

**SPECIAL PERMIT**

Petition Received 1/30/78

Maps 3/1/78 B.M.

Action Span 1/30/78 - 3/16/78

Action Date \_\_\_\_\_

Recordation 4/14/78 D.M.



March 9, 1978

Mr. Randall J. Mochizuki  
Operations Superintendent  
Kilauea Agronomics, Inc.  
Mauna Kea Division  
P. O. Box 68  
Papaikou, Hawaii 96781

Dear Mr. Mochizuki:

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

Sincerely,

GORDAN Y. FURUTANI  
Executive Officer

GYF:jy  
Encl.



March 9, 1978

HAWAII PLANNING COMMISSION  
25 Aupuni Street  
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke, Planning Director

Gentlemen:

At its meeting on March 7, 1978, the Land Use Commission voted to approve a Special Permit request by Kilauea Agronomics, Inc., Hawaii (SP78-288) to allow the establishment of an agricultural processing plant for diversified crops on approximately three acres of land situated within the State Land Use Agricultural District at Mokuhonua, South Hilo, Hawaii, Tax Map Key 2-6-13: portion of 7.

Approval of this Special Permit is subject to the conditions imposed by the Hawaii Planning Commission.

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

Sincerely,

GORDAN Y. FURUTANI  
Executive Officer

GYF:jy

Encl.

cc: Kilauea Agronomics, Inc.  
Department of Taxation, Hawaii  
Tax Maps Recorder, Dept. of Taxation  
Real Property Tax Assessor, Dept. of Taxation  
Property Technical Office, Dept. of Taxation  
Dept. of Planning & Economic Development  
Office of Environmental Quality Control  
Division of Land Management, DLNR  
Thomas Crabb, Vice President & Manager  
Mauna Kea Sugar Company, Inc.

TYPE-ERASE  
25% COTTON FIBER USA







STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Conference Room 322 (B&C)  
New State Building  
Honolulu, Hawaii

Approved  
JUN 14 1978

March 7, 1978 - 9:00 a.m.

COMMISSIONERS PRESENT: Charles Duke, Acting Chairman  
James Carras  
Shinsei Miyasato  
Shinichi Nakagawa  
Mitsuo Oura  
Carol Whitesell  
Edward Yanai

COMMISSIONERS ABSENT: Colette Machado  
Stanley Sakahashi

STAFF PRESENT: Gordan Furutani, Executive Officer  
Daniel Yasui, Planner  
Allan Kawada, Deputy Attorney General  
Dora Horikawa, Clerk Reporter  
  
Ray Russell, Court Reporter

ACTION

Chairman Duke announced minor re-arrangements in the order of the agenda.

✓ SP78-288 - KILAUEA AGRONOMICS, INC.

SPECIAL PERMIT TO ALLOW THE ESTABLISHMENT OF AN AGRICULTURAL PROCESSING PLANT FOR DIVERSIFIED CROPS AT MOKUHONUA, SOUTH HILO, HAWAII

Mr. Daniel Yasui apprised the Commission of the existing facilities on the property and the intended use for the structures being requested under the Special Permit. A resume of the prepared staff report, including the County's conditions, was also presented.

Some of the concerns expressed regarding the subject request were the dust that may be generated by the movement of the trucks, and the location of the area where the crops to be processed are grown.



Commissioner Carras moved to approve the Special Permit, subject to the conditions imposed by the Hawaii County Planning Commission. The motion was seconded by Commissioner Nakagawa and unanimously passed.

A77-432 - COUNTY OF KAUAI

In the matter of the boundary amendment petition by the County of Kauai, Docket A77-432, on which a hearing was held by the Hearing Officer on January 9, 1978, Mr. Matsubara presented a comprehensive report of his findings and recommendations.

A discussion followed regarding the egress and ingress into the property, adequate traffic circulation, potential dust problems, compliance with the requirements of the Farmers Home Administration, etc.

Mr. Matsubara submitted that no contrary findings were filed by either the County or DPED relative to his proposed findings and conclusions. Thus, he advised that according to Rule 5-5 (1) of the Commission's Rules, "in the event no statement of exceptions is filed as herein provided, the Commission may proceed to review, modify or adopt the recommendations of the Hearing Officer."

It was brought out that the concerns expressed by the Department of Health could be appropriately addressed at the time of final subdivision approval at the County level. However, it was agreed to include this finding to indicate that the matter was considered and discussed.

Commissioner Whitesell moved to accept the Hearing Officer's report, as amended, and approve the reclassification of the 1.35 acres from Agricultural to Urban. Commissioner Nakagawa seconded the motion and it was approved as per the following votes:

Ayes: Commissioners Oura, Miyasato, Nakagawa, Whitesell, Yanai, Carras, Chairman Duke

SP78-290 - MAUI ZENDO OF THE DIAMOND SANGHA, INC. DBA PEAHI  
NURSERY SCHOOL

SPECIAL PERMIT TO ALLOW THE OPERATION OF A PRE-SCHOOL AND A  
LOWER ELEMENTARY SCHOOL PROGRAM AT PEAHU, MAUI

Mr. Yasui identified the subject parcel on the map and summarized the pertinent data contained in the staff report.

Chairman Duke noted that the Special Permit had expired in March of 1977 and that petitioner was operating illegally within an Agricultural District. He posed the question of the



STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM SP78-288  
Kilauea Agronomics, Inc.  
Conf. Rm. 322 (B&C) State Bldg.  
PLACE Honolulu, Hawaii

DATE March 7, 1978

TIME 9:00 a.m.

| NAME                          | YES | NO | ABSTAIN | ABSENT |
|-------------------------------|-----|----|---------|--------|
| MIYASATO, SHINSEI             | X   |    |         |        |
| DUKE, CHARLES                 | X   |    |         |        |
| <del>MACHADO, COLETTE</del>   |     |    |         |        |
| YANAI, EDWARD                 | X   |    |         |        |
| OURA, MITSUO                  | X   |    |         |        |
| CARRAS, JAMES                 | X   |    |         |        |
| NAKAGAWA, SHINICHI            | X   |    |         |        |
| WHITESELL, CAROL              | X   |    |         |        |
| <del>SAKAHASHI, STANLEY</del> |     |    |         |        |

Comments:

I move that we approve this Special Permit, subject to the conditions imposed by the Hawaii County Planning Commission.



STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission                      DATE: March 7, 1978  
FROM: Staff  
SUBJECT: SP78-288 - Kilauea Agronomics, Inc.

The petitioner, Kilauea Agronomics, Inc., is requesting a Special Permit to allow the establishment of an agricultural processing plant for diversified crops on approximately three (3) acres of land situated within the State Land Use Agricultural District at Mokuhonua, South Hilo, Hawaii, Tax Map Key 2-6-13: portion of 7. The subject property is the former Wainaku Garage Building, and is located off of Kaiwiki Road, approximately one (1) mile mauka of the intersection with Mamalahoa Highway.

The petitioner intends to convert the existing maintenance garage facility into an agricultural processing plant for crops such as taro and ginger. The proposed three-acre facility is part of a larger 116.5 acre parcel.

At present there are several structures existing on the subject parcel. These include the former garage structure (159' X 81'), quonset building (42' X 99'6"), two sheds, a water tank, and a seed treating plant. The garage structure will be utilized for taro and ginger packing and also include restrooms, an office area, and an unloading area (see attached preliminary plant layout plan).

Access to the subject site is off of Kaiwiki Road, which has a 20-foot pavement width. Running along the Hamakua side of the subject parcel from Kaiwiki Road to Haaheo School is an unpaved cane haul road identified as Haaheo Road. This roadway provides access from Kaiwiki Road to the proposed processing facility.

In support of the request, the petitioner has in part stated the following:

"C. Brewer is adding Taro and Ginger into their Diversified Agribusiness ventures which include Macadamia Nut, Cardamon, Potato, Guava, and Malaysian Prawn.

"Entry into Diversified Crops business on the Hilo Coast has been implemented by the formation of a subsidiary company called Kilauea Agronomics, Inc. -



Mauna Kea Division. Currently Kilauea Agronomics, Inc. - Mauna Kea Division has 12 acres of Taro and 14 acres of Ginger on the Hilo Coast in Amaulu, Wainaku, Kalaoa, Pepeekeo and Hakalau. Expansion to 75 acres of Taro and 100 acres of Ginger will be made by the end of next year on the premises where the processing plant is to be located.

"Establishment of a centralized processing plant for diversified crops, at the former Wainaku Garage, to process products grown on the premises and some from other parcels implements the purpose of the County's General Plan to 'Protect and maintain agricultural lands on the Island of Hawaii'. This Special Permit is required immediately to allow sufficient time to complete construction of the processing plant in time to meet the February 1978 peak harvesting season.

"The former Wainaku Garage Building, situated on TMK 2-6-13-7, zoned 'A' agricultural district, compliments other agricultural activities in the area and will not adversely affect surrounding properties.

"Present facility has adequate water, road access, cesspool, drainage and fire protection from the concrete and steel structure including required fire protection equipment, whereby such use shall not unreasonably burden public agencies for these services. Variance from the requirements of AC paving of parking stalls at the processing plant for one year is requested to enable this fledgling enterprise to minimize capital expenditures at this time. The area will be oil surfaced to prevent dust problems.

"This proposed use will not substantially alter or change the essential character of the land and present agricultural use since the former garage site and facility will be utilized. Future expansion may require the building of additional facilities on the premises to accommodate volume and change in product from fresh to dried Ginger and Taro starch.

"The proposed use will make the highest and best use of the land involved for the public welfare. The economy of the Hilo Coast and the County of Hawaii will benefit greatly from the development and establishment of a diversified agricultural business which anticipates employing up to 37 employees during the peak periods. Capital investments for the plant and equipment is estimated at \$350,000.00.



"In view of the above, whereby this proposed use will foster and promote the purposes of the County's General Plan to protect and maintain Agricultural lands and make the highest and best use of the land, we request your expeditious and favorable consideration of our application for a Special Permit to allow the establishment of a processing plant for diversified crops."

The County of Hawaii's General Plan Land Use Pattern Allocation Guide Map designates the subject property for intensive agricultural uses. The property is presently zoned Agricultural 20-acres (A-20a).

The Land Study Bureau's overall master productivity soil rating for agricultural use is Class "C" or Fair for the subject site. These soils are of the Hilo series which are used mostly for sugar cane, truck crops, orchards, and pasture. Average annual rainfall is approximately 150 inches.

Surrounding lands are in sugar cane production or single-family residential use. Wainaku Camp 2 is situated on the Hilo side of the subject property. A stream gulch separates these two areas.

Pertinent comments from governmental agencies:

1. Department of Water Supply

The Department of Water Supply stated the following:

"Please be informed that water for the processing plant will be limited to an existing 2-inch meter. The applicant shall be advised that the Department of Water Supply reserves the right to restrict the use of water should the processing plant's consumption prove detrimental to other consumers."

2. State Department of Health

The Department of Health provided the following comments:

"The comments are made in a supportive manner. The environmental health concerns are twofold:

"1. Sewage generation and types of treatment and disposal system proposed.

"2. Solid waste and means of disposal."



### 3. State Department of Agriculture

The Department of Agriculture stated that they support the Special Permit request.

Other cooperating agencies, including the Hawaii Electric Light Company, Inc., Department of Public Works, Department of Research and Development, Police Department, and Fire Department had no objections to the permit request.

At the public hearing held by the Hawaii County Planning Commission on December 6, 1977, a representative of the petitioner spoke in support of the permit request. A letter opposing the subject request for lack of an environment impact study was received from a surrounding property owner and read into the record. The County Planning Staff noted to the Planning Commission that an environmental impact study was not required for the proposed use. Mr. Mabry Mendes, a surrounding resident, spoke in opposition to the Special Permit for reasons of dust, noise, and possible water shortage problems. For the Commission's information, the December 6, 1977, hearing transcript has been attached (County Exhibit U).

On January 12, 1978, the Planning Commission voted to recommend approval of the Special Permit to the Land Use Commission based on the following findings:

"That the proposed use will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The intent of these statutory provisions is 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 Hawaii. In the case of the Agricultural District, the intent is to preserve lands of high agricultural potential for agricultural uses. The purpose of the subject request is to allow the establishment of a centralized processing plant for crops such as taro and ginger. The proposed use would be an integral part of the petitioner's research and development program for diversified crops. Agricultural development entails not only the raising of crops, but it also includes support facilities for the processing and marketing of agricultural products. The proposed use is an essential support facility for agricultural activities. As such, it will benefit the overall agricultural productivity of other lands and will further the objectives of the Land Use Law and Regulations. In addition, the remainder of the parcel eventually will be used to grow diversified crops. Under the County Zoning Code, the proposed use is allowed in the Agricultural zone provided that the processed products are cultivated on the premises.



"That the proposed use will further the State and the County's policy of encouraging and supporting agricultural activities, inasmuch as it is an essential agricultural support facility. Approval of the subject request will also directly implement the County General Plan. The General Plan Economic Element explicitly states that the County shall assist the expansion of the agricultural industry, especially diversified agriculture. The Economic Element also calls for the diversification of the County's economy. The establishment of a centralized processing plant in connection with a research and development program for diversified crops is in concert with these General Plan policies.

"That the establishment of the proposed use will not substantially alter the essential character of the land or its present use. The subject site has, for many years, been used for agricultural support facilities, specifically as a garage in connection with sugar cane operations. The petitioner intends to renovate existing structures for the proposed use. As a result, there will be no major changes made to the area under consideration in terms of both the nature of the use and physical improvements.

"That the proposed use will not adversely affect surrounding properties. The subject site is a 3-acre portion of a parcel consisting of 116+ acres. The closest residences are located in Wainaku Camp 2. This area and the subject site, however, are separated by a gulch which provides an effective barrier which will alleviate any expected adverse impacts. Further, adverse impacts can be mitigated by existing County and State regulations and standards. In addition, the majority of the lands surrounding the proposed 3-acre site is and will continue to be in agricultural production.

"That the proposed use will not unreasonably burden public agencies to provide facilities and services. All essential services and facilities are available to the subject site. The petitioner will be installing a private water system for the processing plant. Potable water from the County system will only be used on a minimal basis and it is not expected that unreasonable demands will be made on the County's system. In addition, the petitioner will be utilizing waste water for the cultivation of taro so the disposal of waste water is not expected to present any major need for drainage improvements."



For the Commission's information, the minutes of January 12, 1978 have been attached (County Exhibit AA).

The favorable recommendation was subject to the following conditions:

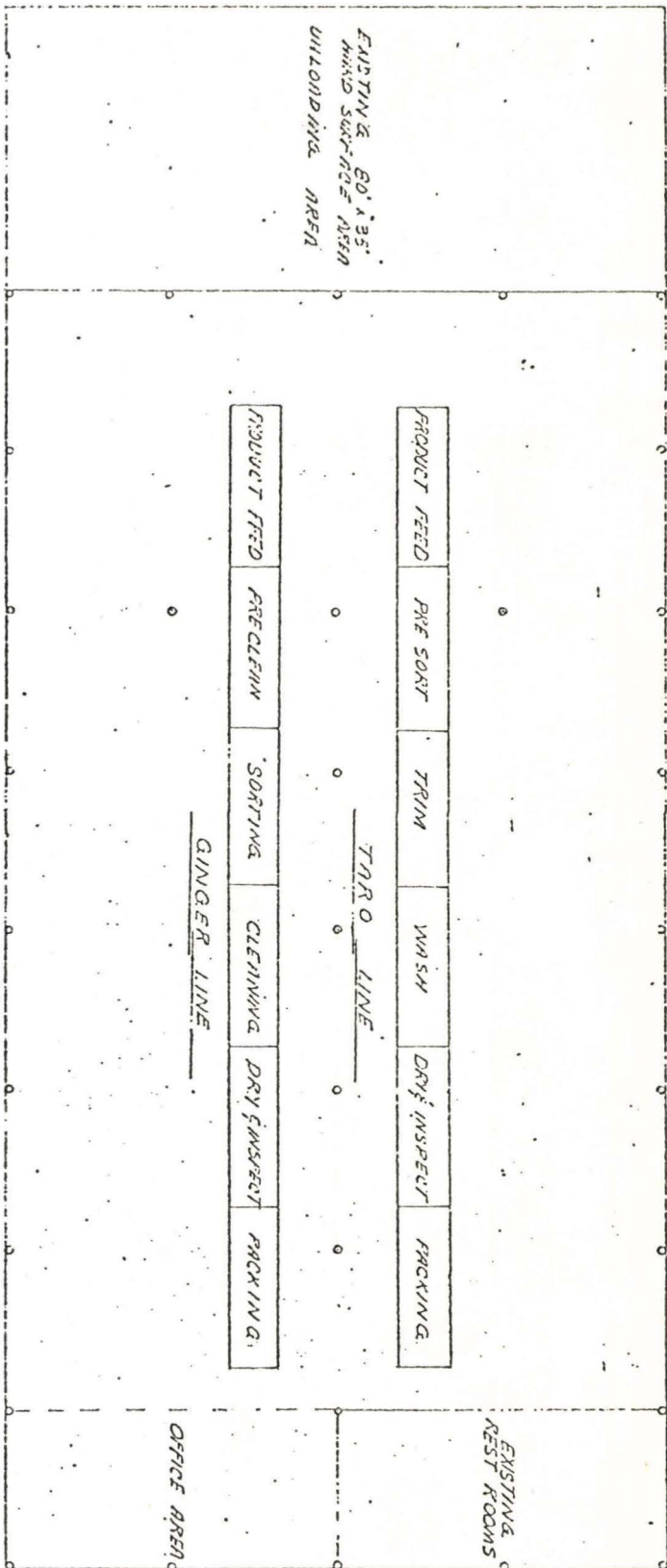
- "1. That the petitioner or its authorized representative shall submit plans for preliminary plan approval within one (1) year from the effective date of approval of the Special Permit.
- "2. That construction of the packing and the office areas shall commence within one (1) year from the receipt of final plan approval and be completed within two (2) years thereafter.
- "3. That the petitioner shall comply with the Rules and Regulations of the Departments of Water Supply and Health.
- "4. That all other applicable rules and regulations, including the provision of parking stalls as determined by the plan approval process, shall be complied with."

