proposal.

In regard to the workman's quarters, the applicant stated that he built it four or five months ago and he hopes to hire someone with a family.

Mr. Sterling moved to set this application up for a public hearing; seconded by Mr. Watt; carried unanimously.

RECESS

The Chairman called for a recess at 4:20 p.m. until the scheduled public hearings at 6:00 p.m.

RECONVENED FOR
PUBLIC HEARINGS

The meeting was reconvened at 6:00 p.m. to continue with the following public hearings.

LAND USE COMMISSION
SPECIAL PERMIT
NOBUE OKADA
LALAMILO, SOUTH KOHALA

A duly advertised public hearing was held for a special permit to allow the establishment of a vegetable processing plant on a 24.9-acre parcel situated within the State Land Use Agricultural District. The property is located approximately 1.1 miles west of Mamalahoa Highway and the Parker Ranch Race Track, Lalamilo Farm Lots, Lalamilo, South Kohala, TMK: 6-6-05:13.

The staff presented the attached background information at the hearing. Public hearing closed.

Action was deferred in accordance with the State Land Use Commission's regulation regarding decisions on such petitions no earlier than 15 days after the public hearing.

October 6, 1975

Mr. Stephen K. Yamashiro
Attorney-at-Law
297 Waiianuenue Avenue
Hilo, Hawaii 96720

Re: Special Permit Application - Mr. Nobue Okada
Tax Map Key 6-6-05:13

This is to inform you that the above application will be considered on Thursday, October 16, 1975 by the Planning Commission. The meeting will be held in the State Conference Room, State Building, Hilo, Hawaii, and is scheduled to begin at 3:00 p.m.

We shall notify you of the Commission's action.

A copy of the agenda is enclosed for your information.

Sidney M. Aue

for Raymond Suefuji
Director

lat:jac

Enclosure

cc Mr. Nobue Okada
Mr. Ernest Tottori
State Land Use Commission

OCT 8 1975

any and use to each of the surface of the land as may be required for all purposes reasonably tending to the mining and removal of such minerals by any means whatsoever, notwithstanding the payment, prior to any exercise of such right, of compensation for destruction, damage, or injury, caused by the exercise of such right to occupy and use said land, of or upon the land, or upon the mineral placed upon the land; provided, however, that this right shall not be exercised until any annual crops growing on the land have been harvested.

"Minerals" within the meaning of such reservation shall mean any or all oil, gas, coal, phosphate, sodium, sulfur, iron, titanium, gold, silver, boron, bauxite, kaolinitic clay, diaspore, kyanite, laterite, gibbsite, alumina, all ores of aluminum and, without limitation thereon, all other mineral substances and ore deposits, whether solid, gaseous or liquid, in, on or under the land; provided, that "minerals" shall not include sand, rock, gravel, and other similar materials when used in road or building construction.

FURTHERMORE, THIS DEED is also subject to the following conditions:

- (a) That the land hereby conveyed shall be used for agricultural purposes only; PROVIDED, that prior written consent shall be obtained from the Board of Land and Natural Resources before the Grantor, his heirs and assigns, can devote or cause to be devoted to a use or uses other than for agricultural purposes.
It is further provided that the land shall not be used for any other purpose of an agricultural nature and the use of the land will be regulated by the Board. The words "agricultural" and "agriculture" used herein are hereby defined as limited to the growing of truck and orchard crops.
- (b) That only one (1) dwelling will be allowed on the land; provided, however, that the Board may authorize at its discretion any additional dwellings. Any dwelling erected on the land shall be of masonry or of building materials and must contain an area of not less than 400 square feet exclusive of garage and car lift. The building plans and specifications of the dwelling must have the prior approval of the Director of Land and Natural Resources before the initiation of construction. Incidental structures, such as barns, etc., will be permitted subject to prior approval of the building plans and specifications by said Director. The Grantee shall make no major alterations of or additions to any building which may be situated on the land without first obtaining written consent of said Director.
- (c) That the Grantee, his heirs and assigns, shall pay the minimum charges on irrigation water service set by the Board of Land and Natural Resources, regardless whether such minimum charges are utilized

MEMORANDUM:

PLANNING DEPARTMENT - County of Hawaii, Hilo, Hawaii 96720

To: *Department of Health*

Date: August 13, 1975

From: Planning Director

Subject: Honolulu Poi Co., Ltd.
Special Permit - Vegetable Processing Plant
TMK: 6-6-5:13

Attached is an application of Honolulu Poi Co., Ltd. for a special permit. Please review and send us any comments within two weeks from the above date. Thank you very much.

Sid Fike
✓ Raymond Suefuji
Director

lgv
Encl

August 20, 1975
Department of Health, Hilo

We recommend the approval of this Special Permit use application if waste disposal will be solved according to our regulations.

Endre Toth

ENDRE TOTH, P.E.
Environmental Engineer, Hawaii

HAWAII COUNTY FIRE DEPARTMENT

Mr. Raymond Suefuji, Director
TO: Planning Department

DATE: August 22, 1975

FROM: Inspector Teruichi Kohashi

SUBJECT: Honolulu Poi Co., Ltd.
Special Permit - Vegetable Processing Plant
TMK: 6-6-5:13

Waimea fire station is located approximately 1.5 miles
distant. There are no fire hydrants located in this
subdivision.

Teruichi Kohashi
Fire Inspector

September 26, 1975

Mr. Stephen K. Yamashiro
Attorney at Law
297 Waiianuenue Avenue
Hilo, HI 96720

Re: Special Permit Application
Tax Map Key 6-6-05:13

The Planning Commission at its meeting of September 25, 1975, held a duly advertised public hearing on your application for a special permit to allow the establishment of a vegetable processing plant on a 24.9-acre parcel situated within the State Land Use Agricultural District as Lalamilo, South Kohala, Hawaii.

In accordance with the provisions of Section 205-6, Hawaii Revised Statutes, the Commission shall act on such petition not earlier than fifteen (15) days after the said public hearing.

We shall notify you when the Commission is ready to take action on your request.



Arthur W. Martin
Chairman

lat:sk

cc Nobue Okada
Ernest Tottori
State Land Use Commission

SEP 26 1975

September 18, 1975

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

Re: Special Permit Application
Vegetable Processing Plant
Tax Map Key: 6-6-05:13

Dear Mr. Suefuji:

By letter dated August 29, 1975 I informed your office that Nobue Okada would be substituted in place of Honolulu Poi as the applicant for special use permit. I would like at this time clarify the role of Honolulu Poi will play in this operation.

Honolulu Poi and Nobue Okada are in the process of finalizing an Agreement whereby Honolulu Poi will assist in the set up and running of the food processing operations. The concept of the operation as outlined will remain the same with the exception that Honolulu Poi will be on contract to Nobue Okada to operate the Plant.

As an accommodation to Mr. Okada, Honolulu Poi will secure and install the equipments necessary for these operations. Title to the equipments shall be retained by Honolulu Poi and they will be reimbursed for their expenses out of the proceeds of the operation.

If you have any further questions, please feel free to contact this office.

Very truly yours,

STEPHEN K. YAMASHIRO

SKY:bhk

cc: Honolulu Poi

September 12, 1975

Mr. Bert Enomoto
Honolulu Poi Co., Ltd
1603 Republic Street
Honolulu, HI 96819

Re: Special Permit Application - N. Okada
Vegetable Processing Plant
TMK: 6-6-05:13

This is to acknowledge receipt of the preliminary drawings for the abovedescribed use. The map will be used for presentation purposes at the forthcoming public hearing scheduled for September 25 at the Sergeant Yano Memorial Hall in Captain Cook, South Kona.

Should you have any questions before the hearing date, please feel free to contact Norman Hayashi or Ilima Piianaia of this office, at 961-8288.

Sidney M. Aue
RAYMOND SUEFUJI
Director

NH:rfd

cc: Stephen Yamashiro

SEP 12 1975



PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI
Mayor

RAYMOND H. SUEFUJI
Director

COUNTY OF
HAWAII

September 11, 1975

Dear Property Owner: (TMK:

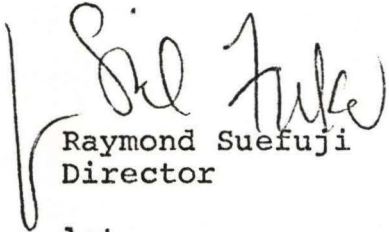
Re: Special Permit Application - Lalamilo, South Kohala, Hawaii
Tax Map Key 6-6-05:13

You are hereby notified that a request for a special permit to allow the establishment of a vegetable processing plant on a 24.9-acre parcel situated within the State Land Use Agricultural District has been submitted by Nobue Okada.