It was further stated by the Planning Commission that: "Should any of the foregoing conditions not be met, the Special Permit may be deemed null and void".



| GENERAL INFORMATION |             | DATE |    |
|---------------------|-------------|------|----|
| PROJECT NO.         | DESCRIPTION | DATE | BY |
|                     |             |      |    |

# PRELIMINARY PLANT LAYOUT



EXISTING & 80' X 35' WAREHOUSE AREA

EXISTING REST ROOMS

CULS & TRASH OUT HERE

THRO SHIPPING

OFFICE AREA

GINGER LINE

THRO LINE

CULS & TRASH OUT HERE

GINGER TO AIR DRY-OUT HERE

NOTE: COVERED PORTION OF SHED DIM: 50' X 110' 0"

| ITEM         | QUANTITY | UNIT | DATE |
|--------------|----------|------|------|
| TOTAL WEIGHT |          |      |      |
| TOTAL VOLUME |          |      |      |

| GENERAL INFORMATION |             | DATE |    |
|---------------------|-------------|------|----|
| PROJECT NO.         | DESCRIPTION | DATE | BY |
|                     |             |      |    |

| ITEM         | QUANTITY | UNIT | DATE |
|--------------|----------|------|------|
| TOTAL WEIGHT |          |      |      |
| TOTAL VOLUME |          |      |      |



PLANNING COMMISSION

Planning Department  
County of Hawaii

HEARING TRANSCRIPT  
December 6, 1977

A regularly advertised public hearing, on the application of Kilauea Agronomics, Inc., was called to order at 8:02 p.m., at the Seven Seas Luau House, South Hilo, Hawaii, by Chairman Jitchaku.

PRESENT: Lorraine R. Jitchaku  
William F. Mielcke  
Scott Asai  
Arthur W. Martin  
Haruo Murakami  
William J. Paris, Jr.  
Charles H. Sakamoto

ABSENT: Shigeru Fujimoto  
J. Walsh Hanley

Duane Kanuha, Deputy Planning Director  
Ilima Piianaia, Planner  
Keith Kato, Planner

David Murakami, representing Ex-officio Member, Edward Harada  
Quirino Antonio, representing Ex-officio Member, Akira Fujimoto  
Roxanna Garcia, Deputy Corporation Counsel

and about 6 people in attendance

CHAIRMAN: We'll go on with public hearing Number 4. Public hearing on the application of Kilauea Agronomics, Inc. for a Special Permit to allow the establishment of a processing plant for diversified crops on approximately 3.0 acres of land situated within the State Land Use Agricultural District. The property involved is the former Wainaku Garage building site, located off of Kaiwiki Road and approximately 1.0 mile mauka of the Mamalahoa Highway, Mokuhonu, South Hilo, TMK: 2-6-13: portion of 7. Staff?

SAKAMOTO: Madam Chairman?

CHAIRMAN: Commissioner Sakamoto.

SAKAMOTO: May I be excused from this application because I'm employed by C. Brewer?

CHAIRMAN: The Commission will excuse Commissioner Sakamoto from participating on this application now before the Commission.

EXHIBIT W



PIIANAIA: Madam Chairman, before I get into the staff's background, I'd like to correct the name of the land division, it's Mokuhonua and not Mokuhonu and it was a mistake on staff's part on the public hearing notice.

CHAIRMAN: Thank you.

PIIANAIA: Presented background information on file.

CHAIRMAN: Thank you, Ilima. Are there any questions of the staff's report and background?

PIIANAIA: Madam Chairman, I'm sorry, I have one letter to read into the records which we received in the office today.

CHAIRMAN: Okay, Ilima.

PIIANAIA: Read letter from Avelino Ramos on file.

CHAIRMAN: Thank you, Ilima. Any questions of the staff's report? Commissioner Martin?

MARTIN: Madam Chairman, in that letter, I didn't notice any reason why they said, detrimental as far as the environment, they didn't give any reason why they said that?

PIIANAIA: All that the letter really states is that there's been no environmental impacts regarding this particular processing plant. Let me circulate this letter.

CHAIRMAN: Commissioner Mielcke.

MIELCKE: Ilima, is an environmental impact study required for this?

PIIANAIA: No.

CHAIRMAN: Thank you. Any other questions of the staff's report? If not, at this time the Chair would like to call upon the applicant or a representative of the applicant forward please. Will you state your name into the microphone please.

SAIKI: I beg your pardon?

CHAIRMAN: Will you state your name into the microphone please?

SAIKI: My name is Megumi Saiki.

CHAIRMAN: Okay. I'd like to swear you in at this time, Mr. Saiki. Do you swear to tell the truth and nothing but the truth on this matter now before the Hawaii County Planning Commission?

SAIKI: I do.

CHAIRMAN: Thank you. Will you also state your occupation or your affiliation with the company?



SAIKI: I work for Mauna Kea Sugar Company, Incorporated, as an organization and planning coordinator.

CHAIRMAN: Thank you. Go ahead.

SAIKI: There was a question here in regards to the water situation. At present, there is an existing water supply line which the Wainaku factory obtains their water from and it comes all the way from Kawiki mauka up there and all the way down through Wainaku and on through to the factory. And what we are planning to do is at the top where the ball park is, we will be putting in a pipeline and bring in the water down to the plant for the water requirement. And whatever water we will use from the County will be only for domestic use, by domestic I mean for the drinking water and toilet facilities for the workers there. And in regards to the waste water from the plant, the first ten acre piece below the plant will be used as a waste water containment area where the taro will be grown on the wetland taro basis. So the water will be used and it will not be, as you might say, allowed to get into the gullies and to create an environmental problem later.

And may I ask a question of the staff?

CHAIRMAN: Certainly.

SAIKI: I didn't get the name of the letter in opposition to the project.

PIIANAIA: The last name was Ramos, Avelino Ramos, and he was notified as a surrounding property owner. According to the rules and regulations, surrounding properties within 300 feet of the subject property are notified that a use is proposed through the Special Permit procedure.

SAIKI: Yes, I realize that. I was just surprised that here's a good possibility for the unions to come in once a business is established and you do have workers and they can increase their membership - and they're sort of discouraging other economic growth within the area, especially so in an area where it has been zoned agriculture anyway to begin with. And this being the ILWU surprises me also.

CHAIRMAN: Thank you. Commissioner Mielcke.

MIELCKE: Madam Chairman, I'd like to see the letter because I wasn't clear from the letter whether he was writing that as a representative of the ILWU or whether he was writing it as a landowner.

PIIANAIA: Just for clarification sake, he was notified of the public hearing as a surrounding landowner.

MIELCKE: I know, and Mr. Saiki, and I've had to listen to the letter that was being read. I didn't think that Mr. Ramos was proposing this on behalf of the ILWU, I thought that he was



writing as a landowner. "As a property owner in the area, I hereby register my protest based on the fact that there's no environmental impact study regarding..."

SAIKI: It's used on an ILWU letterhead and signed as a business agent, and this is what surprises me. I don't know his intent actually.

CHAIRMAN: Thank you. Commissioner Martin.

MARTIN: Madam Chairman, I notice though that even though it's an ILWU letterhead, it's a mainland local. It's not a Hawaii local.

CHAIRMAN: Thank you, Commissioner Martin. Any questions of Mr. Saiki? Commissioner Murakami.

MURAKAMI: Mr. Saiki, the processing plant, you folks are going to use the existing building, it's just that you're going to renovate the processing plant, right?

SAIKI: Yes, sir. You're right. There will be no additions made to the building. It's all inside there.

CHAIRMAN: Commissioner Asai?

ASAI: Mr. Saiki, I'm concerned about the unemployment picture in the County of Hawaii. Once you get this processing plant going, how many employees do you intend to employ at that processing plant?

SAIKI: At the peak, ginger is a annual crop, seasonal, and usually you start harvesting in the latter part of January or February or February and March, normally, and that's when we would be hiring approximately 37 people there, workers, some out in the field harvesting, gathering it and in the processing plant also.

ASAI: Will that be full-time or part-time jobs?

SAIKI: As I say, since it is seasonal, it will be part-time during that period of time, then we would taper down. And we anticipate for about approximately 200 acres, we anticipate approximately 17 to 20 regular full-time employees throughout the year that is.

ASAI: I see, thank you.

CHAIRMAN: Any other questions? Staff?

PIIANAIA: Mr. Saiki, your request also includes, you would like to see the County's paving requirement waived for a year for parking?

SAIKI: Yes, according to the County's Building Code there is no mention in there that it has to be macadamized as long as it is treated surface, there's no dust problem.



PIIANAIA: Yes, all-weather dust-free surface.

SAIKI: All-weather dust-free surface, therefore if it is properly oiled and there is no dust problems evolving from it, would it then meet the requirements instead of being AC?

PIIANAIA: That would have to be determined at the time of plan approval, but basically, when we went out to field check the property, we noticed that the area makai of the garage building and between the quonset hut, there's quite a large area that's still paved.

SAIKI: That has been paved, and it is paved, right.

PIIANAIA: Yes, where were you proposing to locate the parking?

SAIKI: Well, at first we were proposing to put the parking on the Hamakua side of the building, closer to the Haaheo Road, in that area there. However, if we are now held to a paved area and because this is fledgling operation and to keep the expenditures to a minimum until it gets on its feet, we would then move them over to the paved area, if the conditions are so stated and very restrictive as far as that goes. Then we would have to utilize whatever paved area is on that existing lot there.

PIIANAIA: What were you planning to utilize the existing paved area for makai of the quonset hut?

SAIKI: In our statement there we said that there is a possibility in the future that we may require additional facilities like a drying plant or another building so we can process ginger to, I'm trying to think of the term for it, it's a dried ginger, the dehydrated ginger, instead of the fresh ginger on the market. Then we would require a separate plant to dry it, to dehydrate it. And there is sufficient room in that area there without taking out crop area.

PIIANAIA: If this Special Permit were to be approved, could you utilize the paved area as a temporary parking area until -.

SAIKI: Oh, yes, we can. There is sufficient room there.

PIIANAIA: Okay, the other question that we have is when you talk about future expansion, what do you really envision? Do you envision another structure the size of the existing garage building, or do you know at this time?

SAIKI: No, I don't anticipate a building the size of that existing garage structure. I would think it would be a smaller building. However, I cannot guarantee yet, because I have no idea of what the volume and the market requirements would be and this is something that's still in the development stage where our corporate officers are working on developing the market for the



product. Because we are fully aware that in the area here on the Hamakua coast, we have a lot of small ginger growers, and if we come out and flood the market where they are presently well entrenched with their fresh ginger, we just antagonize the people, and we cannot do that. And therefore, the present area of our marketing is being concentrated in the east coast areas, in the mid-west, the middle states and on to the east coast; although we have already received inquiries from a Hong Kong outfit for dried ginger. So there is a possibility, and for all of the rest of the small farmers to come in on a really expanded basis when the time comes if the market can be so developed. But there is a big interest shown in ginger spices and dehydrated ginger.

PIIANAI: So, at this time also then you don't know what your expansion timetable would be, it depends on the market and -.

SAIKI: Well, the expansion timetable is up to approximately 200 acres of ginger and taro by, the planting should be started in April of this year for the ginger and then taro would be a continuous thing, acreage would be increased gradually as the market is developed. There is an interest being shown in taro starch because the starch companies have found with samples that we have supplied them that the taro starch is the most digestible starch that's available at present, and their only concern is how cheaply can we make the taro starch to make it commercially feasible.

CHAIRMAN: Commissioner Asai?

ASAI: Mr. Saiki, you said that you'll be increasing your acreage in ginger and taro, these lands that you're going to plant ginger and taro, are they marginal lands or you're going to take them out of sugar cane lands?

SAIKI: Well, right now I will say that the area for ginger is not marginal, it is the good or better cane land and that is, as you can see in that Wainaku area there, that is the good cane land.

ASAI: So you'll be using some sugar cane lands for ginger.

SAIKI: Yes. However, these cane lands will then be replaced by areas that are presently out of cane that we will be bringing in to cane partially because, back into sugar cane, it's like Amaulu Camp is going out, then that camp area will be either put into sugar cane or taro or other crop. And then Pepeekeo Mill Camp will be going out as Kulaimano Subdivision is being developed, the Hakalau and Wailea, and these other areas, we will be taking in, presently camp areas into cane or diversified crops.

MURAKAMI: Mr. Saiki, now you mention increasing acreage, what I'd like to know is that as long as, you know when you start expansion, the water used and the waste water, would the area you suggested be enough to take in all these waste water or wastes?



SAIKI: Ten acres, yes, we feel it is because we will be sort of irrigating with it and contain that water on that land there and if by experience we find that the ten acres is insufficient, we have already earmarked 89 acres in that area for it that we can then expand the containment area as required.

MURAKAMI: Because I assume even the small growers, in order to process, they may bring it to you folks. So the expansion is not only you folks, probably the small growers might bring their products to your place for processing too. I don't know whether that time would come, but this may cause little problems as far as environmentally.

SAIKI: We have not anticipated that but if the time comes, then I can see there should be other means that must be developed, and for the present, it is only to take care of our own needs.

CHAIRMAN: Mr. Saiki, you did mention that you have plans for 89 acres or 200 near the processing plant that you're going to add, can you show us on the map as to what area that would be?

SAIKI: It's on this area here.

CHAIRMAN: All the way down to near Haaheo, closer to the school area?

SAIKI: Come on down to this area as such and the comments I had from the residents in this area is that they would welcome having diversified crops in here like ginger instead of sugar cane because when they come and harvest it, they won't have the cane loaders and the trucks and all the tractors around the place and all the dust and everything. This is a much cleaner crop and they'd be happy to have it there.

CHAIRMAN: Yes, I was wondering. Wainaku Camp 2 is my old home grounds, so I was wondering where you were going to add the 89 acres or 200. I know the soil there is very, very good. Another question, I was wondering, have your company taken into consideration what would happen in the future where you have the processing plant located at Wainaku, however, you're spot zoning so to say, your fields of taro and ginger, do you eventually see where you probably would do your mass growing in one particular area rather than do it over in Hakalau, or Pepekeo, for instance, or Amaulu? Wouldn't it be more expensive in the future if you would travel from one area to another?

SAIKI: Oh, very much so. In this development stage, it was an R and D thing and we were looking for the first available areas and under our research program, they have been planting taro and ginger in various localities to see where it would do the best. However, if you're going into real production as you say it would be best to concentrate it in one area where your processing plant is, and from there you just move out a little and bring all your products in and then you're out, instead of travelling from here to Ninole which is about 18 miles away. That's too much of a trouble. Yes, Ma'am, you're right.



CHAIRMAN: Another question in regards to Mr. Ramos' letter, I was kind of familiar with the name, however I thought they were from Amaulu, but then if you're saying within 300 feet that letters were sent, I was wondering where the closest home would have been.

SAIKI: Here.

CHAIRMAN: Oh, okay.

PIIANAIA: The closest home would be across the stream.

CHAIRMAN: Yes, would be across the gulch area.

PIIANAIA: It's in the gulch area, the camp area and the new subdivision area.

SAIKI: And one thing about the dust problem. We are very worried about the dust problem there because if you wash your products and you put it off on the side to dry, we don't want the dust to be blowing on it. And we are so concerned about the cane trucks passing there, hauling cane, so we are installing a little sprinkler system to keep the dust down. So we don't want the dust to come on to our washed products while they are on the racks drying, it will then contaminate our product again. So as far as the people are concerned living in that area, they will have a much more dust-free situation and the environment would be better for them.

CHAIRMAN: At this time, Mr. Saiki, I'd like to call upon a representative of the Water Supply, Quirino Antonio, to respond to your comments made in regard to the water pumping from the ball park area as part of alleviating the water use. For the record, Quirino Antonio representing the Department of Water Supply.

ANTONIO: Mr. Saiki, the proposed water system I assume is coming from a private water system?

SAIKI: Yes.

ANTONIO: Okay. Madam Chairman, our only concern is that the proposed development does not overburden our existing Kaiwiki Water System. You see, our system in Kaiwiki is made up of booster stations and storage stations. Our main concern is that the development does not consume too much water, whereas our booster pump stations cannot keep up. As Mr. Saiki had said, they will be using the existing meters for domestic use only.

SAIKI: Yes, for drinking water and the toilet facilities.

ANTONIO: Okay, if you propose that, Mr. Saiki, do you intend in the future to reduce the size of the meter? You see if you use the meter just for domestic purposes, a 2-inch meter might be too big for your purposes.



SAIKI: Excuse me, may I consult with ...

CHAIRMAN: Sure.

SAIKI: Well, at the present, we are drawing our water from the County and that is what you are concerned about because that water system, the pipeline has not been installed as yet, but the plans are being drawn up and we should get that in. And when that goes in, the usage will drop tremendously, because we will not be using your County water to wash our products there.

ANTONIO: Okay, with that, do you plan to cross-connect your private water system with our water system?

SAIKI: To cross-connect, no, definitely not. It's a separate system and it will be kept separate.

ANTONIO: The reason I'm pointing that out, we have rules and regulations limiting or restricting cross-connections. So I don't think you'll have any problems.

SAIKI: Yes, we are not planning to cross connect, because your water is chlorinated.

ANTONIO: That's correct.

SAIKI: And the water, that's raw water coming through, that we may have to chlorinate, depending upon the bacterial count on the final product as it comes out, the requirements on the product as it goes through the processor later, when it goes out on the market. And we would not want to cross-connect with the County.

ANTONIO: Okay, Madam Chairman, the only concern again was that they don't use too much water from our existing water system and they have stated that so.

CHAIRMAN: Thank you. Thank you, Quirino.