The proposed plant is to be located on a property approximately 1.1 mile west of Mamalahoa Highway and the Parker Ranch Race Track, Lalamilo Farm Lots, Lalamilo, South Kohala, Hawaii.

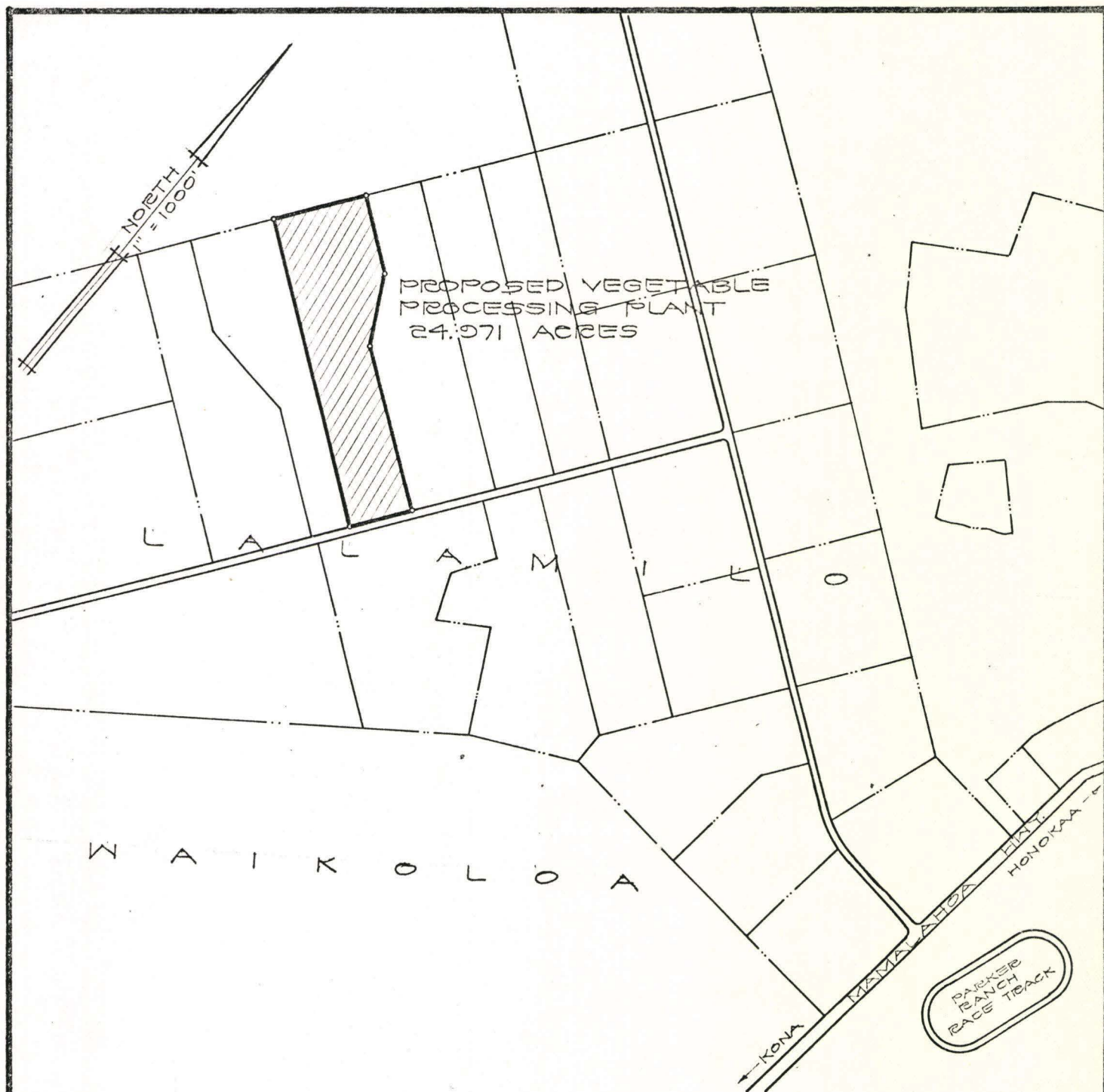
A public hearing on the subject among others will be held beginning at 6:00 p.m. on Thursday, September 25, 1975 in the Meeting Room of the Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, Hawaii.

You are invited to comment on the application at the hearing or submit written comments prior to the hearing.


Raymond Suefuji
Director

lat

Enclosure



SPECIAL PERMIT REQUEST

ESTABLISHMENT OF A VEGETABLE
PROCESSING PLANT

LALAMILO, SOUTH KOHALA, HAWAII

TAX MAP KEY : G-G-05:13

REQUEST BY : NOBUE OKADA

SEPT. 9, 1975

NOBUE OKADA

TMK G-G-05:13 (24.971 Acres)

ESTABLISHMENT OF A VEGETABLE PROCESSING
PLANT

6-6-05:8 HENRY ING & EUGENE AMBARD

% LEONG GEORGE & Assoc., P.O. Box 2462, HON. 96804

12 MR. & MRS. SHIGERU SAKATA

P.O. Box 41, KAMUELA 96743

14 MR. & MRS. KINJI KAWASAKI

P.O. Box 624, KAMUELA 96743

6-6-01:2 STATE OF HAWAII and

PALEKOKI RANCH INC.

17 KUIKAHI STREET, HILO 96720



HONOLULU POI CO., LTD.

1603 Republican Street

Honolulu, Hawaii 96819

Phone (808) 841-8705

September 10, 1975

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

Attn: Mr. Norman Hayashi

Re: Special Permit Application - Vegetable
Processing Plant, TMK: 6-6-05:13

Dear Mr. Suefuji:

We herewith submit two (2) copies of the preliminary drawings for review. As discussed with our Mr. Ernest Tottori, this is only a preliminary drawing and final drawings will be prepared and submitted after all approvals for a variance is granted.

If there are any questions, please do not hesitate to call me.

Sincerely yours,

Bert Enomoto
Asst. Manager

cc: Steven Yamashiro
N. Okada

BE:mmt

September 10, 1975

Mr. Stephen K. Yamashiro
Attorney-at-Law
297 Waiianuenue Avenue
Hilo, HI 96720

Re: Notice of a Public Hearing
Special Permit Application - Nobue Okada
Tax Map Key 6-6-05:13

This is to inform you that the above request has been scheduled for a public hearing. Said hearing among others will be held beginning at 6:00 p.m. on Thursday, September 25, 1975 at the Sgt. Yano Memorial Hall, Captain Cook, South Kona, Hawaii.

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

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

Sidney M. Aue

for Raymond Suefuji
Director

lat:sh

Enclosure

cc: Nobue Okada
Ernest Tottori

SEP 10 1975

GEORGE R. ARIYOSHI
~~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

September 3, 1975

Mr. Stephen K. Yamashiro
Attorney at Law
297 Waianuenue Avenue
Hilo, Hawaii 96720

Dear Sir:

Subject: Consent to Grant a Variance in Use, Lalamilo
Farm Lot No. 22, Sold by Quitclaim Deed
No. S-19,941

With reference to your letter dated August 4, 1975, we wish to advise that the Board of Land and Natural Resources at its meeting on August 29, 1975 approved and consented to permit Mr. and Mrs. N. Okada to operate a vegetable packaging and processing plant on a portion of Lot 22, covered by Quitclaim Deed No. S-19,941.

This letter will serve as authorization to proceed with the subject activity effective August 29, 1975 pending the preparation of formal documentation.

Very truly yours,

JAMES J. DETOR
Land Management Administrator

cc: Mr. Larry Mehau
Mrs. Mildred K. Yamamoto
Honolulu Poi Company, Ltd.
Mr. Raymond Suefuji, County of Hawaii (Planning Office)

1

LUC

September 3, 1975

Mr. Stephen Yamashiro
297 Waiianuenue Avenue
Hilo, Hawaii 96720

Re: Special Permit Application - Vegetable Processing Plant
TMK: 6-6-05:13

Per request of your letter dated August 29, 1975, the name of applicant for the above-described special permit is hereby changed from Honolulu Poi Co., Ltd. to Nobue Okada.

You will be informed of the time and place of the hearing for the request as soon as it has been determined. Should you have any questions in the meantime, please feel free to contact Norman Hayashi or Ilima Piianaia of this office at 961-8788.



Raymond Suefuji
Director

NH:lgv

cc: Ernest Tottori
Nobue Okada

SEP 3 1975

JHI
WAIH



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

August 29, 1975

Board of Land and
Natural Resources
Honolulu, Hawaii

Gentlemen:

HAWAII

Subject: Consent to Grant a Variance in Use,
Lalamilo Farm Lot No. 22, Sold By
Quit Claim Deed No. S-19941

State land comprising Lalamilo Farm Lot No. 22, 3.890 acres was sold by Quit Claim Deed dated January 28, 1963, to Mr. and Mrs. Nobue Okada. The Deed stipulates that the land conveyed shall be used for agricultural purposes only; provided, however that prior written consent must be obtained from the Board of Land and Natural Resources before the grantees can devote or place said land to uses other than for agricultural purposes.

Honolulu Poi Company, Ltd. by letter dated August 4, 1975 has requested that the Board, pursuant to the aforementioned stipulation, grant permission to allow the company to establish and operate on a portion of said Lot 22, a vegetable packaging and processing facility. For economic and expeditious handling of its produce, the company desires to locate its operation close to the production source. The grantees are amenable to the request.

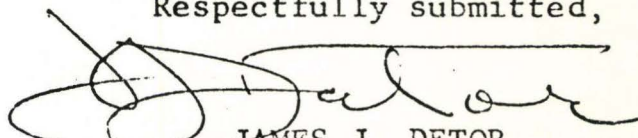
The Chairman, Board of Agriculture, strongly endorses the applicants' request.

Pertinent correspondence is appended to the basic file.

RECOMMENDATION:

That the Board authorize and grant its consent to permit the establishment and operation of a vegetable processing plant on a portion of Lot 22, as sold by Quit Claim Deed No. S-19941.

Respectfully submitted,


JAMES J. DETOR
Land Management Administrator

APPROVED FOR SUBMITTAL:



CHRISTOPHER COBB, Chairman

Approved by the Board
at its meeting held on

8/29/75

ITEM F-5

STEPHEN K. YAMASHIRO

ATTORNEY AT LAW

297 WAIANUENUE AVENUE
HILO, HAWAII 96720
TELEPHONE (808) 961-3604

OF COUNSEL
GOULD & MCKENZIE

1115 AMFAC BUILDING
700 BISHOP STREET
HONOLULU, HAWAII 96813
TELEPHONE (808) 537-1935

August 29, 1975

Mr. Raymond Suefuji
Director
Planning Dept.
County of Hawaii
Hilo, Hawaii

Re: Vegetable Processing Plant
Lalamilo Farm Lots

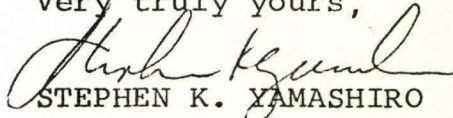
Dear Mr. Suefuji:

This is to inform you that we would like to amend the Application for Special Use Permit submitted listing Honolulu Poi Co., Ltd. as the applicant. In place of Honolulu Poi Co., we wish to substitute Nobue Okada, the land owner as applicant. The balance of the application will remain unchanged as Mr. Okada will retain Honolulu Poi to provide the expertise in setting up the operation and in its operation.

This application was acted upon by the Board of Land and Natural Resources on August 29, 1975 during their meeting in Hilo. The Board at that time consented to the proposed use as is required by the restrictive covenants in their Deed.

If you have any questions, please feel free to contact this office. We would appreciate your placing us on the agenda of the Planning Commission at your earliest convenience.

Very truly yours,


STEPHEN K. YAMASHIRO

SKY:st

cc: Honolulu Poi Co., Ltd.
Mr. James Detor
Mr. Larry Mehau

August 27, 1975
Kamuela, Hawaii.

Chairman
Board of Land and Natural Resources
State of Hawaii

Dear Sir:

I am a farmer in Kamuela, Hawaii. I would like to express my support of the vegetable processing plant proposed by Honolulu Poi Co. This would provide us with an alternate market for our produce. This type of operation will fill a need created by the new trends in marketing produce. I hope you will act favorably on their request for your consent.

Very truly yours,

G. I. Iriyama

August 27, 1975
Kamuela, Hawaii.

Chairman
Board of Land and Natural Resources
State of Hawaii

Dear Sir:

I am a farmer in Kamuela, Hawaii. I would like to express my support of the vegetable processing plant proposed by Honolulu Poi Co. This would provide us with an alternate market for our produce. This type of operation will fill a need created by the new trends in marketing produce. I hope you will act favorably on their request for your consent.

Very truly yours,

Mitsutoshi Oshiro

August 27, 1975
Kamuela, Hawaii.

Chairman
Board of Land and Natural Resources
State of Hawaii

Dear Sir:

I am a farmer in Kamuela, Hawaii. I would like to express my support of the vegetable processing plant proposed by Honolulu Poi Co. This would provide us with an alternate market for our produce. This type of operation will fill a need created by the new trends in marketing produce. I hope you will act favorably on their request for your consent.

Very truly yours,

Mark M. Quinn

August 27, 1975
Kamuela, Hawaii.

Chairman
Board of Land and Natural Resources
State of Hawaii

Dear Sir:

I am a farmer in Kamuela, Hawaii. I would like to express my support of the vegetable processing plant proposed by Honolulu Poi Co. This would provide us with an alternate market for our produce. This type of operation will fill a need created by the new trends in marketing produce. I hope you will act favorably on their request for your consent.

Very truly yours,

Mike Lohaka

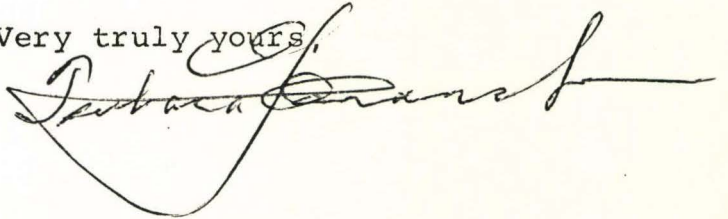
August 27, 1975
Kamuela, Hawaii.

Chairman
Board of Land and Natural Resources
State of Hawaii

Dear Sir:

I am a farmer in Kamuela, Hawaii. I would like to express my support of the vegetable processing plant proposed by Honolulu Poi Co. This would provide us with an alternate market for our produce. This type of operation will fill a need created by the new trends in marketing produce. I hope you will act favorably on their request for your consent.

Very truly yours,



August 27, 1975
Kamuela, Hawaii.

Chairman
Board of Land and Natural Resources
State of Hawaii

Dear Sir:

I am a farmer in Kamuela, Hawaii. I would like to express my support of the vegetable processing plant proposed by Honolulu Poi Co. This would provide us with an alternate market for our produce. This type of operation will fill a need created by the new trends in marketing produce. I hope you will act favorably on their request for your consent.

Very truly yours,

N. Kawamata

August 27, 1975
Kamuela, Hawaii.

Chairman
Board of Land and Natural Resources
State of Hawaii

Dear Sir:

I am a farmer in Kamuela, Hawaii. I would like to express my support of the vegetable processing plant proposed by Honolulu Poi Co. This would provide us with an alternate market for our produce. This type of operation will fill a need created by the new trends in marketing produce. I hope you will act favorably on their request for your consent.

Very truly yours,

Lesio Nakamoto

August 27, 1975
Kamuela, Hawaii.

Chairman
Board of Land and Natural Resources
State of Hawaii

Dear Sir:

I am a farmer in Kamuela, Hawaii. I would like to express my support of the vegetable processing plant proposed by Honolulu Poi Co. This would provide us with an alternate market for our produce. This type of operation will fill a need created by the new trends in marketing produce. I hope you will act favorably on their request for your consent.

Very truly yours,

Tadon Nishijima

August 27, 1975
Kamuela, Hawaii.

Chairman
Board of Land and Natural Resources
State of Hawaii

Dear Sir:

I am a farmer in Kamuela, Hawaii. I would like to express my support of the vegetable processing plant proposed by Honolulu Poi Co. This would provide us with an alternate market for our produce. This type of operation will fill a need created by the new trends in marketing produce. I hope you will act favorably on their request for your consent.

Very truly yours,

Nobuko Kawasaka

COOPERATIVE EXTENSION SERVICE

University of Hawaii · College of Tropical Agriculture
United States Department of Agriculture Cooperating

August 22, 1975

Mr. Stephen Yamashiro
297 Waianuenue Ave.
Hilo, HI 96720

Dear Mr. Yamashiro:

The establishment of a vegetable processing plant to produce chopped vegetables for the consumer will be a great asset for the farmers in the Kamuela area. It will provide the farmers with another market for their produce that should be more profitable and it will expand our crop base. We expect some of the farmers to increase their lettuce production and probably decrease their chinese cabbage planting. This will help relieve the glut of chinese cabbage that we often experience. Also, some farmers may produce other vegetables that can be used in the mix.