SAIKI: This is a temporary thing right now.

ANTONIO: Okay.

CHAIRMAN: Are there any other questions of Mr. Saiki?

KANUHA: Madam Chairman?

CHAIRMAN: Deputy Director Duane Kanuha.

KANUHA: Mr. Saiki, if both the Commission and myself and my staff understand you correctly, do you intend to utilize the County's existing water system during the interim period until you can have the separate private system connected, is that correct?



SAIKI: Yes, Duane, that's correct. Right now we have a temporary jury rig washing for the taro that we have. Now we know that once the ginger is to be harvested, there will be a larger volume of water required and we should get our waterline in by that time and that is where the necessity, or rather the urgency, of our request, that we be allowed the Special Permit so we can go ahead and have these plans and all our plans built in time for the February harvest.

KANUHA: Basically, the next follow-up question I was going to inquire was when do you anticipate the completion of the new water system? Because then if we understand you correctly, you would be on the County water system until that time. Do you have any timetable for completion?

SAIKI: Well, the timetable is at least by the end of January or the first part of February.

KANUHA: Okay, thank you.

CHAIRMAN: Are there any other questions, staff?

PIIANAIA: I have one more question. Mr. Saiki, if this diversified crop processing is successful, are you looking at the former Wainaku garage site as the permanent site for the processing facility?

SAIKI: Yes, we are.

PIIANAIA: Thank you.

CHAIRMAN: Any other questions? We'll continue with our meeting Mr. Saiki so you may have your rest now. We thank you and you may be called up later if we have any other questions.

This is a public hearing. The Chair at this time would like to call upon anyone here who wishes to speak on this application now before the Planning Commission. Will you state your name into the microphone please.

MENDES: Yes, my name is Mabry F. Mendes.

CHAIRMAN: I'd like to swear you in at this time. Do you swear to tell the truth and nothing but the truth on this matter now before the Hawaii County Planning Commission?

MENDES: I do.

CHAIRMAN: Thank you. Go ahead, sir.

MENDES: I live in Kaiwiki which is located across this road, right directly across the road leading from the plant into Kaiwiki Road. Now, my biggest protest would be that any time you put -



they closed down the garage in the first place, so I was happy, that eliminated the dust. The trucks that's going back and forth from this Kaiwiki Road down in there, they're maniacs when they're driving anyway, just go fast and leave a cloud of dust. On the way up too, the same way. So I was happy about them moving out. It brought down the dust situation and of course, right now, with this thing going on, I believe they will increase again because they're not going to pave that road. According to what I understand, they're not going to pave it.

My biggest concern is I would go along with this thing if they do pave from Kaiwiki down to this plant because anytime they come, I live right across the old stable area there, I'm the first house right there and I get all this pile of dust that comes up. And what I mean that cloud of dust, you want to come up my house and look, we'll show you. You can't pick a flower, you can't shake the bushes, you get all full of dust and it's a health problem. I've been suffering. I have medicine that I've been using because I can't breath. I get the problem at night and during the day. My wife has been going to Honolulu and the doctor claims there is an infection caused through dust in her ear. It's costing me money and, of course, like I say, the dust coming from there, either way you look at it, they have to pave this road to make it much easier to keep it clean. They can wash it down. As it is right now, I called the control area, control people, two weeks ago, it was dusty and hot and I tell you Commissioners, they never showed up with their water trucks yet. I'm still waiting. For that area in there because they do allow the City and County bus, the Hele-on Bus, or whatever you call them here, I don't know about the buses here, but anyway to go around that area and turn around right in there, and that causes another problem for me. I've been after the City and there's nothing they can do about it, as long as the plantation is allowing them to go into that area there. So you can see where I stand.

And there's another family, they couldn't come here tonight, these people, they got three children and those windows and doors are closed all day. Those poor people really suffer. The health people went up there to check on it because they made a complaint about the dust. Cause you talk to these people, they say a lot but their concern is money. They don't care about health. We're worried about our health. So we ask you Commissioners not to approve this unless they can come down in terms and pave this place and be sure that they can control this dust thing.

And as far as the water is concerned, I think some definite proof should be written down that they won't be using too much water, because that's going to cause problems for our watering, too. I'm sure it's going to slow down our water because they don't have big enough tanks up there and like the man say, the pump, I go along with him because that's big expense. They're going to start using water and you know, I don't think I have too much more to say. I'm just hoping that they could move this plant some place else and not there.



CHAIRMAN: I have one question, Mr. Mendes. Right below your home, that used to be where Pacheco's and - that area there, okay, right below there, there used to be a place called an office building or scale house, is that building still there between your house and the processing plant site?

MENDES: No, there's a garage there and - the office space -.

CHAIRMAN: Yes, are they still using that area?

MENDES: Yes.

CHAIRMAN: What is it being used for?

MENDES: The foremen come in there and make their reports, I guess.

CHAIRMAN: Oh, so they're still using the area as far as the plantation is concerned?

MENDES: Right, right. And they're using, the whole area there, to park their trucks and the labor shift changes three times - in the morning, two o'clock, and at 11 o'clock at night. And one more problem, the noise. And I'm sure this processing plant will cause us the same problem. More noise for us.

I talked to a Mr. Joe Garcia, he's a very nice man to talk to and he tried his best. I don't think he's getting the cooperation from the main source. But anyway, I've been planning this thing for some time and if they're not going to do nothing about the dust situation, I would carry on to court, because that's the only way to stop them.

CHAIRMAN: How long have you been living there Mr. Mendes?

MENDES: Since 1972.

CHAIRMAN: Oh, okay, since 1972.

MENDES: I bought the land in 1969.

CHAIRMAN: Okay, thank you. Are there any questions of Mr. Mendes? If not, staff?

PIIANAIA: I have a question of Mr. Mendes, but perhaps there's something I should clarify for the Commissioners, we're talking about a 3-acre portion of a 116.5-acre parcel. This parcel fronts on Kaiwiki Road but the area that we're talking about under consideration for the Special Permit is about 800 feet makai of Kaiwiki Road, off of Kaiwiki Road. And one of the questions that I think staff would like to address to Mr. Saiki is that access to this particular 3-acre area.

CHAIRMAN: Thank you. There's no other questions, Mr. Mendes, thank you.



MENDES: I want to refer to that - of course, I'm 800 feet away maybe, but then the traffic will bring that dust up. This must be kept on consideration. The traffic will bring that dust anyway. It doesn't matter how you look at it, you can see it blowing, you know, the wind is blowing this way, and that's just the way I live. The plant is over there and I'm going to live here. Thank you.

CHAIRMAN: We thank you for your comments. Is there anyone else here who wishes to speak on this application now before the Commission. If there's no other testimony, Mr. Saiki, if you'd like to respond?

SAIKI: This is just to clarify a point. The sugar operations there, the cane trucks that are parked there, and then the building that is used as an office, that operation is all Hilo Coast Processing Company's operation. They harvest the cane which we raise, and then they cut it off to the milling facilities. Mauna Kea Sugar Company now is an individual grower just like the other small growers on the Hilo Coast there. And Hilo Coast Processing Company is a cooperative made up of all the growers on the Hilo coast area here and this is a request from the Kilauea Agronomics Inc., Mauna Kea Division. And as Mr. Mendes say, yes, we are very concerned about the dust problem and because it will affect our ginger and taro operations just as much as it will affect their lives up in the area there. And also for our workers, we are concerned for them also.

PIIANAIA: Mr. Saiki, Mauna Kea Sugar Company is listed as the owner of this parcel. What is the relationship between Kilauea Agronomics Inc., Mauna Kea Division, and Mauna Kea Sugar Company?

SAIKI: Oh, Mauna Kea Sugar Company is the owner of the land and we're leasing the land to Kilauea Agronomics, Mauna Kea Division, so they can grow their taro and ginger.

PIIANAIA: The lease will cover the entire 116 acres of this parcel, this large parcel?

SAIKI: Yes. Pardon me. I will clarify that. It is on a Manager's Permit Basis instead of a recorded lease.

PIIANAIA: And that's for the entire 116 acres?

SAIKI: No, for that portion of 89 acres for the present. This is on a permit basis.

PIIANAIA: Is access to the processing plant going to be from Haaheo Road, makai going mauka or from mauka going makai from the -.

SAIKI: Both ways.

PIIANAIA: Do you intend to make any improvements to the existing gravel road?



SAIKI: The road is being made maintained by the Hilo Coast Processing Company; however, around the plant area, we will be sprinkling to keep the dust down.

PIIANAIA: What about at the intersection of Haaheo Road and Kaiwiki Road?

SAIKI: That is whatever Hilo Coast Processing is doing to keep the dust down. I noticed that they have already oiled the area and they have been trying to keep it oiled. However, with the cane trucks passing there, it does create a dust problem and I know that Mr. Garcia, Joe Garcia, has been working with the company to lick that problem there, and you're right, Mr. Mendes.

CHAIRMAN: Thank you, Mr. Saiki. Any other question of staff or Mr. Saiki, Commissioners? This is a Special Permit. We do have a 15-day waiting period after closing of the public hearing. What is your pleasure? Commissioner Murakami?

MURAKAMI: Madam Chairman, if there's no testimony, I move that the public hearing be closed.

CHAIRMAN: Is there a second?

PARIS: I second the motion, Madam Chairman.

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

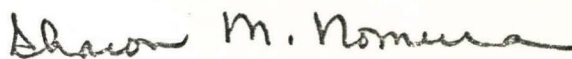
COMMISSIONERS: Aye.

CHAIRMAN: Oppose? Public hearing is closed. Mr. Saiki, your company will be notified by mail as to when the Commissioner will take action on this particular permit. Thank you.

We thank you those here who have been here to testify before the Commission.

Public hearing adjourned at 8:47 p.m.

Respectfully submitted,



Sharon M. Nomura  
Secretary

A T T E S T :



(Mrs.) Lorraine R. Jitchaku  
Chairman, Planning Commission



PLANNING COMMISSION

Planning Department  
County of Hawaii

MINUTES

January 12, 1978

The Planning Commission met in regular sessions at 12:30 p.m. in the Conference Room, State Building, South Hilo, Hawaii, with Chairman William F. Mielcke presiding.

PRESENT: William F. Mielcke  
J. Walsh Hanley  
Shigeru Fujimoto (Left at 2:46 p.m.)  
Lorraine R. Jitchaku  
Haruo Murakami  
William J. Paris  
Charles H. Sakamoto

Sidney M. Fuke, Director (Left at 2:30 p.m. and returned at 4:10 p.m.)

Duane Kanuha, Deputy Planning Director (From 3:00 p.m. to 4:10 p.m.)

Ilima Piianaia, Planner

Keith Kato, Planner

David Murakami, representing Ex-officio Member, Edward Harada (Left at 6:12 p.m.)

Quirino Antonio, representing Ex-officio Member, Akira Fujimoto (Left at 4:32 p.m.)

Roxanna Garcia, Deputy Corporation Counsel (Left at 6:12 p.m.)

and about 9 people in attendance

MINUTES: It was moved by Commissioner Murakami and seconded by Commissioner Jitchaku that the minutes of December 19, 1977, be approved as circulated, motion was carried.

All those testifying were duly sworn in.

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| SPECIAL PERMIT | Request of Sim Wenner to nullify Special Permit                     |
| NUMBER 74-184  | 74-184 which allowed the establishment of a                         |
| SIM WENNER     | cemetery on ten (10) acres of land situated                         |
| MOEAUOA 1ST,   | within the State Land Use Agricultural District                     |
| NORTH KONA     | The property involved is located approximately                      |
|                | 2.08 miles Kealahakua side of Palani Junction                       |
|                | and 1,500 feet mauka of the Mamalahoa Highway in Moeauoa 1st, North |
|                | Kona, TMK: 7-5-01:portion of 13.                                    |

Staff recommended that Special Permit 74-184 be nullified as the applicant does not intend to go ahead with the cemetery development

EXHIBIT A A



It was moved by Commissioner Fujimoto and seconded by Commissioner Hanley that the application for a Special Permit be denied based on the reasons outlined by the staff. A roll call vote was taken and motion carried with seven ayes.

|                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL PERMIT<br>KILAUEA<br>AGRONOMICS, INC.<br>MOKUHONUA, SOUTH<br>HILO | Application of Kilauea Agronomics, Inc., for a Special Permit to allow the establishment of a processing plant for diversified crops on approximately three (3) acres of land situated within the State Land Use Agricultural District. The property involved is the former Wainaku Garage building site, located off of Kaiwiki Road and approximately 1.0 mile mauka of the Mamalahoa Highway, Mokuhonua, South Hilo, TMK: 2-6-13:portion of 7. |
|---------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Commissioner Sakamoto requested he be excused from participating in the discussion because of a possible conflict of interest as he is an employee of C. Brewer. Request was granted.

Staff presented recommendation for approval with conditions on file.

Staff informed the petitioner's representative, Megumi Saiki, that although there is a sufficient paved area for parking, when plans are submitted for plan approval, the number of stalls will be determined; and should their plans change for the use of the existing paved area, then they would have to provide parking at another location on the property.

Mr. Megumi Saiki stated that their pipeline for washing their products will never connect with the County's system.

It was moved by Commissioner Jitchaku and seconded by Commissioner Murakami to send a favorable recommendation to the State Land Use Commission with the conditions outlined by the staff. A roll call vote was taken and motion carried with six ayes.

|         |                                  |
|---------|----------------------------------|
| RECESS: | A recess was called at 1:15 p.m. |
|---------|----------------------------------|

|             |                                     |
|-------------|-------------------------------------|
| RECONVENED: | The meeting reconvened at 1:28 p.m. |
|-------------|-------------------------------------|

|                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL MANAGE-<br>MENT AREA USE<br>PERMIT AND<br>PLANNED DEVELOP-<br>MENT PERMIT<br>GODFREY CORPORATION<br>HOLUALOA, NORTH<br>KONA | Applications of the Godfrey Corporation for:<br>a) Special Management Area (SMA) Use Permit and<br>b) Planned Development Permit (PDP) to allow the construction of an 8-unit condominium and related improvements. The property involved is located along the makai side of Ali'i Drive in the vicinity of Alii Kai Subdivision, Holualoa, North Kona, TMK: 7-6-16:29 and 7-6-17:27 and 29. |
|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Staff presented recommendation for approval with conditions on file.

In reply to the applicant's representative, Lee Thorn, staff reported they did receive from the State a map certifying the shoreline location and showing consolidation of the parcels; however, approval has not been granted. The petitioner has to submit an application for consolidation to the Planning Department.



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

February 21, 1978

Mr. Sidney Fuke  
Planning Director  
Hawaii Planning Department  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Dear Mr. Fuke:

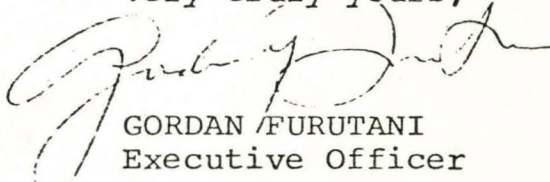
Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petitions - SP78-288 - Kilauea Agronomics, Inc.,  
SP78-289 - Norman Greenwell/Roman Catholic Diocese of Honolulu and  
SP78-292 - Gary's Automotive Service, Inc.

will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



GORDAN FURUTANI  
Executive Officer

Enclosure - Agenda



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

February 21, 1978

Mr. Randall J. Mochizuki, Operations Supt.  
Kilauea Agronomics, Inc. - Mauna Kea Division  
P. O. Box 68  
Papaikou, Hawaii 96781

Dear Mr. Mochizuki:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

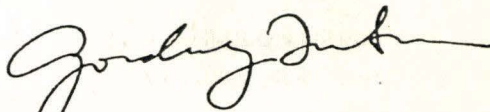
Please note that petition

SP78-288 - Kilauea Agronomics, Inc.

will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



GORDAN FURUTANI  
Executive Officer

Enclosure - Agenda



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

February 21, 1978

Mr. Thomas B. Crabb  
Vice President and Manager  
Mauna Kea Sugar Company, Inc.  
P. O. Box 68  
Papaikou, Hawaii 96781

Dear Mr. Crabb:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

SP78-288 - Kilauea Agronomics, Inc.

will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



GORDAN FURUTANI  
Executive Officer

Enclosure - Agenda



STATE OF HAWAII  
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME, & PLACE

March 7, 1978 - 9:00 a.m.  
Conference Room 322 (B&C)  
New State Building  
1151 Punchbowl Street  
Honolulu, Hawaii

I. ACTION

1. A77-432 - County of Kauai

To reclassify approximately 1.35 acres of land presently in the Agricultural District into the Urban District at Kalaheo, Kauai for low and moderate income housing.

2. SP78-288 - Kilauea Agronomics, Inc.

To allow the establishment of an agricultural processing plant for diversified crops on approximately three (3) acres of land situated within the State Land Use Agricultural District at Mokuhonua, South Hilo, Hawaii.

3. SP78-289 - Norman Greenwell/Roman Catholic Diocese of Honolulu

To allow the establishment of a religious school on one acre of land situated within the State Land Use Agricultural District at Onouli 1st, South Kona, Hawaii.

4. SP78-290 - Maui Zendo of the Diamond Sangha, Inc.  
dba Peahi Nursery School

To allow the operation of a pre-school and a lower elementary school program on approximately 0.604 acres of land situated within the State Land Use Agricultural District at Peahi, Maui.

5. SP78-292 - Gary's Automotive Service, Inc.

To allow the establishment of an auto body repair shop, truck repair and vehicle storage area on approximately ten (10) acres of land situated within the State Land Use Agricultural District at Waikoloa, South Kohala, Hawaii.



6. A77-431 - Blackwell Construction, Inc.

To reclassify 34.38 acres, more or less, presently in the Agricultural District into the Rural District at Wailua, Kauai for low density residential-agricultural use.