If we can be of any assistance in helping your company, please call on us.

Sincerely,

Richard T. Nakano

Richard T. Nakano
County Extension Agent

August 13, 1975

Mr. Ernest Tottori
1603 Republican Street
Honolulu, Hawaii 96819

Re: Honolulu Poi Co., Ltd.
Special Permit - Vegetable Processing Plant
TMK: 6-6-5:13

This is to acknowledge receipt of August 11, 1975 of the above described Special Permit application.

The County Planning Commission shall conduct a public hearing on request within a period of not less than thirty (30) nor more than one hundred twenty (120) days from the receipt of the application. The Planning Commission shall then act on the application not earlier than fifteen (15) days after the public hearing but within a reasonable time thereafter. Should the Planning Commission recommend favorably on the request, it will then be forwarded to the State Land Use Commission for final action.

However, the Planning Commission may deny the request if it is found that the proposed use does not meet the special permit guidelines. In this case, their decision is final. In accordance with the provisions of Chapter 205-6, Hawaii Revised Statutes, a denial by the Planning Commission may be appealable to the Circuit Court of the circuit in which the land is situated, in this case, the Third Circuit Court.

Notice of the time and place of the public hearing shall be forwarded when the application is scheduled for Commission action.

Should any questions arise, please contact Norman Hayashi or Ilima Piianaia of this department at 961-8288.



Raymond Suefuji
Director

cc: Stephen Yamashiro
N. Okada
SLUC

AUG 14 1975

July 28, 1975

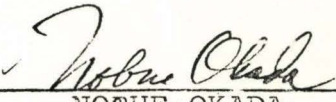
Mr. Ernest K. Tottori
Secretary & General Manager
Honolulu Poi Co., Ltd.
1603 Republican Street
Honolulu, Hawaii 96819

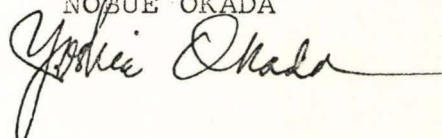
Dear Mr. Tottori:

This letter to you is to express my willingness to lease the building on my farm in Lalamilo to your company who will use it to process and package fresh vegetables. Your proposed use of the building will not interfere with continued farming operations on the rest of this property.

I believe that your operation will provide another market for our produce and I sincerely hope that your operation is a success. As you know, the use you propose must be approved by the Board of Land and Natural Resources because of the condition in my deed to Lot 22, Lalamilo Farm Lots and the FHA who hold the mortgage on the farm. As soon as you are ready, I will be available to negotiate the terms of the lease.

Very truly yours,



NOBUE OKADA


August 7, 1975

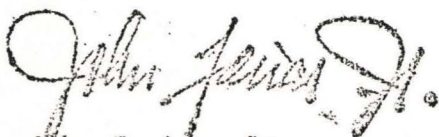
The Honorable Christopher Cobb, Chairman
and Members
Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii 96813

Gentlemen:

On behalf of the Honolulu Pol Company, Limited, Mr. Stephen K. Yamashiro has submitted to you a proposed application for a special use permit involving Lalamilo Farm Lot #2 (TK: 6-6-05: 13). The County of Hawaii requires consent of the Board of Land and Natural Resources before it will consider said special permit.

We urge you to give the necessary approval so that Mr. Yamashiro may proceed with the application at the County level. The proposed use is consistent with the State's efforts to promote agricultural development throughout the State. We whole-heartedly concur with the advantages of the intended use as outlined in the proposed special permit application.

Many thanks,



John Fariss, Jr.
Chairman, Board of Agriculture

P. O. BOX 1027 HILLO, HAWAII-96720



75-20-8A9

Honolulu, Hawaii
Planning Department
25 Aqueduct Street
Honolulu, Hawaii 96720

Application for Special Permits

• • •

100-47689-1 Special Permit
by M Development Corporation.
TPEL 100-47689-1

Off. Scout Club 1211 the Pacific, Inc.
Special Agent - Girl Scout Service Center
Including Offices and Training Facilities
IMK: 1-6-441 4pm

Minerals Ind. Co., Ltd.
Special Report - Vegetable Processing Plant
TNR. 1-6-5:13

Very truly yours,

Osamu Niwao, Manager
Engineering Department

MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW, DWS, Highway, Health, R&D, Police,
Fire, Soil Conserv., Dept. of Ag., Heloc, Date: August 13, 1975
Corp. Counsel, DLNR-Yamamoto, DLNR, -Cobb

From: Planning Director

Subject: Honolulu Poi Co., Ltd.
Special Permit - Vegetable Processing Plant
TMK: 6-6-5:13

Attached is an application of Honolulu Poi Co., Ltd. for a special permit. Please review and send us any comments within two weeks from the above date. Thank you very much.

Sil Fuke

Raymond Suefuji
Director

lgv
Encl

AUG 14 1975

August 27, 1972

TO: RAYMOND SUETUJI, PLANNING DIRECTOR

FROM: GEORGE IRANON, INSPECTOR, ADMINISTRATIVE DIVISION

SUBJECT: SPECIAL PERMIT APPLICATIONS

The special permit applications submitted by the applicants listed below were reviewed and from the time standpoint, we can foresee no adverse effects from the requested changes.

1. HPM Development Corporation - LDS Church
TRK: 7-5-3 (cor)
2. Carolina Pot Co., Ltd. - Vegetable Processing Plant
TRK: 6-6-5 (1)
3. Girl Scout Council of the Pacific, Inc. - Service Center
TRK: 1-6-4 (1) (cor)

GEORGE IRANON
INSPECTOR

GI/v

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

MEMORANDUM

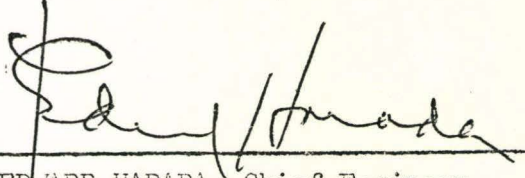
Date August 27, 1975

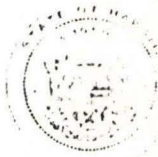
TO: Planning Department

FROM: Chief Engineer

SUBJECT: Application for Special Permit
Applicant: Honolulu Poi Company, Ltd.
Location: Lalamilo Farm Lots, So. Kohala, Hawaii
TMK: 6-6-05:13

We have reviewed the subject application and we have no comments to offer.


EDWARD HARADA, Chief Engineer



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
HAWAII DISTRICT
50 MAKALA STREET
P. O. BOX 276
HILO, HAWAII 96720

IN REPLY REFER TO:

HWY-H
75-2.868

August 22, 1975

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
Honolulu Poi Co., Ltd.
TMK 6-6-5:13

We have no objections or comments on the proposed action for the subject application

Chas L. Schuster
for CHAS L. SCHUSTER

GEORGE R. ARIYOSHI
GOVERNOR



JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

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

August 21, 1975

MEMORANDUM

To: Mr. Raymond Suefuji, Director
Hawaii County Planning Department

Subject: Honolulu Poi Company, Limited
Special Permit - Vegetable Processing Plant
TMK: 6-6-5:13

The Department of Agriculture has reviewed the subject application for a special permit.

The proposed use is consistent with the State's efforts to promote agricultural development. The Department concurs with the advantages of the intended use to the farmers in the area. We are on record with the Board of Land and Natural Resources favoring this action. A copy of our comments is attached for your information.

Thank you for the opportunity to comment.

A handwritten signature in dark ink, appearing to read "John Farias, Jr.", is written over the typed name.

John Farias, Jr.
Chairman, Board of Agriculture

Enc.

GEORGE R. ARIYOSHI
JOHN A. BURNS
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

DIVISION OF LAND MANAGEMENT

P. O. BOX 621

HONOLULU, HAWAII 96809

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

August 25, 1975

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

Dear Mr. Suefuji:

Subject: Special Permit - Honolulu Poi Co.,
Ltd., TMK: 6-6-5:13

With reference to your memo of August 13, 1975 relative to the subject above, be advised that this Department is recommending at the next meeting on August 29, 1975, that the Board of Land and Natural Resources authorize and grant its consent to permit the establishment of a vegetable processing plant on the subject area. As stipulated under the Quitclaim Deed of the land to Mr. and Mrs. Nobue Okada, the prior written consent of the Board is required before the land can be placed to uses other than for agricultural purposes.

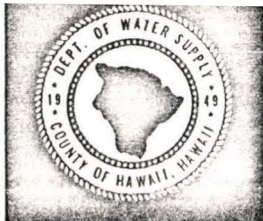
Very truly yours,

A handwritten signature in cursive script, appearing to read "Christopher Cobb".

CHRISTOPHER COBB

Chairman of the Board

cc: Mr. Larry Mehau
Mrs. Mildred K. Yamamoto



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

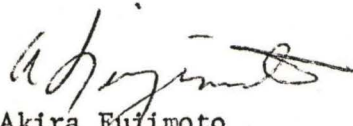
HILO, HAWAII 96720

25 AUPUNI STREET

August 29, 1975

TO: Planning Department
FROM: Department of Water Supply
SUBJECT: HONOLULU POI CO., LTD.
SPECIAL PERMIT - VEGETABLE PROCESSING PLANT
TMK: 6-6-5:13

Please be informed that the existing water system in the area is inadequate to provide the required 2000-3000 gallons of water for eight hours to the proposed operation without detrimental effects to the existing services. Each existing lot in the area is being limited to a 5/8-inch metered service which can handle only domestic use. Water for the proposed use may be made available from the 6-inch water line along Mamalahoa Highway, which is approximately one mile away from the site.


Akira Fujimoto
Manager

QA

cc: Honolulu Poi Co., Ltd.

... Water brings progress...



DEPARTMENT OF RESEARCH AND DEVELOPMENT

COUNTY OF HAWAII

August 29, 1975

TO: Raymond Suefuji
Planning Director

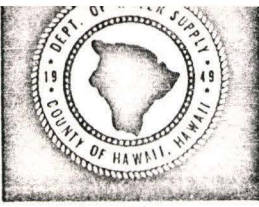
FROM: Research & Development *Cheney*

SUBJECT: HONOLULU POI COMPANY, LTD. - SPECIAL PERMIT

We recommend approval of this special permit to allow Honolulu Poi Company, Ltd. to process vegetables in Kamuela. We offer the following reasons for your review:

- a. Proximity to Production Areas: The subject processing plant will be located in the Lalamilo Farm Lots area, within the South Kohala District, a major vegetable crop growing area in the State.
- b. Cost of Production: If allowed to locate a processing plant within the production area, the loss of production for the finished goods should be lower because a) less waste, b) only transporting the finished goods, c) less handling, and d) no need for vacuum cooling of produce.
- c. Alternative Market for Farmers: The vegetable farmers of this area will be afforded with another outlet for their produce.
- d. Employment Potential: The five (5) or more people will probably be hired from the local area.

The development of this processing facility is contingent upon favorable action by the Department of Land and Natural Resources, who as developers of the farm lots place certain restrictions as to what these properties may be used for.



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

September 5, 1975

TO: Planning Department
FROM: Department of Water Supply
SUBJECT: HONOLULU POI CO., LTD.
SPECIAL PERMIT - VEGETABLE PROCESSING PLANT
TMK: 6-6-5:13

This is an addendum to our previous comments made on August 29, 1975.

Another alternate for providing water for the proposed use was discussed with the developers. The developers may install a tank which would provide the daily required storage. This tank will have to be filled during the night at off-peak hours when consumer usage is low.

Plans for any of the desired alternates must be submitted for our review and approval.

E. W. Ito
Akira Fujimoto
Manager

QA

cc: Honolulu Poi Co., Ltd.

... Water brings progress...

INVENTORY AND EVALUATION

SOIL AND WATER RESOURCES

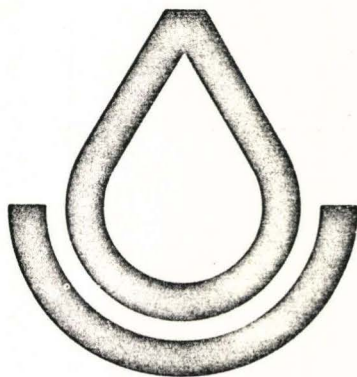
1
Ned

Special Permit - Vegetable Processing Plant

County Planning Department

Tract: Nobue and Yoshie Okada

Prepared: Ned Pennington
District Conservationist



SOIL CONSERVATION SERVICE
U.S. DEPARTMENT OF AGRICULTURE

INVENTORY AND EVALUATION
SOIL AND WATER RESOURCES



Prepared by SOIL CONSERVATION SERVICE * UNITED STATES DEPARTMENT OF AGRICULTURE
cooperating with

Mauna Kea
S C DISTRICT

OWNER Nobue and Yoshie Okada

FARM NO.

DATE Aug 1975

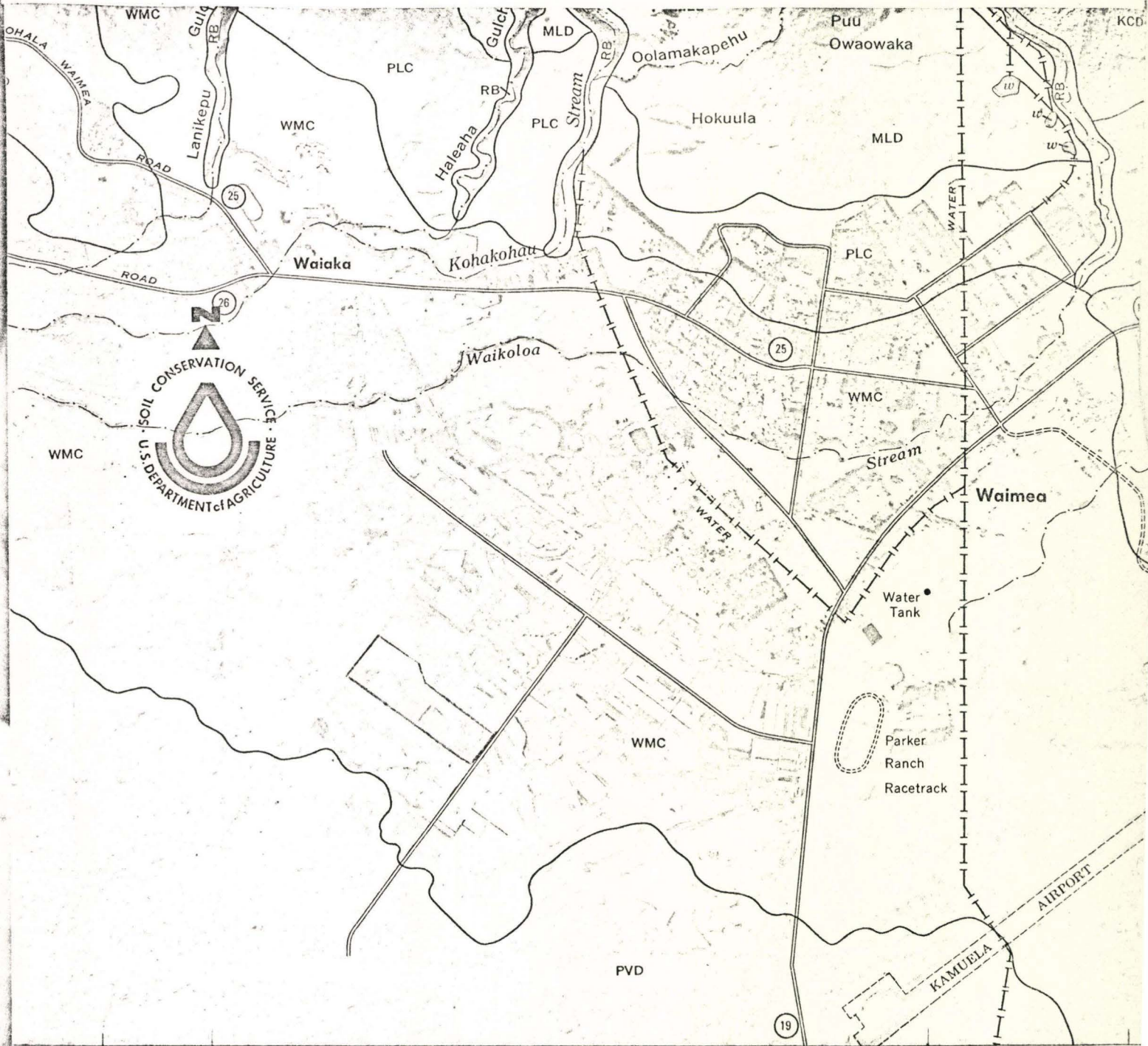
OPERATOR Honolulu Poi Co Ltd.