II. MISCELLANEOUS

1. Adoption of Minutes NOV 3 1977 NOV 14 1977
2. Meeting Schedule

2/22/78 - A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS:

1. ALL ISLANDS
2. KAUAI
3. HAWAII
4. MAUI





COUNTY OF  
HAWAII

LAND USE COMMISSION  
STATE OF HAWAII  
**PLANNING DEPARTMENT**

25 AUPUNI STREET • HILO, HAWAII 96720

SP78-288

JAN 30 7 51 AM '78

HERBERT T. MATAYOSHI  
Mayor

SIDNEY M. FUKU  
Director

DUANE KANUHA  
Deputy Director

January 26, 1978

Mr. Gordan Furutani  
Executive Officer  
Land Use Commission  
190 South King St., Suite 1795  
Honolulu, HI 96813

Dear Mr. Furutani:

Special Permit Application  
Kilauea Agronomics, Inc.

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

The special permit request was to allow the establishment of a processing plant for diversified crops on approximately three (3) acres of land situated within the State Land Use Agricultural District at Mokuhonua, South Hilo, Hawaii, Tax Map Key 2-6-13: portion of 7.

The Planning Commission at a duly advertised public hearing held on December 6, 1977, at the Seven Seas Lauau House, South Hilo, Hawaii, discussed the subject request. The Commission on January 12, 1978, voted to recommend the approval of the special permit to the Land Use Commission based on the following findings:

That the proposed use will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The intent of these statutory provisions is 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 Hawaii. In the case of the



Agricultural District, the intent is to preserve lands of high agricultural potential for agricultural uses. The purpose of the subject request is to allow the establishment of a centralized processing plant for crops such as taro and ginger. The proposed use would be an integral part of the petitioner's research and development program for diversified crops. Agricultural development entails not only the raising of crops, but it also includes support facilities for the processing and marketing of agricultural products. The proposed use is an essential support facility for agricultural activities. As such, it will benefit the overall agricultural productivity of other lands and will further the objectives of the Land Use Law and Regulations. In addition, the remainder of the parcel eventually will be used to grow diversified crops. Under the County Zoning Code, the proposed use is allowed in the Agriculture zone provided that the processed products are cultivated on the premises.

That the proposed use will further the State and the County's policy of encouraging and supporting agricultural activities, inasmuch as it is an essential agricultural support facility. Approval of the subject request will also directly implement the County General Plan. The General Plan Economic Element explicitly states that the County shall assist the expansion of the agricultural industry, especially diversified agriculture. The Economic Element also calls for the diversification of the County's economy. The establishment of a centralized processing plant in connection with a research and development program for diversified crops is in concert with these General Plan policies.

That the establishment of the proposed use will not substantially alter the essential character of the land or its present use. The subject site has, for many years, been used for agricultural support facilities, specifically as a garage in connection with sugar cane operations. The petitioner intends to renovate existing structures for the proposed use. As a result, there will be no major changes made to the area under consideration in terms of both the nature of the use and physical improvements.

That the proposed use will not adversely affect surrounding properties. The subject site is a 3-acre portion of a parcel consisting of 116+ acres. The closest residences are located in Wainaku Camp 2. This area and the subject site, however, are separated by a gulch which provides an effective barrier which will alleviate any expected adverse impacts. Further, adverse impacts can be mitigated by existing County and State regulations and standards. In addition, the majority of the lands surrounding the proposed 3-acre site is and will continue to be in agricultural production.



That the proposed use will not unreasonably burden public agencies to provide facilities and services. All essential services and facilities are available to the subject site. The petitioner will be installing a private water system for the processing plant. This water system will meet the major needs of the plant. Potable water from the County system will only be used on a minimal basis and it is not expected that unreasonable demands will be made on the County's system. In addition, the petitioner will be utilizing waste water for the cultivation of taro so the disposal of waste water is not expected to present any major need for drainage improvements.

Based on the above, it is determined that the proposed use will be in concert with the State Land Use Law and Regulations, the County General Plan, and the State and the County's agricultural and economic policies.

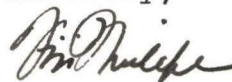
The favorable recommendation was also subject to the following conditions:

1. That the petitioner or its authorized representative shall submit plans for preliminary plan approval within one (1) year from the effective date of approval of the Special Permit.
2. That construction of the packing and the office areas shall commence within one (1) year from the receipt of final plan approval and be completed within two (2) years thereafter.
3. That the petitioner shall comply with the Rules and Regulations of the Departments of Water Supply and Health.
4. That all other applicable rules and regulations, including the provision of parking stalls as determined by the plan approval process, shall be complied with.

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

Enclosed are copies of the Exhibits from the subject docket.

Sincerely,



William F. Mielcke  
Chairman, Planning Commission

smn

Enclosures

cc: Mr. Randall Mochizuki  
Land Use Division, DPED



KILAUEA AGRONOMICS INC. - SPECIAL PERMIT

- A. Applicant's letter (9/28/77)
- A-1. Application Form
- A-2. Applicant's Reasons
- A-3. Applicant's Site Plan
- B. Departmental acknowledgement letter (10/4/77)
- C. Letter to Agencies (10/4/77)
- D. Health (10/11/77)
- E. HELCO (10/11/77)
- F. Public Works (10/11/77)
- G. Water Supply (10/11/77)
- H. Dept. of Agriculture (10/11/77)
- I. Research and Development (10/13/77)
- J. Police (10/14/77)
- K. Soil Conservation Service (10/14/77)
- L. Fire (10/25/77)
- M. Letter to adjacent property owners (11/21/77)
- N. List of adjacent property owners
- O. Map for adjacent property owners
- P. Public hearing notice
- Q. Letter to applicant (11/21/77)
- R. Letter from A. Ramos (12/1/77)
- S. Voting Sheet
- T. Minutes (12/6/77)
- U. Transcript (12/6/77)
- V. Letter to applicant (12/7/77)
- W. Letter to applicant (12/30/77)



X. Staff's background  
Y. Staff's recommendation  
Y-1. Location map (Please return)  
Y-2. Site plan (Please return)  
Y-3. Building plan (Please return)  
Y-4. Photos (Please return)  
Z. Voting Sheet  
AA. Minutes



COPY

PLANNING DEPARTMENT  
25 AUPUNI STREET

COUNTY OF HAWAII  
HILO, HAWAII 96720

LAND USE COMMISSION  
STATE OF HAWAII

JAN 17 10 17 AM '78

January 16, 1978

Mr. Randall Mochizuki  
P. O. Box 68  
Papaikou, HI 96781

Dear Mr. Mochizuki:

Special Permit Application  
Kilauea Agronomics, Inc.  
Tax Map Key 2-6-13:portion of 7

The Planning Commission at its regular meeting of January 12, 1978, considered your application for a special permit to allow the establishment of a processing plant for diversified crops on approximately three (3) acres of land situated within the State Land Use Agricultural District at Mokuhonua, South Hilo, Hawaii.

The Commission voted to forward a favorable recommendation to the Land Use Commission subject to the following conditions:

1. That the petitioner or its authorized representative shall submit plans for preliminary plan approval within one (1) year from the effective date of approval of the Special Permit.
2. That construction of the packing and the office areas shall commence within one (1) year from the receipt of final plan approval and be completed within two (2) years thereafter.
3. That the petitioner shall comply with the Rules and Regulations of the Departments of Water Supply and Health.
4. That all other applicable rules and regulations, including the provision of parking stalls as determined by the plan approval process, shall be complied with.

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

SOUTHWORTH CO  
75% COTTON CONTENT



In the meantime, should you have any questions, please feel free to contact the Planning Department at 961-8288.

Sincerely,



William C. Mielcke  
Chairman, Planning Commission

smn

cc: ✓ State Land Use Commission  
Land Use Division, DPED

Permanent Record

SOUTH NORTH CO.

5-15-1961

U. E. A.



# M. NA KEA SUGAR COMPANY, INC.

P. O. BOX 68 / PAPAIIKOU, HAWAII 96781 / TEL. (808) 964-1025

SEP 30 1977

THIS LETTER NO. MX-551

REFERS YOUR NO.

~~2182~~ Rept. No. 2182

*Handwritten signature/initials*

September 28, 1977

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

Dear Sirs:

We submit application for Special Permit to allow the establishment of a processing plant for diversified crops such as Ginger, Taro, etc., at the former Wainaku Garage site.

Enclosed are:

1. Check of \$100.00 for filing fees.
2. 16 copies of the completed application form.

Please expedite processing of this request.

Very truly yours,

*Thomas B. Crabb*

Thomas B. Crabb  
Vice President and Manager

MS:hy  
encs.

cc: J. R. Garcia

*Mochizuki: # 961-2831*

*Megumi Saiki: # 964-1025*

EXHIBIT A



Luc

PLICATION FOR SPECIAL PERMIT

COUNTY OF HAWAII

PLANNING DEPARTMENT - PLANNING COMMISSION

APPLICANT: KILAUEA AGRONOMICS, INC. - MAUNA KEA DIVISION

APPLICANT'S SIGNATURE: *Randall J. Mochizuki*  
Randall J. Mochizuki, Operations Supt.

ADDRESS: P. O. Box 68 Papaikou, Hawaii 96781

TELEPHONE: 964-1025

TAX MAP KEY: 2-6-13-7 AREA: 116.525 Acres  
(Size of Parcel)

OWNER: MAUNA KEA SUGAR COMPANY, INC.

OWNER'S SIGNATURE: *Thomas B. Crabb*  
Thomas B. Crabb, Vice President and Manager

APPLICANT'S INTEREST, IF NOT OWNER: Lessee

REQUESTED USE: To allow the establishment of a processing plant for  
diversified crops such as Ginger, Taro, etc.

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 \_\_\_\_\_

P.D. 3 2/75

EXHIBIT A-1







KILAUEA AGRONOMICS, INC. - MAUNA KEA DIVISION

STATEMENT OF REASONS FOR REQUESTING SPECIAL PERMIT

C. Brewer is adding Taro and Ginger into their Diversified Agribusiness ventures which include Macadamia Nut, Cardamon, Potato, Guava, and Malaysian Prawn.

Entry into Diversified Crops business on the Hilo Coast has been implemented by the formation of a subsidiary company called Kilauea Agronomics, Inc. - Mauna Kea Division. Currently Kilauea Agronomics, Inc. - Mauna Kea Division has 12 acres of Taro and 14 acres of Ginger on the Hilo Coast in Amaulu, Wainaku, Kalaoa, Pepeekeo and Hakalau. Expansion to 75 acres of Taro and 100 acres of Ginger will be made by the end of next year on the premises where the processing plant is to be located.

Establishment of a centralized processing plant for diversified crops, at the former Wainaku Garage, to process products grown on the premises and some from other parcels implements the purpose of the County's General Plan to "Protect and maintain agricultural lands on the Island of Hawaii". This Special Permit is required immediately to allow sufficient time to complete construction of the processing plant in time to meet the February 1978 peak harvesting season.

The former Wainaku Garage Building, situated on TMK 2-6-13-7, zoned "A" agricultural district, compliments other agricultural activities in the area and will not adversely affect surrounding properties.

Present facility has adequate water, road access, cesspool, drainage and fire protection from the concrete and steel structure including required fire protection equipment, whereby such use shall not unreasonably burden public agencies for these services. Variance from the requirements of AC paving of parking stalls at the processing plant for one year is requested to enable this fledgling enterprise to minimize capital expenditures at this time. The area will be oil surfaced to prevent dust problems.

This proposed use will not substantially alter or change the essential character of the land and present agricultural use since the former garage site and facility will be utilized. Future expansion may require the building of additional facilities on the premises to accommodate volume and change in product from fresh to dried Ginger and Taro starch.

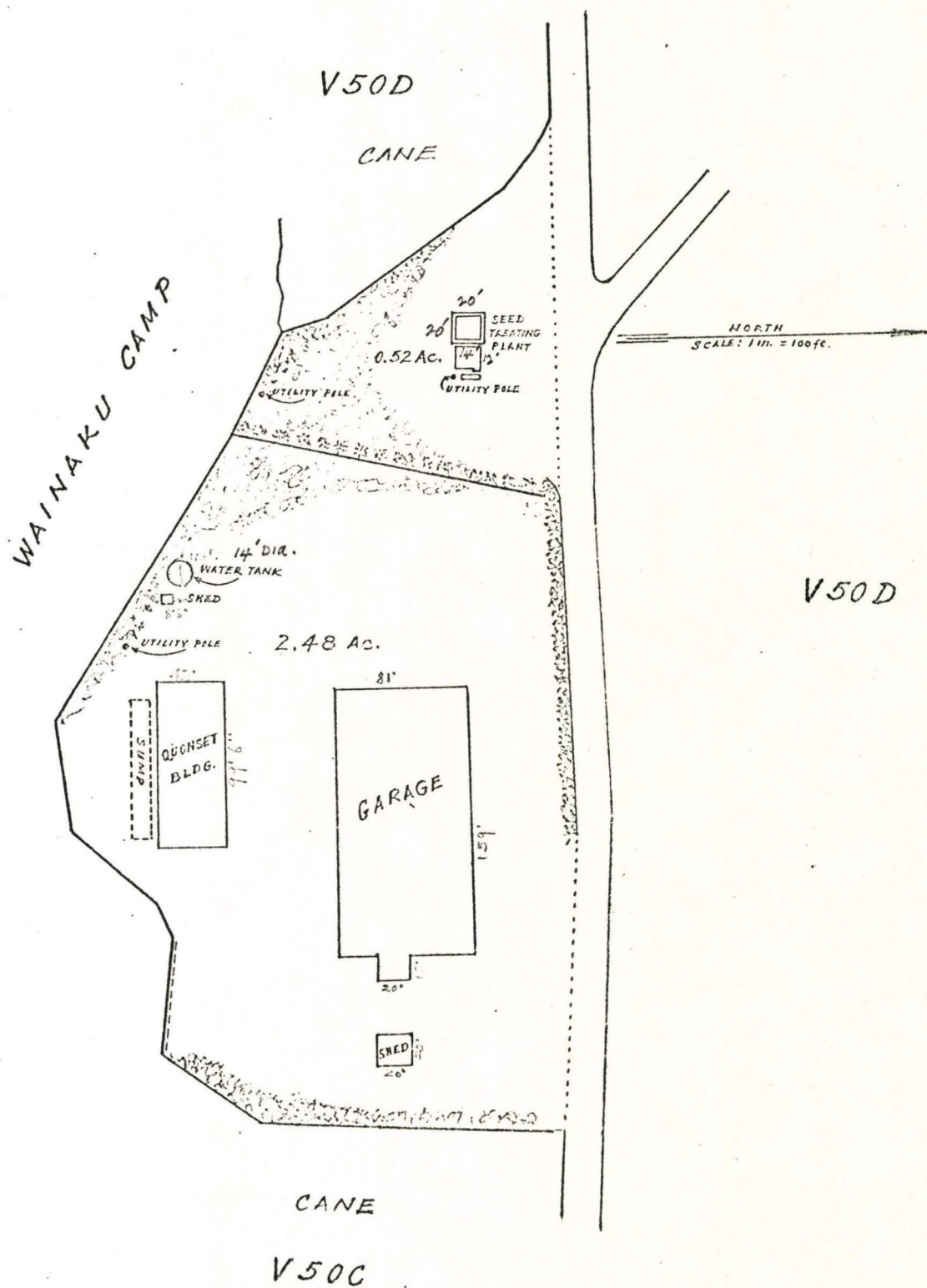
The proposed use will make the highest and best use of the land involved for the public welfare. The economy of the Hilo Coast and the County of Hawaii will benefit greatly from the development and establishment of a diversified agricultural business which anticipates employing up to 37 employees during the peak periods. Capital investments for the plant and equipment is estimated at \$350,000.00.

In view of the above, whereby this proposed use will foster and promote the purposes of the County's General Plan to protect and maintain Agricultural lands and make the highest and best use of the land, we request your expeditious and favorable consideration of our application for a Special Permit to allow the establishment of a processing plant for diversified crops.

EXHIBIT A-2



# KILAUEA AGRONOMICS INC., MAUNA KEA DIVISION



PROPOSED PROCESSING PLANT SITE

TAX KEY: 2-6-13-7



CONTAINING: PARCELS  
SCALE: 1 in = 300 ft.

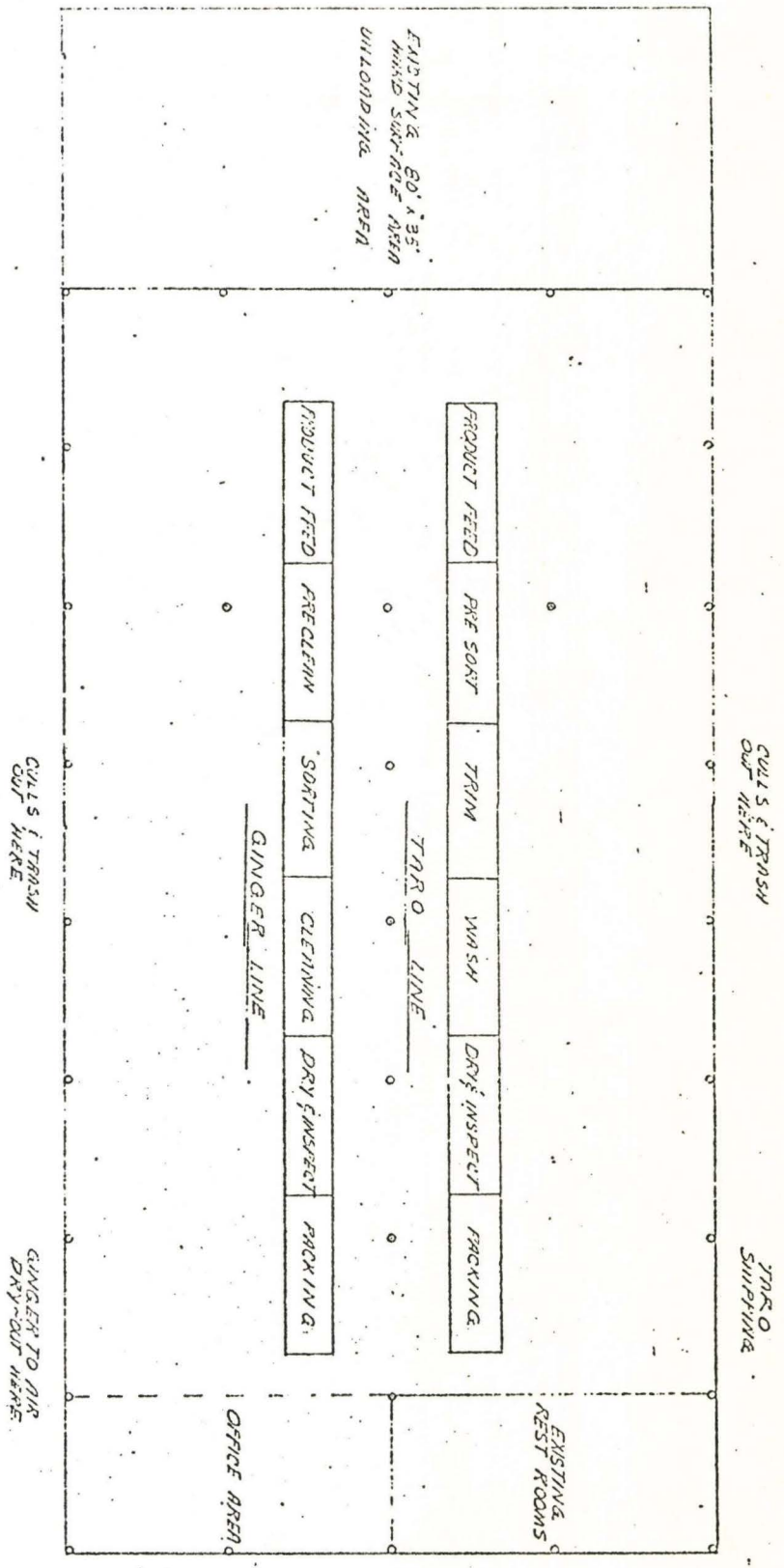


|                     |          |       |  |
|---------------------|----------|-------|--|
| THIRD               | CHAS. C. |       |  |
| ZONE                | SEC.     | PLAT. |  |
| 2                   | 6        | 13    |  |
| CONTAINING PARCELS  |          |       |  |
| SCALE: 1" = 300 FT. |          |       |  |



| GENERAL INFORMATION |      | DATE |      |
|---------------------|------|------|------|
| PROJECT NO.         | DATE | DATE | DATE |
| DESCRIPTION         | DATE | DATE | DATE |
| DATE                | DATE | DATE | DATE |

# PRELIMINARY PLANT LAYOUT



NOTE: COVERED PORTION OF STAIR DIM: 30' x 10' 0"

|                                              |       |      |      |
|----------------------------------------------|-------|------|------|
| TOTALS ON DIMENSIONS NOT OTHERWISE SPECIFIED |       | DATE |      |
| FRONT                                        | REAR  | DATE | DATE |
| LEFT                                         | RIGHT | DATE | DATE |
| TOTALS ON DIMENSIONS NOT OTHERWISE SPECIFIED |       | DATE |      |
| FRONT                                        | REAR  | DATE | DATE |
| LEFT                                         | RIGHT | DATE | DATE |
| TOTALS ON DIMENSIONS NOT OTHERWISE SPECIFIED |       | DATE |      |
| FRONT                                        | REAR  | DATE | DATE |
| LEFT                                         | RIGHT | DATE | DATE |



October 4, 1977

Mr. Randall Mochizuki  
P.O. Box 68  
Papaikou, HI 96781

Dear Mr. Mochizuki:

Special Permit - Kilauea Agronomics, Inc.  
Processing Plant for Diversified Crops  
TMK: 2-6-13:portion of 7

This is to acknowledge receipt on September 29, 1977, of the above-described special permit application.

The County Planning Commission shall conduct a public hearing on the 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 Virginia Goldstein of this department at 961-8288.

Sincerely,

*Sidney Fuke*

SIDNEY FUKE  
Director

NH:mmk

EXHIBIT B

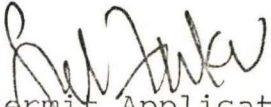
OCT - 5 1977



# MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW, DWS, Highways, Health, R & D, Police, Fire, Soil Conserv., Agr., HELCO Date: October 4, 1977

From: Director 

Subject: Special Permit Application  
Kilauea Agronomics, Inc.  
Establishment of a Processing Plant  
TMK: 2-6-13:por 7

The attached application for a special permit is forwarded for your review. May we have written comments within two weeks so that we may process the request within the legally specified time period.

Thank you very much.

jc  
Enclosure

EXHIBIT C



# MEMORANDUM:

PLANNING DEPARTMENT — County of Hawaii, Hilo, Hawaii 96720

To: DPW, DWS, Highways, Health, R & D, Police, Fire, Soil Conserv., Agr., HELCO Date: October 4, 1977

From: Director 

Subject: Special Permit Application  
Kilauea Agnomics, Inc.  
Establishment of a Processing Plant  
TMK: 2-6-13:por 7

The attached application for a special permit is forwarded for your review. May we have written comments within two weeks so that we may process the request within the legally specified time period.

Thank you very much.

jc  
Enclosure

Dept. of Health  
Hilo, Hawaii  
October 11, 1977

The comments are made in a supportive manner. The environmental health concerns are twofold:

1. Sewage generation and types of treatment and disposal system proposed.
2. Solid waste ~~in part~~ and means of disposal.

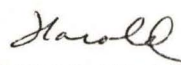
  
HAROLD MATSUURA  
Chief Sanitarian, Hawaii

EXHIBIT D



HAWAII ELECTRIC LIGHT COMPANY, INC.  
P. O. BOX 1027 HILO, HAWAII-96720



October 11, 1977

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

Attention: Mr. Sidney M. Fuke  
Director

Gentlemen:

SUBJECT: Special Permit Application  
Kilauea Agronomics, Inc.  
Establishment of a Processing Plant  
TMK: 2-6-13:por 7

We have no comments to the above application as per  
your memorandum of October 4, 1977 . . .

Very truly yours,

*Niwao (cmh)*

Jitsuo Niwao, Manager  
Engineering Department

JN: cmh

EXHIBIT E



DEPARTMENT OF PUBLIC WORKS  
COUNTY OF HAWAII  
HILO, HAWAII

Date October 11, 1977

MEMORANDUM

TO: Planning Department

FROM: Chief Engineer

SUBJECT: Application for Special Permit  
Applicant: Kilauea Agronomics, Inc.  
Location: Wainaku, South Hilo, HI  
TMK: 2-6-13:por. 7

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

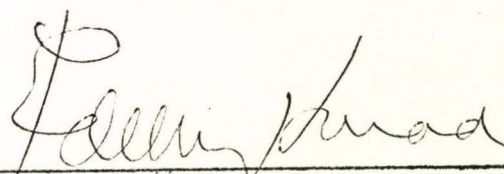
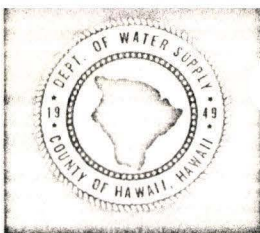
  
\_\_\_\_\_  
EDWARD HARADA, Chief Engineer

EXHIBIT F





DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

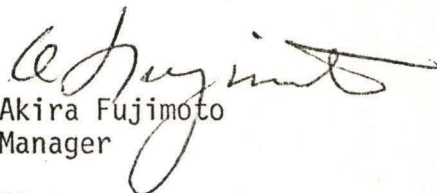
25 AUPUNI STREET

October 11, 1977

TO: Planning Department  
FROM: Manager  
SUBJECT: SPECIAL PERMIT APPLICATION  
KILAUEA AGRONOMICS, INC.  
TAX MAP KEY 2-6-13:POR. OF 7

Please be informed that water for the processing plant will be limited to an existing 2-inch meter. The applicant shall be advised that the Department of Water Supply reserves the right to restrict the use of water should the processing plant's consumption prove detrimental to other consumers.

Should there be any questions, please do not hesitate to contact us.

  
Akira Fujimoto  
Manager

QA

cc - Kilauea Agronomics, Inc.

*... Water brings progress...*

EXHIBIT 6



GEORGE R. ARIYOSHI  
GOVERNOR



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

JOHN FARIAS, JR.  
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA  
DEPUTY TO THE CHAIRMAN

BOARD MEMBERS:

MEMBER - AT - LARGE

ERNEST F. MORGADO  
MEMBER - AT - LARGE

**Sidney Goo**  
MEMBER - AT - LARGE

SHIZUTO KADOTA  
HAWAII MEMBER

STEPHEN Q. L. AU  
KAUAI MEMBER

FRED M. OGASAWARA  
MAUI MEMBER

October 11, 1977

MEMORANDUM

To: Mr. Sidney Fuke, Director  
Hawaii County Planning Department

Subject: Special Permit Application  
Kilauea Agronomics, Inc.  
Establishment of a Processing Plant  
TMK: 2-6-13: por 7

The Department of Agriculture supports this Special  
Permit Application.

A handwritten signature in cursive script, reading "John Farias, Jr.", is written over the typed name.

JOHN FARIAS, JR.  
Chairman, Board of Agriculture

EXHIBIT H





## DEPARTMENT OF RESEARCH AND DEVELOPMENT

COUNTY OF HAWAII • 25' AUPUNI STREET • HILO, HAWAII 96720 • TELEPHONE (808) 961-8366

October 13, 1977

### MEMORANDUM

TO: PLANNING DEPARTMENT

FROM: RESEARCH AND DEVELOPMENT *Clarence W. Garcia*

SUBJECT: SPECIAL PERMIT APPLICATION  
KILAUEA AGRONOMICS, INC.  
ESTABLISHMENT OF A PROCESSING PLANT  
TMK: 2-6-13:por 7

With reference to the abovementioned subject, we have no adverse comments.

EXHIBIT I



## POLICE DEPARTMENT

COUNTY OF HAWAII  
349 KAPIOLANI STREET  
HILO, HAWAII 96720



OUR REFERENCE

GUY A. PAUL

YOUR REFERENCE

CHIEF OF POLICE

October 14, 1977

TO : SIDNEY FUKU, PLANNING DIRECTOR  
FROM : GUY A. PAUL, CHIEF OF POLICE  
SUBJECT: SPECIAL PERMIT APPLICATION - KILAUEA AGRONOMICS, INC.  
ESTABLISHMENT OF A PROCESSING PLANT  
TMK: 2-6-13:por 7

The special permit application submitted by the Kilauea Agronomics, Inc. has been reviewed and from the police standpoint, we can foresee no adverse effects from the requested land use.

  
GUY A. PAUL  
CHIEF OF POLICE

RLP/k

EXHIBIT J



UNITED STATES DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

---

SUBJECT

DATE: 10-14-77

TO: Sidney Fuke, Director  
Planning Dept.  
County of Hawaii  
Hilo, Hawaii

Applicant: Kilauea Agronomics, Inc. - Mauna Kea Division

Address: P. O. Box 68, Papaikou, Hawaii 96781

Telephone: 964-1025

Tax Key: 2-6-13:7 Area: 116.525 acres

Requested Use: To allow the establishment of a processing plant  
for diversified crops such as Ginger, Taro, etc.

The only soil and water related problem I can see is that  
there is no mention made as to what will be done with the  
waste (wash) water and waste vegetative matter.

  
Jack Sprague  
District Conservationist

EXHIBIT K



HAWAII FIRE DEPARTMENT • COUNTY OF HAWAII • HILO, HAWAII 96720

DATE October 25, 1977

*Memorandum*

TO : Planning Department

FROM : Fire Department

SUBJECT: Special Permit Application  
Kilauea Agronomics, Inc.  
TMK: 2-6-13:07 (Portion)

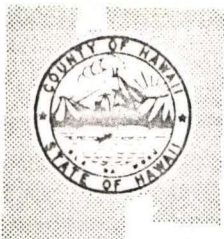
We have no objections to the change in occupancy at this time.

*Donald Thompson*  
DONALD THOMPSON  
Fire Chief

DT:rfd

EXHIBIT L





COUNTY OF  
HAWAII

## PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

HERBERT T. MATAYOSHI  
Mayor

SIDNEY M. FUKU  
Director

DUANE KANUHA  
Deputy Director

November 21, 1977

Dear Property Owner: TMK:

Special Permit Application  
Mokuhonu, South Hilo, Hawaii  
Tax Map Key 2-6-13:portion of 7

You are hereby notified that a request for a special permit to allow the establishment of a processing plant for diversified crops on approximately 3.0 acres of land situated within the State Land Use Agricultural District has been submitted by the petitioner, Kilauea Agronomics, Inc.

The property involved is the former Wainaku Garage building site, and is located off of Kaiwiki Road and approximately 1.0 mile mauka of the Mamalahoa Highway, Mokuhonu, South Hilo, Hawaii.

A public hearing on the subject among others will be held beginning at 7:00 p.m. on Tuesday, December 6, 1977, at the Seven Seas Luau House, South Hilo, Hawaii.

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

Sincerely,

Sidney M. Fuku  
Director

smn

Enclosure

EXHIBIT M  
11-22-77

SPECIAL PERMIT  
KILAUOEA ECONOMICS, INC.  
ESTABLISHMENT OF A PROCESSING PLANT  
FOR DIVERSIFIED CROPS (GINGER, TARO, ETC.)  
2-G-13 = per 7