SCALE 1" = 2000' ACRES 24.9

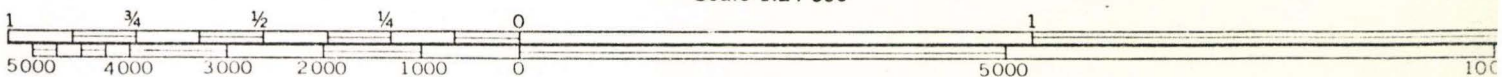
Hawaii

Hawaii

PHOTO NO. 16



Scale 1:24 000



WAIMEA SERIES

The Waimea series consists of deep, well drained very fine sandy loam soils. They formed in volcanic ash on gently sloping to moderately steep leeward slopes. Slopes are dominately 6 to 12 percent. Elevation ranges from 2,000 to 6,000 feet. Natural vegetation consists chiefly of cactus, bermudagrass and rattail. Most of these soils are used for pasture and truck crops. In a typical profile, the surface layer is very dark brown, very fine sandy loam about 17 inches thick. The subsoil, which generally extends from 30 to 60 inches, is dark brown silt loam. The substratum is unconforming bedrock. The Waimea soils are high in fertility. They have moderate moisture-holding capacity about 1.8 inches per foot. Strong winds are common and summers are droughty. Annual rainfall ranges from 30 to 45 inches. Permeability is moderately rapid (2.0-6.3 inches per hour). Mean annual soil temperature is about 60°F.

WMC Waimea very fine sandy loam, 6 to 12 percent slopes.

This soil is 30 to 60 inches deep to unconforming bedrock. Effective rooting depth is generally 30 to 60 inches. Erosion hazard is moderate. Alternative major agricultural land uses are truck crops, orchards and vineyards, pasture, woodland and wildlife. Land capability unit IIIe.

WSD Waimea extremely stony very fine sandy loam, 12 to 20 percent slopes.

This soil is 30 to 60 inches deep to unconforming bedrock. Effective rooting depth is generally 30 to 60 inches. Erosion hazard is moderate. Loose stones occupy 3 to 15 percent of the surface area. Alternative major agricultural land uses are pasture, woodland and wildlife. Land capability unit VIIs.

APPLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

APPLICANT: Honolulu Poi Co., Ltd. - changed to Nobue Okada per
APPLICANT'S SIGNATURE: *Equest J. Johnson* S. Yamashiro's letter dated 8/29/75
ADDRESS: 288 Libby Street, Honolulu, Hawaii 96819

TELEPHONE: 841-8705

TAX MAP KEY: 6-6-05-13 AREA: 24.971 Acres
(Size of Parcel)

OWNER: NOBUE OKADA and YOSHIE M. OKADA

OWNER'S SIGNATURE: *Nobue Okada Yoshie M. Okada*

APPLICANT'S INTEREST, IF NOT OWNER: Lessee

REQUESTED USE: Vegetable Processing Plant

APPLICANT'S REASON(S) FOR REQUESTING SPECIAL PERMIT: (Please attach)

NOTE: The applicant must show that:

- (a) such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations;
- (b) the desired use shall not adversely affect surrounding properties;
- (c) such use shall not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, and police and fire protection;
- (d) unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established;
- (e) the land upon which the proposed use is sought is unsuited for the uses permitted within the district;
- (f) the proposed use will not substantially alter or change the essential character of the land and the present use; and
- (g) the proposed use will make the highest and best use of the land involved for the public welfare.

THIS APPLICATION MUST BE ACCOMPANIED BY:

- (a) 16 copies of the completed application form with attachments.
- (b) 16 copies of a location map.
- (c) 16 copies of a site plan with existing and proposed uses.
- (d) any additional information.
- (e) \$100.00 processing fee.

For Official Use:

Date received _____
120th day _____
Public Hearing date _____
Action date _____
To Land Use Commission _____

APPLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

Applicant:

Honolulu Poi Co., Ltd., hereinafter referred to as "Honolulu Poi", is a Hawaii corporation with its principal place of business at 288 Libby Street, Honolulu, Hawaii, 96819. Honolulu Poi is in the business of manufacturing poi, growing mango beans, bean sprouts, alfafa sprouts and the processing of fresh tossed green and shredded lettuce salads. At the present time, Honolulu Poi is purchasing large quantities of the produce needed for their salad lines from various farmers in Kamuela, County, Island and State of Hawaii. Due to handling and other shipping related problems, Honolulu Poi has experienced 25-30 percent loss of produce shipped.

Honolulu Poi proposes to operate a plant located on Lot 22, Lalamilo Farm Lots to alleviate these problems with shipping and damaged produce. An operation located close to the source of the produce will insure freshness and minimize loss due to handling and shipment. Benefits to the farmers in the area would result in providing them with a reliable market for their off grade, as well as their grade A products. Additional benefits would result to the farmer in that the cost of shipping to Honolulu and the contingent loss through spoilage during shipping would now be shifted to Honolulu Poi.

Owner:

Nobue and Yoshie M. Okada, husband and wife, are the owners of Lot 22, Lalamilo Farm Lots, located in South Kohala, District of Kamuela, County, Island and State of Hawaii. The farm is designated by Tax Map Key 6-6-05-13, and contains an area of 24.971 acres. At the present time, there is located on

this lot a steel butler type building, measuring approximately 50 feet by 72 feet. The improvements occupy only a small portion of the land with the balance of the property being planted in head cabbage, red cabbage, and broccoli. The proposed use will not interfere with the current farm operation.

The owners propose to lease the steel building to Honolulu Poi who will improve the building/^{so}as to be able to use it for fresh vegetable processing. The use of the building by Honolulu Poi will not adversely affect the use of the remaining area now being used for truck farming.

Proposed Installations

Honolulu Poi proposes to improve the existing storage building so it may be used for receiving, washing, cutting and packaging of lettuce and cabbage salad mixes.

The building would be sealed and air conditioning installed to insure sanitary dust free operating areas. Chill boxes would be installed to provide receiving and storage capacity for the produce received from the farmers and for the finished product. Washing tubs, soaking tubs, a cutting and shredding machine, spin dryer and packaging tables would be installed to provide a production line to process the vegetables. To support these facilities, the necessary water and electrical lines will be installed.

Proposed use

Honolulu Poi intends to operate a fresh vegetable process operation on Lot 22, Lalamilo Farm Lots. The plant will receive, process and ship lettuce and cabbage salad mixes made from fresh produce grown in the Kamuela area.

Honolulu Poi will provide the growers with bins or other containers with which they can harvest and deliver their crops to the plant. Upon receipt at the plant, the vegetables will be weighed and inspected for quality and acceptability.

Upon acceptance and verification of weight, the produce will be trimmed of wilted or bruised leaves and the cores will be removed. The trimmed and cored products will then pass to a mechanical cutter which will shred or rough cut the produce depending on what the finish product will be. After passing through the cutter, produce will be rinsed in a large tank of water. The rinsing will remove all dirt and residue from the product. Since the leaves will be all cut by this time, the water will be able to reach any foreign substance causing it to be removed from the finished product. After the rinsing tank, the produce will pass through a final rinse tank in which a revivor will have been added to the rinse water. The revivor is used to extend the life of vegetable products and is a substance acceptable for such use.

After it has passed through the final rinse the produce will go into a spin dryer where the excess water will be removed from the leaves making it suitable for packaging. The finished product will then go to a packaging table where it will be packaged for retail market or in bulk packs for institutional use. The packaged product will be then transported to the Kona airport by refrigerated van for air shipment to the primary market in Honolulu.

During its operation, the plant will utilize a six day a week schedule and employ an optimum of 6 employees. Five employees will be used to trim, wash, cut and package and one employee will act as supervisor-driver.

The plant will utilize water in all its operations and for daily cleaning and maintenance of the work area. Based on the consumption of water at its present location in Honolulu, there will be a need of about 2,000 to 3,000 gallons of water for an 8 hour operation. With this level of water consumption, the plant will process 2,000 to 4,000 pounds of produce a day during

an eight-hour work shift. No additives, which will be noxious to animal or plants, will be in the discharged water. The only foreign substance will be the herbicides and fertilizer and revivor rinsed from the processed vegetables.

As a power source, the plant will need two (2) 220 volt, three phase electrical lines. These will be used for the air conditioning, refrigeration and power for the cutter and spin dryer.

The trim and other organic waste from the plant operations will be made available as animal feed or as compost. It may also be spread over the adjoining fields and plowed under as fertilizer.

Advantages of the Proposed Use

At the present time, the farmers in the Lalamilo area ship produce to Honolulu Poi's plant in Honolulu. In the process of doing so, they are responsible for shipping costs, the cost of the cardboard cartons, and loss due to spoilage or damage in shipment. There has been about 25-30 percent loss experienced by Honolulu Poi. By placing its vegetable processing plant in the area close to the source of supply, the farmers will be relieved of the cost of freight to Honolulu. In addition, they will be relieved of the cost of packaging in cartons and the risk from spoilage. The vegetables that are accepted by Honolulu Poi at its plant will be fresher and there is no fear of any loss due to spoilage or damage in shipment. What the farmer sends in and is accepted will be what he is paid for.