2-G-12: 4  
512-G-13.5;  
2-G-17: 2, 4  
2-G-22: 32

Mama Keri Sugar Co.  
P.O. Box 48.  
Papaikou, HI 96781

5 11 MK Same as 4

2-G-13: 5 11 MK Same as 2-G-12: 4

29 County of HI

30 County of HI

2-G-17: 2 11 MK Same as 2-G-12: 4

3 Thomas K. Lalakea  
247 Dowsett Ave.  
Hon. HI 96817

4 Mama Keri Sugar Co. Inc

6 Mollie P. Lalakea  
247 Dowsett Ave.  
Hon. HI 96817

7 Tashio Shimabukuro  
46 140 Aiea St  
Kaneohe, HI 96744

8 Torao H. Yamazaki  
2221 D. Flynn St.  
Hon. HI 96214

24 Shigeru Shiohata + WF  
641 Mokuhonua Lane  
Hilo, HI 96720

2-G-20: 26 Alfred S. Rezentes, Sr.  
P.O. Box 1034  
Hilo, HI 96720

32 Tashio Kawasaki  
42 Pilo Place  
Hilo, HI 96720

2-G-20: 38 state of HI

2-G-21: 3 Anastacio B. Luis + WF  
5 Kukahe St  
Hilo, HI 96720

4 Gregorio RIE Santos  
440 Kaiwika Road  
Hilo, HI 96720

8 Sadanao Y. H. Uchida  
570 Kaiwika Rd.  
Hilo, HI 96720

9 Sanjuro Higashida  
390 Kaiwika Rd  
Hilo

14 Kenichi Shimabukuro + WF  
750 Kaiwika Road  
Hilo.

15 Gabriel B B Andrade  
P.O. Box 1833  
Hilo

20 Severino A. Urubio, Jr. + WF  
1090 Kaiwika Rd.  
Hilo

21 William V. F. Ferreira  
1010 Kaiwika Rd.  
Hilo

25 Avelino Ramos  
2703 Mathews St  
Berkeley, CA 96702

26 John Decoito  
1200 Kaiwika Rd.  
Hilo

36 Bishop Trust Co. Ltd.  
P.O. Box 2390  
Hon. HI 96804

2-G-22: 1 Masato Morinaga + WF  
46 Anuenue St.  
Hilo 96720

EXHIBIT N



2-G-22:16 Juan B/Elminda P. Andrada  
P.O. Box 1853  
Hilo

17 Kameichi/Matsue Higa  
1746 Kaiwike Rd  
Hilo

30 Katsuyu Tobara  
1747 Kaiwike Rd  
Hilo

31 Abraham/V. Mendes  
1723 Kaiwike Rd  
Hilo

32 M.K. Sugar  
Papua

2-G-27:2 Jorge A. Llantero  
100 Pono St  
Hilo

4 Benito ~~del~~ Andrada  
770 Kaiwike Road  
Hilo

6 Masao/Misao Idehara  
402 Kehaulani St  
Hilo

8 Hannibal/Fumie Cabral  
382 - A Kaiwike Road  
Hilo

10 Howard T/L T. Kunimoto  
300 G. Kulana Rd.  
Hilo

11 Edwin Pacheco  
376 Kaiwike Rd  
Hilo

12 Roy/Diane Rebulde la  
356 Kaiwike Rd.  
Hilo

13 Rabena Reynaldo  
344 Kaiwike Rd.  
Hilo

14 Bunzaku Tokohiro ~~clad~~  
P.O. Box 62  
Hilo

2-G-27:15 Larry L./Dolores M. Cainglit  
324 Kaiwike Rd  
Hilo

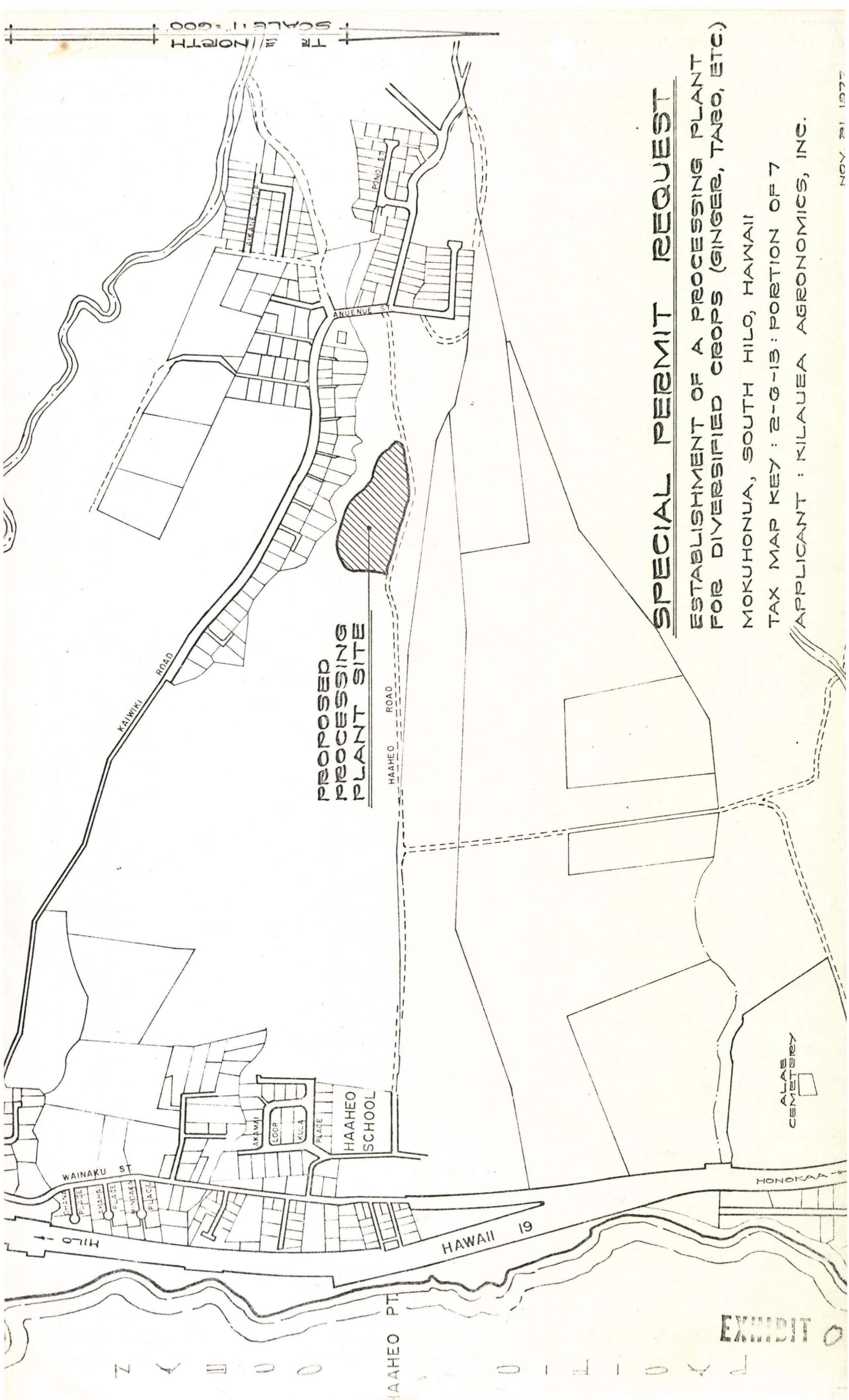
17 Wallace Nakagawa  
437 Kupulau St  
Hilo

19 Yoshisuke ~~stat~~ Nakagawa  
306 A Kaiwike Rd  
Hilo

21 Edward T. Tango  
304 A Kaiwike Rd  
Hilo

22 Pedro Eszejo  
47 Amannulu Rd  
Hilo

23 Louis Jr./Paulina Pacheco  
284 Kaiwike Rd.  
Hilo, HI



PROPOSED  
PROCESSING  
PLANT SITE

# SPECIAL PERMIT REQUEST

ESTABLISHMENT OF A PROCESSING PLANT  
FOR DIVERSIFIED CROPS (GINGER, TARO, ETC.)

MOKUHONUA, SOUTH HILO, HAWAII

TAX MAP KEY : 2-G-13: PORTION OF 7

APPLICANT : KILAUEA AGRONOMICS, INC.

EXHIBIT O



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: Seven Seas Luau House, South Hilo, Hawaii

DATE: Tuesday, December 6, 1977

TIME: 7:00 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. PETITIONER: SUNE HOGLUND

LOCATION: Along the mauka side of 27th Street, approximately 550 feet from the Paradise Drive - 27th Street intersection, Hawaiian Paradise Park Subdivision, Kea'au, Puna.

TMK: 1-5-33:45

PURPOSE: Special Permit request to allow the construction of a second dwelling on one (1) acre of land within the State Land Use Agricultural District.

2. PETITIONER: WAVEL SESLAR

LOCATION: On the makai side of the old Mamalahoa Highway, approximately 2 miles from the old Mamalahoa Highway - Hawaii Belt Road Intersection, Ahualoa Homesteads, Hamakua.

TMK: 4-6-07:25

- PURPOSE: Special Permit request to allow the construction of a guest cottage on 2.0 acres of land situated within the State Land Use Agricultural District.
3. PETITIONER: ANTON LARSEN
- LOCATION: South side of Kaiulani Street and Hamakua side of the Hilo High School complex, Riverside Park, South Hilo.
- TMK: 2-3-15:54
- PURPOSE: Variance to allow the construction of a carport with a 3-foot front yard setback in lieu of the minimum requirement of twenty (20) feet as stipulated in the Single Family Residential - 15,000 square foot (RS-15) zoned district.
4. PETITIONER: KILAUEA AGRONOMICS, INC.
- LOCATION: Former Wainaku Garage building site off of Kaiwiki Road and approximately 1 mile mauka of the Mamalahoa Highway, Mokuhonu, South Hilo.
- TMK: 2-6-13:portion of 07
- PURPOSE: Special Permit to allow the establishment of a processing plant for diversified crops (ginger, taro, etc.) on approximately 3 acres of land situated within the State Land Use Agricultural District.



5. PETITIONER: COUNTY OF HAWAII DEPARTMENT OF WATER SUPPLY  
LOCATION: Existing reservoir site along the south side  
of Kaieie Homestead Road, Kaieie Homesteads,  
2nd Series, South Hilo.  
TMK: 2-7-05:62  
PURPOSE: Variance to allow the construction of a  
reservoir with a front yard setback of nine  
(9) feet and a side yard setback of four (4)  
feet in lieu of the minimum requirement of  
fifteen (15) feet and eight (8) feet  
respectively for a 4,169-square foot parcel.

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  
(MRS.) LORRAINE R. JITCHAKU, Chairman  
By SIDNEY FUKU  
Planning Director

(Hawaii Tribune-Herald: November 25, 1977 and December 4, 1977)

November 21, 1977

Mr. Randall Mochizuki  
P. O. Box 68  
Papaikou, HI 96781

Dear Mr. Mochizuki:

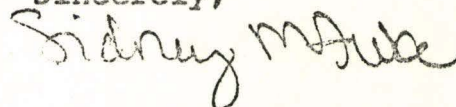
Notice of a Public Hearing  
Special Permit Application - Kilauea Agronomics, Inc.  
Tax Map Key 2-6-13:portion of 07

This is to inform you that your request has been scheduled for a public hearing. Said hearing among others will be held beginning at 7:00 p.m. on Tuesday, December 6, 1977, in the Seven Seas Luau House, South Hilo, 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.

Sincerely,



Sidney M. Fuke  
Director

smn

Enclosure

cc: State Land Use Commission  
Land Use Division, DPED

EXHIBIT

6



AVELINO "ABBA" RAMOS  
BUSINESS AGENT

Warehouse Union Local 6

WAREHOUSE UNION  
LOCAL 6, ILWU

99 HEGENBERGER ROAD  
OAKLAND, CA 94621

ER ROAD, OAKLAND, CALIFORNIA 94621

638-5605

December 1, 1977

Mr. Sidney M. Fuke, Director  
Planning Department  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

Re: Special Permit Application  
Mokuhonu, South Hilo, Hawaii  
Tax Map Key 2-6-13: portion of 7

Dear Mr. Fuke:

I am in receipt of your letter of November 21, 1977 regarding the permit request for establishment of a processing plant in South Hilo, Hawaii.

As a property owner in that area, I hereby register my protest based on the fact that there is no environmental impact study regarding this particular processing plant.

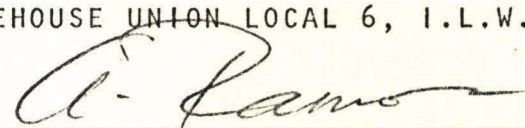
I also want to indicate to you that I am for the creation and establishment of such plants that would create much needed jobs in the State of Hawaii. However, this should not be done at the expense of the environment and the value of the property owners in this area.

Being born and raised in this particular area I am well aware that there are existing areas farther away from the growing residential community that in my opinion would be more suitable for this type of plant.

Thank you for your consideration in this matter.

Very truly yours,

WAREHOUSE UNION LOCAL 6, I.L.W.U.

By: 

Avelino "Abba" Ramos  
Business Agent

AR:ef

cc: Herbert T. Matayoshi, Mayor

EXHIBIT R

Date December 6, 1977

         Preliminary hearing    ✓ Public hearing             Request

Schedule for public hearing

Close

EXHIBIT S



PLANNING COMMISSION

Planning Department  
County of Hawaii

MINUTES

December 6, 1977

The Planning Commission met in regular sessions at 2:36 p.m. at the Seven Seas Luau House, South Hilo, Hawaii, with Vice-Chairman William F. Mielcke presiding.

PRESENT: Lorraine R. Jitchaku (From 3:04 p.m.)      ABSENT: Shigeru Fujimoto

William F. Mielcke

Scott Asai

J. Walsh Hanley (Left at 5:20 p.m.)

Arthur W. Martin (From 2:52 p.m.)

Haruo Murakami

William J. Paris, Jr.

Charles H. Sakamoto

Duane Kanuha, Deputy Planning Director

Ilima Piianaia, Planner

Keith Kato, Planner

Gerald Hay, Planner

David Murakami, representing Ex-officio Member, Edward Harada  
Quirino Antonio, representing Ex-officio Member, Akira Fujimoto  
Roxanna Garcia, Deputy Corporation Counsel

and about 13 people in attendance

RIVERSIDE PARK, of a carport with a 3-foot front yard setback  
SOUTH HILO in lieu of the minimum requirement of twenty  
(20) feet as stipulated in the Single Family  
Residential - 15,000 square foot (RS-15) zoned district. The  
property involved is located along the south side of Kaiulani Street  
and Hamakua side of the Hilo High School complex, Riverside Park,  
South Hilo, TMK: 2-3-15:54.

Mr. Anton larsen stated that he understood the conditions and that  
he had nothing to add for the Commissioner's information.

Commissioner Martin pointed out he could not see how anything could  
go down to the residence, other than what the applicant proposes  
to do.

It was moved by Commissioner Mielcke and seconded by Commissioner  
Murakami that the public hearing be closed. Motion was carried.

It was moved by Commissioner Murakami and seconded by Commissioner  
Sakamoto that the variance be granted with the conditions as outlined  
by the staff. A roll call vote was taken and motion carried with  
seven ayes.

SPECIAL PERMIT Public hearing on the application of Kilauea  
KILAUEA Agronomics, Inc. for a Special Permit to  
AGRONOMICS, INC. allow the establishment of a processing plant  
MOKUHONUA, SOUTH for diversified crops on approximately 3.0 acres  
HILO of land situated within the State Land Use  
Agricultural District. The property involved is  
the former Wainaku Garage building site, located off of Kaiwiki Road  
and approximately 1.0 mile mauka of the Mamalahoa Highway, Mokuhonua,  
South Hilo, TMK: 2-6-13:portion of 7.

Commissioner Sakamoto requested to be excused from participating  
in the discussion as he is an employee of C. Brewer. Request was  
granted.

Staff presented background information on file.

Staff read into the record a letter from Avelino Ramos on file.

Megumi Saiki, organization and planning coordinator for Mauna Kea  
Sugar Company, Inc., stated that they will install a pipeline  
at the top of the ballpark to the plant for their water require-  
ments and will be using the County's water system only for  
drinking water and toilet facilities for the workers. He also  
pointed out that they have set aside 10 acres below the plant  
to be used as a waste water containment area, where taro will be  
grown.

Mr. Saiki said he was surprised that Mr. Avelino Ramos opposed  
this application, especially since it was written on an ILWU  
letterhead and signed as a business agent. Staff reported that  
Mr. Ramos was notified as a surrounding property owner.



Staff pointed out that the petitioner has requested the County to waive the parking requirement for a year. Mr. Saiki questioned as long as the road was an all-weather dust-free surface, properly oiled, would it meet the requirements instead of having it paved. Staff reported it would have to be determined at the time of plan approval.

Mr. Saiki reported that they were proposing to locate the parking on the Hamakua side of the building closer to Haaheo Road; however if they are held to a paved area, because this is a fledging operation, and they are trying to keep expenditures to a minimum, they would have to move it to the already paved area.

Mr. Saiki said their intention is to process dehydrated ginger and also taro as there is an interest shown in taro starch, and that they anticipated a building smaller in size than the existing garage should they decide to expand their operation in the future.

Mr. Saiki expressed their concern also on the dust problem as it would contaminate their product after it has been washed and pointed out that many of the residents in the area favor this request because it would be a much more dust-free situation than the present with the cane trucks passing.

Quirino Antonio of the Department of Water Supply pointed out that their only concern was that the proposed development does not overburden the existing Kaiwiki System and that the applicant has stated they would be using the existing meters for domestic use only.

Upon the Deputy Director's questioning, Mr. Saiki said they intended to utilize the County's existing water system for their water needs during the interim period until a separate private system is connected, which would be by the end of January or early part of February when a larger volume of water will be required.

Mr. Saiki said they were intending to use the former Wainaku garage site as a permanent site for the processing facility.

Mr. Mabrey Mendes protested against this development and expressed his concern to the problems it would create - dust, noise and water. He suggested written proof be received by the County that water problems will not be created by the development.

Mr. Saiki informed the staff that 89 acres is leased on a Manager's Permit Basis instead of a recorded lease and that access to the processing plant will be from Haaheo Road, makai going mauka and mauka going makai. He added they do not intend to make any improvements to the existing gravel road as it is being maintained by Hilo Coast Processing Company, but will be sprinkling the area to keep the dust down.

PLANNING COMMISSION

Planning Department  
County of Hawaii

HEARING TRANSCRIPT  
December 6, 1977

A regularly advertised public hearing, on the application of Kilauea Agronomics, Inc., was called to order at 8:02 p.m., at the Seven Seas Luau House, South Hilo, Hawaii, by Chairman Jitchaku.

PRESENT: Lorraine R. Jitchaku  
William F. Mielcke  
Scott Asai  
Arthur W. Martin  
Haruo Murakami  
William J. Paris, Jr.  
Charles H. Sakamoto

ABSENT: Shigeru Fujimoto  
J. Walsh Hanley

Duane Kanuha, Deputy Planning Director  
Ilima Piianaia, Planner  
Keith Kato, Planner

David Murakami, representing Ex-officio Member, Edward Harada  
Quirino Antonio, representing Ex-officio Member, Akira Fujimoto  
Roxanna Garcia, Deputy Corporation Counsel

and about 6 people in attendance

CHAIRMAN: We'll go on with public hearing Number 4. Public hearing on the application of Kilauea Agronomics, Inc. for a Special Permit to allow the establishment of a processing plant for diversified crops on approximately 3.0 acres of land situated within the State Land Use Agricultural District. The property involved is the former Wainaku Garage building site, located off of Kaiwiki Road and approximately 1.0 mile mauka of the Mamalahoa Highway, Mokuhonu, South Hilo, TMK: 2-6-13: portion of 7. Staff?

SAKAMOTO: Madam Chairman?

CHAIRMAN: Commissioner Sakamoto.

SAKAMOTO: May I be excused from this application because I'm employed by C. Brewer?

CHAIRMAN: The Commission will excuse Commissioner Sakamoto from participating on this application now before the Commission.

EXHIBIT **W**



PIIANAIA: Madam Chairman, before I get into the staff's background, I'd like to correct the name of the land division, it's Mokuhonua and not Mokuhonu and it was a mistake on staff's part on the public hearing notice.

CHAIRMAN: Thank you.

PIIANAIA: Presented background information on file.

CHAIRMAN: Thank you, Ilima. Are there any questions of the staff's report and background?

PIIANAIA: Madam Chairman, I'm sorry, I have one letter to read into the records which we received in the office today.

CHAIRMAN: Okay, Ilima.

PIIANAIA: Read letter from Avelino Ramos on file.

CHAIRMAN: Thank you, Ilima. Any questions of the staff's report? Commissioner Martin?

MARTIN: Madam Chairman, in that letter, I didn't notice any reason why they said, detrimental as far as the environment, they didn't give any reason why they said that?

PIIANAIA: All that the letter really states is that there's been no environmental impacts regarding this particular processing plant. Let me circulate this letter.

CHAIRMAN: Commissioner Mielcke.

MIELCKE: Ilima, is an environmental impact study required for this?

PIIANAIA: No.

CHAIRMAN: Thank you. Any other questions of the staff's report? If not, at this time the Chair would like to call upon the applicant or a representative of the applicant forward please. Will you state your name into the microphone please.

SAIKI: I beg your pardon?

CHAIRMAN: Will you state your name into the microphone please?

SAIKI: My name is Megumi Saiki.

CHAIRMAN: Okay. I'd like to swear you in at this time, Mr. Saiki. Do you swear to tell the truth and nothing but the truth on this matter now before the Hawaii County Planning Commission?

SAIKI: I do.

CHAIRMAN: Thank you. Will you also state your occupation or your affiliation with the company?

SAIKI: I work for Mauna Kea Sugar Company, Incorporated, as an organization and planning coordinator.

CHAIRMAN: Thank you. Go ahead.