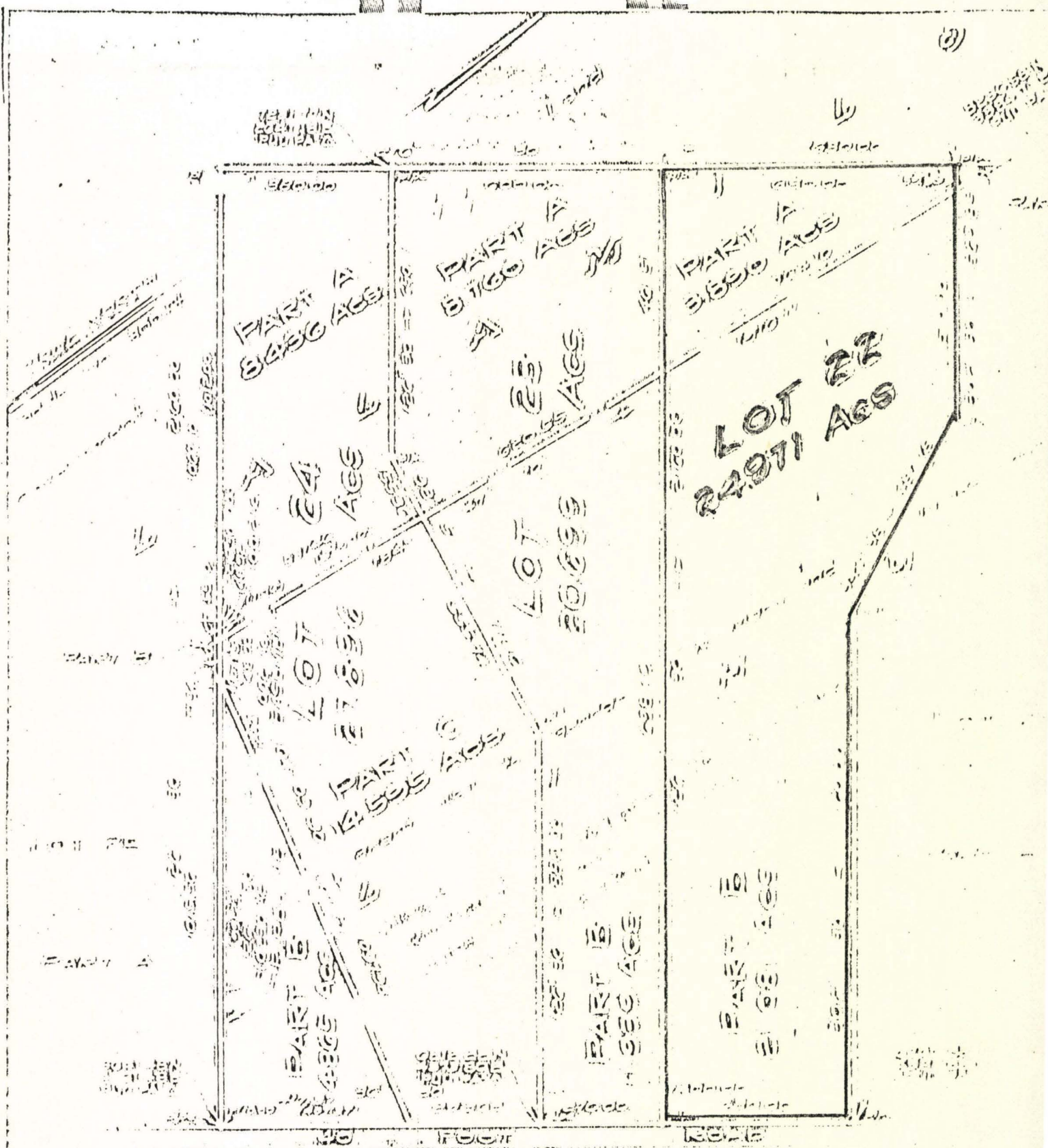
The advantage to Honolulu Poi is that they will get a fresher produce at a lower price. They will be able to utilize produce that are off grade because of size or with removable defect, but is otherwise acceptable for use. The availability of the produce would be stabilized and it would be hoped that greater local production would be encouraged.

The community would be benefited by the creation of 5 to 6 new jobs. Though the jobs will not be for high paid skilled labor, it will offer work to those with the desire to earn a fair pay for their efforts. The infusion of money in the form of salaries and purchase from the community will add to the economic base of the area. This in turn will generate tax revenue for both the County and State.

Effect on the Area

The proposed use will not alter the nature and use of the surrounding area. The building is an existing building which will be modified but not expanded. The balance of the property will remain planted as it is now.

The utilization of the building to process fresh, locally grown vegetables will put the property to the highest and best use. The availability of a "new" market in the area will make it possible for the farmers to increase their return, thereby improving the use of the surrounding area.



TAX MAP KEY 6-6-05-13

LOT 22

Lotemilo Waima South Kowhai

INVENTORY & EVALUATION

* {
INDIVIDUAL
GROUP
UNIT OF GOVERNMENT *

REQUESTED BY Hi. Co. Planning Dept. (Spec. Permit) LOCATION Waimea TMK: 6-6-05:13
Honolulu Poi Co. Ltd.

ASSISTED BY Ned Pennington, District Conservationist DATE 21 August 1975

SITUATION: Planning Department requested a review of an application for

a special permit use on a 24.9 acre tract owned by Nobue and Yoshie

Okada. Honolulu Poi Co. Ltd. is requesting this permit for utilization

of an existing building on the property to process locally grown

vegetables. Location of tract is TMK: 6-6-05:13, or approximately

1/2 mile south of Waimea in the Ialamilo farm lots.

FOLLOW-UP: The soil type present is Waimea very fine sandy loam. This

area has 6 to 12 percent slopes and has a moderate erosion hazard.

Rainfall is generally 30 to 45 inches annually. Strong winds are

common in the area and summers can be droughty. An adequate water

disposal system should be considered for the release of wash water.

Utilization of an existing building to process vegetables should not

cause any significant problems in the area.

* Circle appropriate category.



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

21 August 1975

Dear Mr. Suefuji:

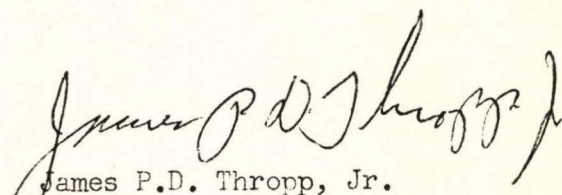
We received your referral pertaining to Honolulu Poi Co. Ltd.
application for Special Permit.

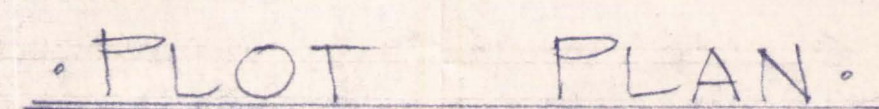
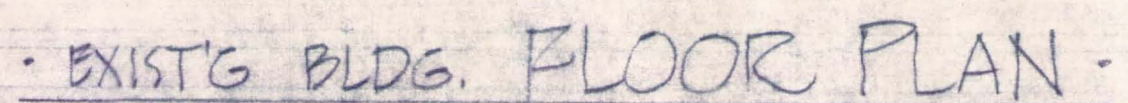
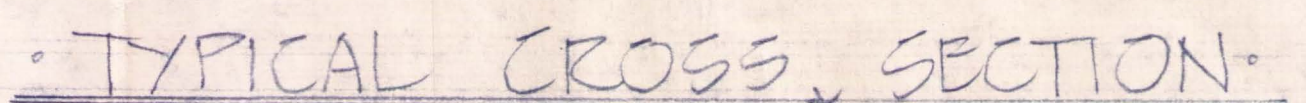
The district board reviewed the data in this report and took action
as follows:

*** ✓ Approved the Soil Conservation Service report as written.

Approved the Soil Conservation Service report with the following
comments:

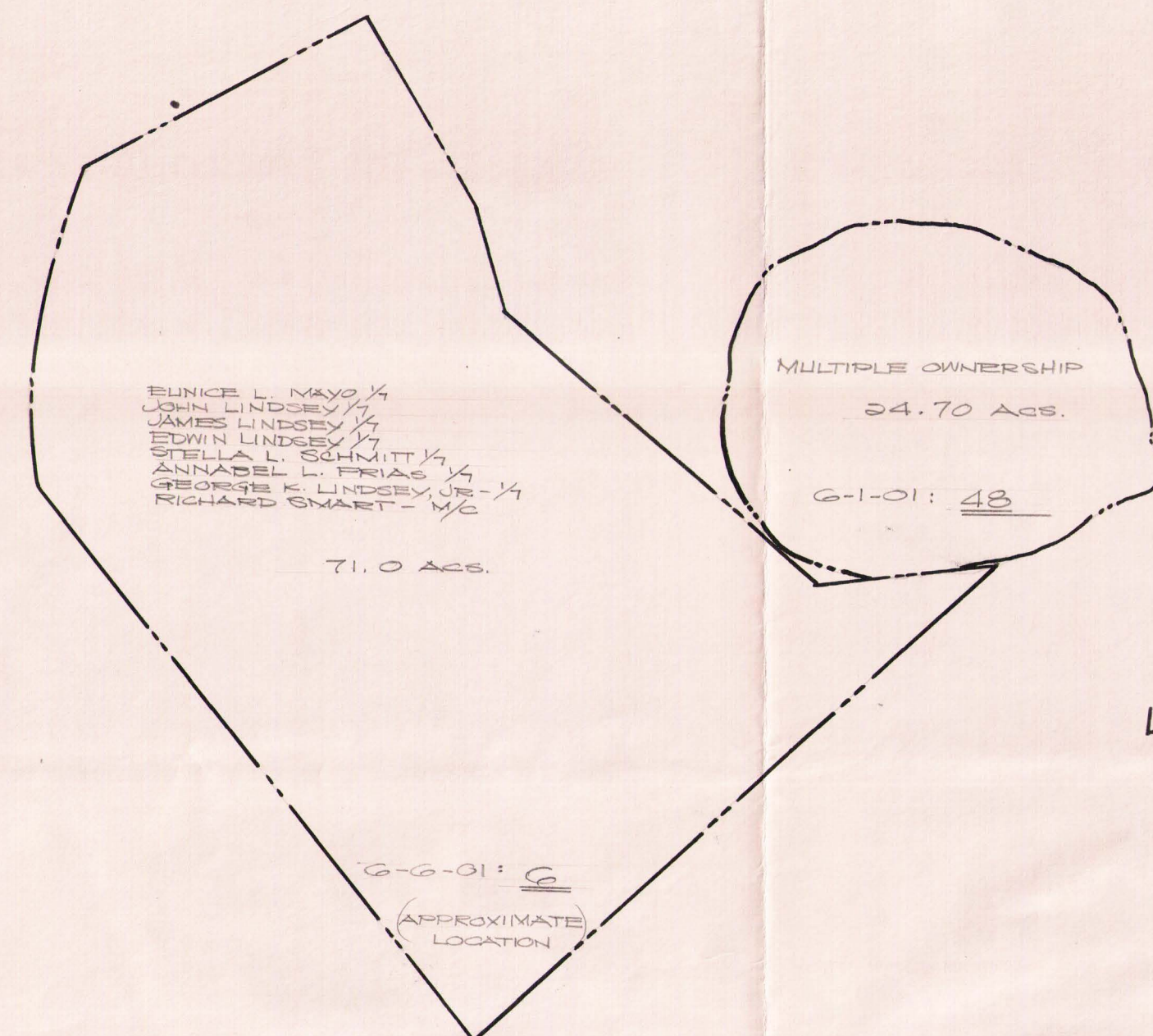
Recommend that the County disapprove the application for the
following reasons:


James P.D. Thropp, Jr.
Chairman, SWCD



PRELIMINARY LAYOUT FOR FOOD PROCESS'G.
for MR. & MRS. NOBUE OKADA
AT LALAMILO FARM LOTS.
WAIHEA, KAUAI, HAWAII
TAX MAP KEY: G-G-05-13 LOT #22
NOBU OKUHARA, INC. (GEN'L CONTR.)
1515 LIONA ST. HONOLULU, HAWAII
CALL - - - - - 945-3638 DATE: SEPT. 3, '75
REV: SEPT 5 '75

SP75-225 NOBUE OKADA



STATE OF HAWAII

G-6-01: 2

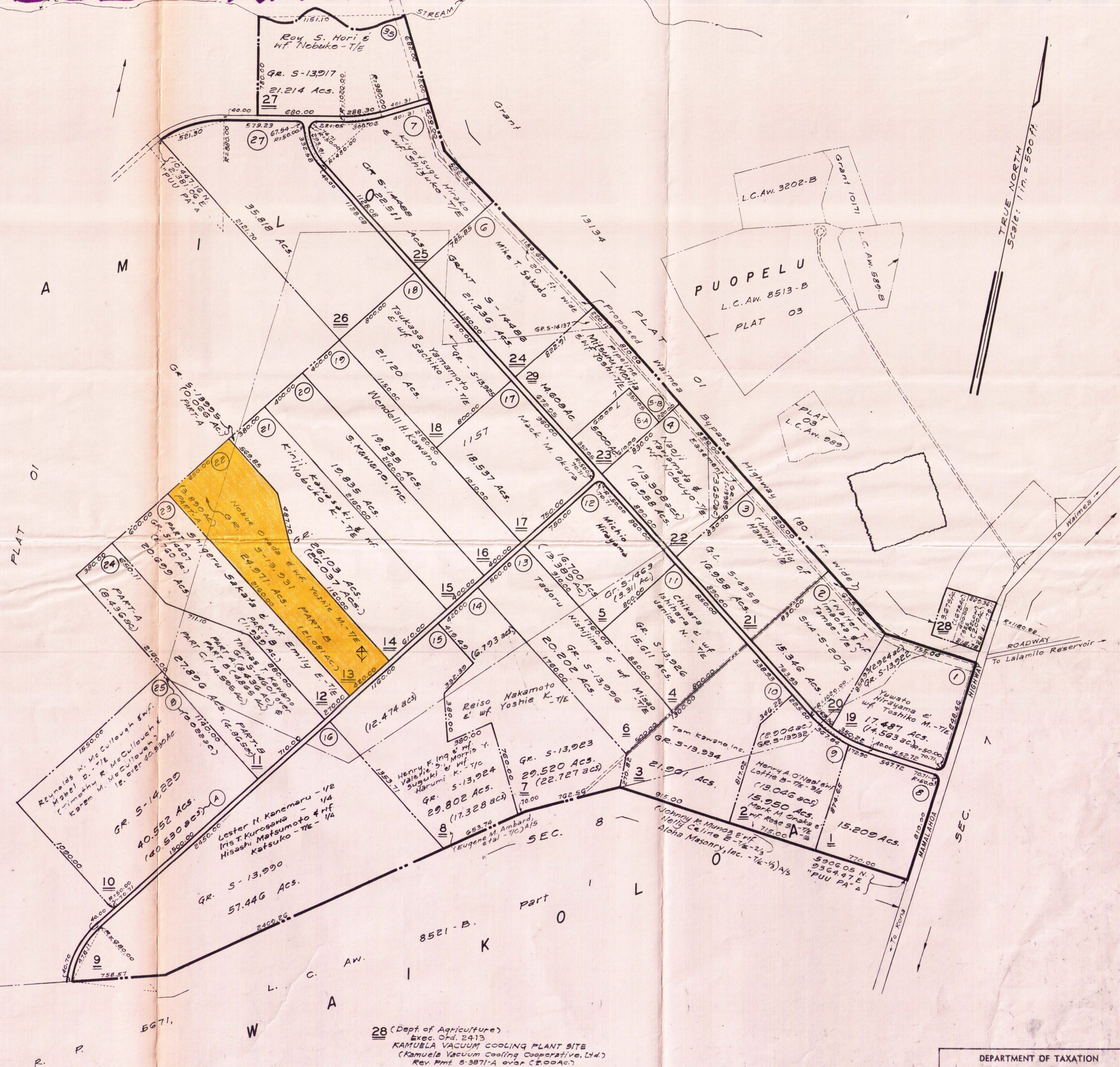
9150.900 ACS.

3940.559 ACS.
(PALEKOKI RANCH, NC) 12.

G-8-01: 1

RICHARD SMART

13,303.964 ACS.



28 (Dept. of Agriculture)
Exec. Ord. 2413
KAMUELA VACUUM COOLING PLANT SITE
(Kamuela Vacuum Cooling Cooperative, Ltd.)
Rev. Pmt. 5-3571-A over 2000 ACS

Note: All parcels owned by the State of Hawaii unless otherwise noted.

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

DEPARTMENT OF TAXATION TAXATION MAPS BUREAU STATE OF HAWAII		
TAX MAP		
THIRD TAXATION DIVISION		
ZONE	SEC.	PLAT
6	6	05
SCALE: 1 IN. = 500 FT.		

SP75-225 NOBUE OKADA