SAIKI: There was a question here in regards to the water situation. At present, there is an existing water supply line which the Wainaku factory obtains their water from and it comes all the way from Kawiki mauka up there and all the way down through Wainaku and on through to the factory. And what we are planning to do is at the top where the ball park is, we will be putting in a pipeline and bring in the water down to the plant for the water requirement. And whatever water we will use from the County will be only for domestic use, by domestic I mean for the drinking water and toilet facilities for the workers there. And in regards to the waste water from the plant, the first ten acre piece below the plant will be used as a waste water containment area where the taro will be grown on the wetland taro basis. So the water will be used and it will not be, as you might say, allowed to get into the gullies and to create an environmental problem later.

And may I ask a question of the staff?

CHAIRMAN: Certainly.

SAIKI: I didn't get the name of the letter in opposition to the project.

PIIANAIA: The last name was Ramos, Avelino Ramos, and he was notified as a surrounding property owner. According to the rules and regulations, surrounding properties within 300 feet of the subject property are notified that a use is proposed through the Special Permit procedure.

SAIKI: Yes, I realize that. I was just surprised that here's a good possibility for the unions to come in once a business is established and you do have workers and they can increase their membership - and they're sort of discouraging other economic growth within the area, especially so in an area where it has been zoned agriculture anyway to begin with. And this being the ILWU surprises me also.

CHAIRMAN: Thank you. Commissioner Mielcke.

MIELCKE: Madam Chairman, I'd like to see the letter because I wasn't clear from the letter whether he was writing that as a representative of the ILWU or whether he was writing it as a landowner.

PIIANAIA: Just for clarification sake, he was notified of the public hearing as a surrounding landowner.

MIELCKE: I know, and Mr. Saiki, and I've had to listen to the letter that was being read. I didn't think that Mr. Ramos was proposing this on behalf of the ILWU, I thought that he was



writing as a landowner. "As a property owner in the area, I hereby register my protest based on the fact that there's no environmental impact study regarding..."

SAIKI: It's used on an ILWU letterhead and signed as a business agent, and this is what surprises me. I don't know his intent actually.

CHAIRMAN: Thank you. Commissioner Martin.

MARTIN: Madam Chairman, I notice though that even though it's an ILWU letterhead, it's a mainland local. It's not a Hawaii local.

CHAIRMAN: Thank you, Commissioner Martin. Any questions of Mr. Saiki? Commissioner Murakami.

MURAKAMI: Mr. Saiki, the processing plant, you folks are going to use the existing building, it's just that you're going to renovate the processing plant, right?

SAIKI: Yes, sir. You're right. There will be no additions made to the building. It's all inside there.

CHAIRMAN: Commissioner Asai?

ASAI: Mr. Saiki, I'm concerned about the unemployment picture in the County of Hawaii. Once you get this processing plant going, how many employees do you intend to employ at that processing plant?

SAIKI: At the peak, ginger is a annual crop, seasonal, and usually you start harvesting in the latter part of January or February or February and March, normally, and that's when we would be hiring approximately 37 people there, workers, some out in the field harvesting, gathering it and in the processing plant also.

ASAI: Will that be full-time or part-time jobs?

SAIKI: As I say, since it is seasonal, it will be part-time during that period of time, then we would taper down. And we anticipate for about approximately 200 acres, we anticipate approximately 17 to 20 regular full-time employees throughout the year that is.

ASAI: I see, thank you.

CHAIRMAN: Any other questions? Staff?

PIIANAIA: Mr. Saiki, your request also includes, you would like to see the County's paving requirement waived for a year for parking?

SAIKI: Yes, according to the County's Building Code there is no mention in there that it has to be macadamized as long as it is treated surface, there's no dust problem.

PIIANAIA: Yes, all-weather dust-free surface.

SAIKI: All-weather dust-free surface, therefore if it is properly oiled and there is no dust problems evolving from it, would it then meet the requirements instead of being AC?

PIIANAIA: That would have to be determined at the time of plan approval, but basically, when we went out to field check the property, we noticed that the area makai of the garage building and between the quonset hut, there's quite a large area that's still paved.

SAIKI: That has been paved, and it is paved, right.

PIIANAIA: Yes, where were you proposing to locate the parking?

SAIKI: Well, at first we were proposing to put the parking on the Hamakua side of the building, closer to the Haaheo Road, in that area there. However, if we are now held to a paved area and because this is fledgling operation and to keep the expenditures to a minimum until it gets on its feet, we would then move them over to the paved area, if the conditions are so stated and very restrictive as far as that goes. Then we would have to utilize whatever paved area is on that existing lot there.

PIIANAIA: What were you planning to utilize the existing paved area for makai of the quonset hut?

SAIKI: In our statement there we said that there is a possibility in the future that we may require additional facilities like a drying plant or another building so we can process ginger to, I'm trying to think of the term for it, it's a dried ginger, the dehydrated ginger, instead of the fresh ginger on the market. Then we would require a separate plant to dry it, to dehydrate it. And there is sufficient room in that area there without taking out crop area.

PIIANAIA: If this Special Permit were to be approved, could you utilize the paved area as a temporary parking area until -.

SAIKI: Oh, yes, we can. There is sufficient room there.

PIIANAIA: Okay, the other question that we have is when you talk about future expansion, what do you really envision? Do you envision another structure the size of the existing garage building, or do you know at this time?

SAIKI: No, I don't anticipate a building the size of that existing garage structure. I would think it would be a smaller building. However, I cannot guarantee yet, because I have no idea of what the volume and the market requirements would be and this is something that's still in the development stage where our corporate officers are working on developing the market for the



product. Because we are fully aware that in the area here on the Hamakua coast, we have a lot of small ginger growers, and if we come out and flood the market where they are presently well entrenched with their fresh ginger, we just antagonize the people, and we cannot do that. And therefore, the present area of our marketing is being concentrated in the east coast areas, in the mid-west, the middle states and on to the east coast; although we have already received inquiries from a Hong Kong outfit for dried ginger. So there is a possibility, and for all of the rest of the small farmers to come in on a really expanded basis when the time comes if the market can be so developed. But there is a big interest shown in ginger spices and dehydrated ginger.

PIIANAIA: So, at this time also then you don't know what your expansion timetable would be, it depends on the market and -.

SAIKI: Well, the expansion timetable is up to approximately 200 acres of ginger and taro by, the planting should be started in April of this year for the ginger and then taro would be a continuous thing, acreage would be increased gradually as the market is developed. There is an interest being shown in taro starch because the starch companies have found with samples that we have supplied them that the taro starch is the most digestible starch that's available at present, and their only concern is how cheaply can we make the taro starch to make it commercially feasible.

CHAIRMAN: Commissioner Asai?

ASAI: Mr. Saiki, you said that you'll be increasing your acreage in ginger and taro, these lands that you're going to plant ginger and taro, are they marginal lands or you're going to take them out of sugar cane lands?

SAIKI: Well, right now I will say that the area for ginger is not marginal, it is the good or better cane land and that is, as you can see in that Wainaku area there, that is the good cane land.

ASAI: So you'll be using some sugar cane lands for ginger.

SAIKI: Yes. However, these cane lands will then be replaced by areas that are presently out of cane that we will be bringing in to cane partially because, back into sugar cane, it's like Amaulu Camp is going out, then that camp area will be either put into sugar cane or taro or other crop. And then Pepeekeo Mill Camp will be going out as Kulaimano Subdivision is being developed, the Hakalau and Wailea, and these other areas, we will be taking in, presently camp areas into cane or diversified crops.

MURAKAMI: Mr. Saiki, now you mention increasing acreage, what I'd like to know is that as long as, you know when you start expansion, the water used and the waste water, would the area you suggested be enough to take in all these waste water or wastes?



SAIKI: Ten acres, yes, we feel it is because we will be sort of irrigating with it and contain that water on that land there and if by experience we find that the ten acres is insufficient, we have already earmarked 89 acres in that area for it that we can then expand the containment area as required.

MURAKAMI: Because I assume even the small growers, in order to process, they may bring it to you folks. So the expansion is not only you folks, probably the small growers might bring their products to your place for processing too. I don't know whether that time would come, but this may cause little problems as far as environmentally.

SAIKI: We have not anticipated that but if the time comes, then I can see there should be other means that must be developed, and for the present, it is only to take care of our own needs.

CHAIRMAN: Mr. Saiki, you did mention that you have plans for 89 acres or 200 near the processing plant that you're going to add, can you show us on the map as to what area that would be?

SAIKI: It's on this area here.

CHAIRMAN: All the way down to near Haaheo, closer to the school area?

SAIKI: Come on down to this area as such and the comments I had from the residents in this area is that they would welcome having diversified crops in here like ginger instead of sugar cane because when they come and harvest it, they won't have the cane loaders and the trucks and all the tractors around the place and all the dust and everything. This is a much cleaner crop and they'd be happy to have it there.

CHAIRMAN: Yes, I was wondering. Wainaku Camp 2 is my old home grounds, so I was wondering where you were going to add the 89 acres or 200. I know the soil there is very, very good. Another question, I was wondering, have your company taken into consideration what would happen in the future where you have the processing plant located at Wainaku, however, you're spot zoning so to say, your fields of taro and ginger, do you eventually see where you probably would do your mass growing in one particular area rather than do it over in Hakalau, or Pepekeo, for instance, or Amauulu? Wouldn't it be more expensive in the future if you would travel from one area to another?

SAIKI: Oh, very much so. In this development stage, it was an R and D thing and we were looking for the first available areas and under our research program, they have been planting taro and ginger in various localities to see where it would do the best. However, if you're going into real production as you say it would be best to concentrate it in one area where your processing plant is, and from there you just move out a little and bring all your products in and then you're out, instead of travelling from here to Ninole which is about 18 miles away. That's too much of a trouble. Yes, Ma'am, you're right.



CHAIRMAN: Another question in regards to Mr. Ramos' letter, I was kind of familiar with the name, however I thought they were from Amaulu, but then if you're saying within 300 feet that letters were sent, I was wondering where the closest home would have been.

SAIKI: Here.

CHAIRMAN: Oh, okay.

PIIANAIA: The closest home would be across the stream.

CHAIRMAN: Yes, would be across the gulch area.

PIIANAIA: It's in the gulch area, the camp area and the new subdivision area.

SAIKI: And one thing about the dust problem. We are very worried about the dust problem there because if you wash your products and you put it off on the side to dry, we don't want the dust to be blowing on it. And we are so concerned about the cane trucks passing there, hauling cane, so we are installing a little sprinkler system to keep the dust down. So we don't want the dust to come on to our washed products while they are on the racks drying, it will then contaminate our product again. So as far as the people are concerned living in that area, they will have a much more dust-free situation and the environment would be better for them.

CHAIRMAN: At this time, Mr. Saiki, I'd like to call upon a representative of the Water Supply, Quirino Antonio, to respond to your comments made in regard to the water pumping from the ball park area as part of alleviating the water use. For the record, Quirino Antonio representing the Department of Water Supply.

ANTONIO: Mr. Saiki, the proposed water system I assume is coming from a private water system?

SAIKI: Yes.

ANTONIO: Okay. Madam Chairman, our only concern is that the proposed development does not overburden our existing Kaiwiki Water System. You see, our system in Kaiwiki is made up of booster stations and storage stations. Our main concern is that the development does not consume too much water, whereas our booster pump stations cannot keep up. As Mr. Saiki had said, they will be using the existing meters for domestic use only.

SAIKI: Yes, for drinking water and the toilet facilities.

ANTONIO: Okay, if you propose that, Mr. Saiki, do you intend in the future to reduce the size of the meter? You see if you use the meter just for domestic purposes, a 2-inch meter might be too big for your purposes.

SAIKI: Excuse me, may I consult with ...

CHAIRMAN: Sure.

SAIKI: Well, at the present, we are drawing our water from the County and that is what you are concerned about because that water system, the pipeline has not been installed as yet, but the plans are being drawn up and we should get that in. And when that goes in, the usage will drop tremendously, because we will not be using your County water to wash our products there.

ANTONIO: Okay, with that, do you plan to cross-connect your private water system with our water system?

SAIKI: To cross-connect, no, definitely not. It's a separate system and it will be kept separate.

ANTONIO: The reason I'm pointing that out, we have rules and regulations limiting or restricting cross-connections. So I don't think you'll have any problems.

SAIKI: Yes, we are not planning to cross connect, because your water is chlorinated.

ANTONIO: That's correct.

SAIKI: And the water, that's raw water coming through, that we may have to chlorinate, depending upon the bacterial count on the final product as it comes out, the requirements on the product as it goes through the processor later, when it goes out on the market. And we would not want to cross-connect with the County.

ANTONIO: Okay, Madam Chairman, the only concern again was that they don't use too much water from our existing water system and they have stated that so.

CHAIRMAN: Thank you. Thank you, Quirino.

SAIKI: This is a temporary thing right now.

ANTONIO: Okay.

CHAIRMAN: Are there any other questions of Mr. Saiki?

KANUHA: Madam Chairman?

CHAIRMAN: Deputy Director Duane Kanuha.

KANUHA: Mr. Saiki, if both the Commission and myself and my staff understand you correctly, do you intend to utilize the County's existing water system during the interim period until you can have the separate private system connected, is that correct?



SAIKI: Yes, Duane, that's correct. Right now we have a temporary jury rig washing for the taro that we have. Now we know that once the ginger is to be harvested, there will be a larger volume of water required and we should get our waterline in by that time and that is where the necessity, or rather the urgency, of our request, that we be allowed the Special Permit so we can go ahead and have these plans and all our plans built in time for the February harvest.

KANUHA: Basically, the next follow-up question I was going to inquire was when do you anticipate the completion of the new water system? Because then if we understand you correctly, you would be on the County water system until that time. Do you have any timetable for completion?

SAIKI: Well, the timetable is at least by the end of January or the first part of February.

KANUHA: Okay, thank you.

CHAIRMAN: Are there any other questions, staff?

PIIANAIA: I have one more question. Mr. Saiki, if this diversified crop processing is successful, are you looking at the former Wainaku garage site as the permanent site for the processing facility?

SAIKI: Yes, we are.

PIIANAIA: Thank you.

CHAIRMAN: Any other questions? We'll continue with our meeting Mr. Saiki so you may have your rest now. We thank you and you may be called up later if we have any other questions.

This is a public hearing. The Chair at this time would like to call upon anyone here who wishes to speak on this application now before the Planning Commission. Will you state your name into the microphone please.

MENDES: Yes, my name is Mabry F. Mendes.

CHAIRMAN: I'd like to swear you in at this time. Do you swear to tell the truth and nothing but the truth on this matter now before the Hawaii County Planning Commission?

MENDES: I do.

CHAIRMAN: Thank you. Go ahead, sir.

MENDES: I live in Kaiwiki which is located across this road, right directly across the road leading from the plant into Kaiwiki Road. Now, my biggest protest would be that any time you put -



they closed down the garage in the first place, so I was happy, that eliminated the dust. The trucks that's going back and forth from this Kaiwiki Road down in there, they're maniacs when they're driving anyway, just go fast and leave a cloud of dust. On the way up too, the same way. So I was happy about them moving out. It brought down the dust situation and of course, right now, with this thing going on, I believe they will increase again because they're not going to pave that road. According to what I understand, they're not going to pave it.

My biggest concern is I would go along with this thing if they do pave from Kaiwiki down to this plant because anytime they come, I live right across the old stable area there, I'm the first house right there and I get all this pile of dust that comes up. And what I mean that cloud of dust, you want to come up my house and look, we'll show you. You can't pick a flower, you can't shake the bushes, you get all full of dust and it's a health problem. I've been suffering. I have medicine that I've been using because I can't breath. I get the problem at night and during the day. My wife has been going to Honolulu and the doctor claims there is an infection caused through dust in her ear. It's costing me money and, of course, like I say, the dust coming from there, either eay you look at it, they have to pave this road to make it much easier to keep it clean. They can wash it down. As it is right now, I called the control area, control people, two weeks ago, it was dusty and hot and I tell you Commissioners, they never showed up with their water trucks yet. I'm still waiting. For that area in there because they do allow the City and County bus, the Hele-on Bus, or whatever you call them here, I don't know about the buses here, but anyway to go around that area and turn around right in there, and that causes another problem for me. I've been after the City and there's nothing they can do about it, as long as the plantation is allowing them to go into that area there. So you can see where I stand.

And there's another family, they couldn't come here tonight, these people, they got three children and those windows and doors are closed all day. Those poor people really suffer. The health people went up there to check on it because they made a complaint about the dust. Cause you talk to these people, they say a lot but their concern is money. They don't care about health. We're worried about our health. So we ask you Commissioners not to approve this unless they can come down in terms and pave this place and be sure that they can control this dust thing.

And as far as the water is concerned, I think some definite proof should be written down that they won't be using too much water, because that's going to cause problems for our watering, too. I'm sure it's going to slow down our water because they don't have big enough tanks up there and like the man say, the pump, I go along with him because that's big expense. They're going to start using water and you know, I don't think I have too much more to say. I'm just hoping that they could move this plant some place else and not there.



CHAIRMAN: I have one question, Mr. Mendes. Right below your home, that used to be where Pacheco's and - that area there, okay, right below there, there used to be a place called an office building or scale house, is that building still there between your house and the processing plant site?

MENDES: No, there's a garage there and - the office space -.

CHAIRMAN: Yes, are they still using that area?

MENDES: Yes.

CHAIRMAN: What is it being used for?

MENDES: The foremen come in there and make their reports, I guess.

CHAIRMAN: Oh, so they're still using the area as far as the plantation is concerned?

MENDES: Right, right. And they're using, the whole area there, to park their trucks and the labor shift changes three times - in the morning, two o'clock, and at 11 o'clock at night. And one more problem, the noise. And I'm sure this processing plant will cause us the same problem. More noise for us.

I talked to a Mr. Joe Garcia, he's a very nice man to talk to and he tried his best. I don't think he's getting the cooperation from the main source. But anyway, I've been planning this thing for some time and if they're not going to do nothing about the dust situation, I would carry on to court, because that's the only way to stop them.

CHAIRMAN: How long have you been living there Mr. Mendes?

MENDES: Since 1972.

CHAIRMAN: Oh, okay, since 1972.

MENDES: I bought the land in 1969.

CHAIRMAN: Okay, thank you. Are there any questions of Mr. Mendes? If not, staff?

PIIANAIA: I have a question of Mr. Mendes, but perhaps there's something I should clarify for the Commissioners, we're talking about a 3-acre portion of a 116.5-acre parcel. This parcel fronts on Kaiwiki Road but the area that we're talking about under consideration for the Special Permit is about 800 feet makai of Kaiwiki Road, off of Kaiwiki Road. And one of the questions that I think staff would like to address to Mr. Saiki is that access to this particular 3-acre area.

CHAIRMAN: Thank you. There's no other questions, Mr. Mendes, thank you.

MENDES: I want to refer to that - of course, I'm 800 feet away maybe, but then the traffic will bring that dust up. This must be kept on consideration. The traffic will bring that dust anyway. It doesn't matter how you look at it, you can see it blowing, you know, the wind is blowing this way, and that's just the way I live. The plant is over there and I'm going to live here. Thank you.

CHAIRMAN: We thank you for your comments. Is there anyone else here who wishes to speak on this application now before the Commission. If there's no other testimony, Mr. Saiki, if you'd like to respond?

SAIKI: This is just to clarify a point. The sugar operations there, the cane trucks that are parked there, and then the building that is used as an office, that operation is all Hilo Coast Processing Company's operation. They harvest the cane which we raise, and then they cut it off to the milling facilities. Mauna Kea Sugar Company now is an individual grower just like the other small growers on the Hilo Coast there. And Hilo Coast Processing Company is a cooperative made up of all the growers on the Hilo coast area here and this is a request from the Kilauea Agronomics Inc., Mauna Kea Division. And as Mr. Mendes say, yes, we are very concerned about the dust problem and because it will affect our ginger and taro operations just as much as it will affect their lives up in the area there. And also for our workers, we are concerned for them also.

PIIANAIA: Mr. Saiki, Mauna Kea Sugar Company is listed as the owner of this parcel. What is the relationship between Kilauea Agronomics Inc., Mauna Kea Division, and Mauna Kea Sugar Company?

SAIKI: Oh, Mauna Kea Sugar Company is the owner of the land and we're leasing the land to Kilauea Agronomics, Mauna Kea Division, so they can grow their taro and ginger.

PIIANAIA: The lease will cover the entire 116 acres of this parcel, this large parcel?

SAIKI: Yes. Pardon me. I will clarify that. It is on a Manager's Permit Basis instead of a recorded lease.

PIIANAIA: And that's for the entire 116 acres?

SAIKI: No, for that portion of 89 acres for the present. This is on a permit basis.

PIIANAIA: Is access to the processing plant going to be from Haaheo Road, makai going mauka or from mauka going makai from the -.

SAIKI: Both ways.

PIIANAIA: Do you intend to make any improvements to the existing gravel road?



SAIKI: The road is being made maintained by the Hilo Coast Processing Company; however, around the plant area, we will be sprinkling to keep the dust down.

PIIANAIA: What about at the intersection of Haaheo Road and Kaiwiki Road?

SAIKI: That is whatever Hilo Coast Processing is doing to keep the dust down. I noticed that they have already oiled the area and they have been trying to keep it oiled. However, with the cane trucks passing there, it does create a dust problem and I know that Mr. Garcia, Joe Garcia, has been working with the company to lick that problem there, and you're right, Mr. Mendes.

CHAIRMAN: Thank you, Mr. Saiki. Any other question of staff or Mr. Saiki, Commissioners? This is a Special Permit. We do have a 15-day waiting period after closing of the public hearing. What is your pleasure? Commissioner Murakami?

MURAKAMI: Madam Chairman, if there's no testimony, I move that the public hearing be closed.

CHAIRMAN: Is there a second?

PARIS: I second the motion, Madam Chairman.

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

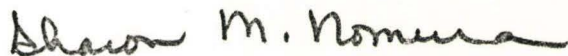
COMMISSIONERS: Aye.

CHAIRMAN: Oppose? Public hearing is closed. Mr. Saiki, your company will be notified by mail as to when the Commissioner will take action on this particular permit. Thank you.

We thank you those here who have been here to testify before the Commission.

Public hearing adjourned at 8:47 p.m.

Respectfully submitted,



Sharon M. Nomura  
Secretary

A T T E S T :



(Mrs.) Lorraine R. Jitchaku  
Chairman, Planning Commission

December 7, 1977

Mr. Randall Mochizuki  
P.O. Box 68  
Papaikou, Hawaii 96731

Dear Mr. Mochizuki:

Special Permit Application  
Tax Map Key 2-6-13:portion of 7

The Planning Commission at its meeting of December 6, 1977 held a duly advertised public hearing on your application for a special permit to allow the establishment of a processing plant for diversified crops on approximately 3.0 acres of land situated within the State Land Use Agricultural at Mokuhonua, South Hilo, 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.

Sincerely,



(Mrs.) Lorraine R. Jitchaku  
Chairman, Hawaii Planning Commission

lgv

cc State Land Use Commission  
Land Use Division, DPED

DEC 7 1977  
EXHIBIT W



December 30, 1977

Mr. Randall Mochizuki  
P. O. Box 68  
Papaikou, HI 96781

Dear Mr. Mochizuki:

Special Permit Application  
Kilauea Agronomics, Inc.  
Tax Map Key 2-6-13:portion of 7

The above application will again be discussed on January 12, 1978, by the Planning Commission. The meeting will be held in the Conference Room, State Building, South Hilo, Hawaii, and is scheduled to begin at 12:30 p.m.

You will be notified of the Commission's decision.

A copy of the agenda is enclosed for your information.

Sincerely,

*Sidney M. Duke*  
Sidney M. Duke  
Director

smn

Enclosure

cc: State Land Use Commission  
Land Use Division, DPED

JAN 3 1978

EXHIBIT

W

SPECIAL PERMIT: KILAUEA AGRONOMICS, INC.

An application has been submitted by Kilauea Agronomics, Inc. for a Special Permit to allow the establishment of a processing plant for diversified crops on approximately 3.0 acres of land within the State Land Use Agricultural District. The area under consideration is the site of the former Wainaku Garage building and is located off of Kaiwiki Road, approximately one (1) mile mauka of the Mamalahoa Highway in Mokuhonua, South Hilo (TMK: 2-6-13:portion of 7).

The petitioner's intent is to convert an existing facility which was formerly used as a maintenance garage by the Mauna Kea Sugar Company into a processing plant for crops such as taro and ginger. The proposed facility would be located on approximately 3 acres of a 116.525-acre parcel.

In support of the subject request, the petitioner has stated the following:

(See "Statement of Reasons for Requesting Special Permit", Exhibit \_\_\_\_\_)

At the present time there are several structures existing in the area under consideration. These include the former garage structure which is about 159 feet long and 81 feet wide, a 42' x 99' 6" quonset building, two sheds, a water tank and a seed treating plant. The large former garage structure will be used as taro and ginger packing areas with rest rooms, an office area and an unloading area.

EX-107

X



County zoning of the subject area is A-20a. The General Plan Land Use Pattern Allocation Guide Map designation is intensive agricultural.

Access to the subject property is off of Kaiwiki Road, which has a 40-foot right-of-way and a 20-foot pavement width. Running along the Hamakua side of the subject parcel from Kaiwiki Road to Haaheo School is a 40-foot wide roadway easement, identified as Haaheo Road, which is used as a cane haul road and is unpaved. This roadway easement provides access from Kaiwiki Road to the actual location of the proposed processing facility.

Surrounding lands are in sugar cane production or single-family residential use. Wainaku Camp 2 is on the Hilo side of the area under consideration. There is a stream gulch running between these two areas.

The subject area has soils of the Hilo series. These are well-drained silty clay loams which formed in a series of volcanic ash layers. In a representative profile the surface layer is dark-brown silty clay loam about 12 inches thick. The subsoil is about 48 inches thick and consists of dark-brown, dark reddish-brown, and very dark grayish-brown silty clay loam. Permeability is rapid, runoff is slow, and the erosion hazard is slight. Roots can penetrate to a depth of 5 feet or more. The Hilo series is used mostly for sugar cane with small areas in truck crops, orchards, and pasture. The Soil Conservation Service's capability rating for this soil is III and the Land Study Bureau's overall productivity rating is "C" or fair.

Rainfall is approximately 150" annually.

In reviewing the petitioner's request, the Soil Conservation Service stated that "The only soil and water related problem...is that there is no mention made as to what will be done with the waste(wash) water and waste vegetative matter."

The Department of Water Supply commented as follows:

"Please be informed that water for the processing plant will be limited to an existing 2-inch meter. The applicant shall be advised that the Department of Water Supply reserves the right to restrict the use of water should the processing plant's consumption prove detrimental to other consumers."

The Department of Health stated the following:

"The comments are made in a supportive manner. The environmental health concerns are twofold:

1. Sewage generation and types of treatment and disposal system proposed.
2. Solid waste and means of disposal."

The Department of Agriculture stated that they support the proposed use.

None of the other cooperating agencies had any objections to or comments on the subject application.



RECOMMENDATION: KILAUEA AGRONOMICS, INC.

Upon careful review of the subject request for a Special Permit to allow the establishment of a processing plant for diversified crops on approximately 3.0 acres of land within the State Land Use Agricultural District, the staff recommends that it be given a favorable recommendation, based on the following considerations:

That the proposed use will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The intent of these statutory provisions is 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 Hawaii. In the case of the Agricultural District, the intent is to preserve lands of high agricultural potential for agricultural uses. The purpose of the subject request is to allow the establishment of a centralized processing plant for crops such as taro and ginger. The proposed use would be an integral part of the petitioner's research and development program for diversified crops. Agricultural development entails not only the raising of crops, but it also includes support facilities for the processing and marketing of agricultural products. The proposed use is an essential support facility for agricultural activities. As such, it will benefit the overall agricultural productivity of other lands and will further the objectives of the Land Use Law and Regulations. *In addition, the remainder of the parcel will be used to grow diversified crops. Under the County Zoning Code, the proposed use is allowed in the Agriculture zone provided that the processed products are cultivated on the premises.*

EXHIBIT 7

That the proposed use will further the State and the County's policy of encouraging and supporting agricultural activities, inasmuch as it is an essential agricultural support facility. Approval of the subject request will also directly implement the County General Plan. The General Plan Economic Element explicitly states that the County shall assist the expansion of the agricultural industry, especially diversified agriculture. The Economic Element also calls for the diversification of the County's economy. The establishment of a centralized processing plant in connection with a research and development program for diversified crops is in concert with these General Plan policies.

That the establishment of the proposed use will not substantially alter the essential character of the land or its present use. The subject site has, for many years, been used for agricultural support facilities, specifically as a garage in connection with sugar cane operations. The petitioner intends to renovate existing structures for the proposed use. As a result, there will be no major changes made to the area under consideration in terms of both the nature of the use and physical improvements.

That the proposed use will not adversely affect surrounding properties. The subject site is a 3-acre portion of a parcel consisting of 116<sup>+</sup> acres. The closest residences are located in Wainaku Camp 2. This area and the subject site, however, are separated by a gulch which provides an effective barrier which will alleviate any expected adverse impacts. Further,



adverse impacts can be mitigated by existing County and State regulations and standards. In addition, the majority of the lands surrounding the proposed 3-acre site is and will continue to be in agricultural production.

That the proposed use will not unreasonably burden public agencies to provide facilities and services. All essential services and facilities are available to the subject site. The petitioner will be installing a private water system for the processing plant. This water system will meet the major needs of the plant. Potable water from the County system will only be used on a minimal basis and it is not expected that unreasonable demands will be made on the County's system. In addition, the petitioner will be utilizing waste water for the cultivation of taro so the disposal of waste water is not expected to present any major need for drainage improvements.

Based on the above, it is determined that the proposed use will be in concert with the State Land Use Law and Regulations, the County General Plan, and the State and the County's agricultural and economic policies.

It is further recommended that the request be approved subject to the following conditions:

1. That the petitioner or its authorized representative shall submit plans for preliminary plan approval within one (1) year from the effective date of approval of the Special Permit.

2. That construction of the packing and the office areas shall commence within one (1) year from the receipt of final plan approval and be completed within two (2) years thereafter.
3. That the petitioner shall comply with the Rules and Regulations of the Departments of Water Supply and Health.
4. That all other applicable rules and regulations, including the provision of parking stalls as determined by the plan approval process, shall be complied with.

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



RECORD OF VOTING  
PLANNING COMMISSION  
County of Hawaii

Date January 12, 1978

Petitioner Kilauea Agronomics, Inc. - Special Permit

       Preliminary hearing        Public hearing ✓ Request

ACTION: ✓ Approve

       Deny

       Defer

       Continue

       Schedule for public hearing

*Action  
meeting*

Other: \_\_\_\_\_

| Commissioners                    | Aye | No | Absent  | Abstain |
|----------------------------------|-----|----|---------|---------|
| <del>ASAI, Scott H.</del>        |     |    |         |         |
| FUJIMOTO, Shigeru                | ✓   |    |         |         |
| HANLEY, J. Walsh                 | ✓   |    |         |         |
| <del>MARTIN, Arthur W.</del>     |     |    |         |         |
| MIELCKE, William F. <i>Chrm.</i> | ✓   |    |         |         |
| MURAKAMI, Haruo <i>2nd</i>       | ✓   |    |         |         |
| PARIS, William Jr.               | ✓   |    |         |         |
| SAKAMOTO, Charles                |     |    | Excused |         |
| JITCHAKU, Lorraine R. <i>M</i>   | ✓   |    |         |         |

EXHIBIT **Z**

PLANNING COMMISSION

Planning Department  
County of Hawaii

MINUTES  
January 12, 1978

The Planning Commission met in regular sessions at 12:30 p.m. in the Conference Room, State Building, South Hilo, Hawaii, with Chairman William F. Mielcke presiding.

PRESENT: William F. Mielcke  
J. Walsh Hanley  
Shigeru Fujimoto (Left at 2:46 p.m.)  
Lorraine R. Jitchaku  
Haruo Murakami  
William J. Paris  
Charles H. Sakamoto

Sidney M. Fuke, Director (Left at 2:30 p.m. and returned at 4:10 p.m.)  
Duane Kanuha, Deputy Planning Director (From 3:00 p.m. to 4:10 p.m.)  
Ilima Piianaia, Planner  
Keith Kato, Planner

David Murakami, representing Ex-officio Member, Edward Harada (Left at 6:12 p.m.)  
Quirino Antonio, representing Ex-officio Member, Akira Fujimoto (Left at 4:32 p.m.)  
Roxanna Garcia, Deputy Corporation Counsel (Left at 6:12 p.m.)

and about 9 people in attendance

MINUTES: It was moved by Commissioner Murakami and seconded by Commissioner Jitchaku that the minutes of December 19, 1977, be approved as circulated, motion was carried.

All those testifying were duly sworn in.

|                                                                             |                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SPECIAL PERMIT<br>NUMBER 74-184<br>SIM WENNER<br>MOEAUOA 1ST,<br>NORTH KONA | Request of Sim Wenner to nullify Special Permit 74-184 which allowed the establishment of a cemetery on ten (10) acres of land situated within the State Land Use Agricultural District. The property involved is located approximately 2.08 miles Kealahou side of Palani Junction and 1,500 feet mauka of the Mamalahou Highway in Moeauoa 1st, North Kona, TMK: 7-5-01:portion of 13. |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Staff recommended that Special Permit 74-184 be nullified as the applicant does not intend to go ahead with the cemetery development.

EXHIBIT A A



It was moved by Commissioner Fujimoto and seconded by Commissioner Hanley that the application for a Special Permit be denied based on the reasons outlined by the staff. A roll call vote was taken and motion carried with seven ayes.

SPECIAL PERMIT                      Application of Kilauea Agronomics, Inc., for a  
KILAUEA                              Special Permit to allow the establishment of  
AGRONOMICS, INC.                  a processing plant for diversified crops on  
MOKUHONUA, SOUTH                  approximately three (3) acres of land situated  
HILO                                  within the State Land Use Agricultural District.  
                                        The property involved is the former Wainaku  
Garage building site, located off of Kaiwiki Road and approximately  
1.0 mile mauka of the Mamalahoa Highway, Mokuhonua, South Hilo,  
TMK: 2-6-13:portion of 7.

Commissioner Sakamoto requested he be excused from participating in the discussion because of a possible conflict of interest as he is an employee of C. Brewer. Request was granted.

Staff presented recommendation for approval with conditions on file.

Staff informed the petitioner's representative, Megumi Saiki, that although there is a sufficient paved area for parking, when plans are submitted for plan approval, the number of stalls will be determined; and should their plans change for the use of the existing paved area, then they would have to provide parking at another location on the property.

Mr. Megumi Saiki stated that their pipeline for washing their products will never connect with the County's system.

It was moved by Commissioner Jitchaku and seconded by Commissioner Murakami to send a favorable recommendation to the State Land Use Commission with the conditions outlined by the staff. A roll call vote was taken and motion carried with six ayes.

RECESS:                              A recess was called at 1:15 p.m.

RECONVENED:                        The meeting reconvened at 1:28 p.m.

SPECIAL MANAGE-                      Applications of the Godfrey Corporation for:  
MENT AREA USE                        a) Special Management Area (SMA) Use Permit and  
PERMIT AND                            b) Planned Development Permit (PDP) to allow  
PLANNED DEVELOP-                    the construction of an 8-unit condominium and  
MENT PERMIT                          related improvements. The property involved is  
GODFREY CORPORATION                located along the makai side of Ali'i Drive in  
HOLUALOA, NORTH                    the vicinity of Alii Kai Subdivision, Holualoa,  
KONA                                    North Kona, TMK: 7-6-16:29 and 7-6-17:27 and 29.

Staff presented recommendation for approval with conditions on file.

In reply to the applicant's representative, Lee Thorn, staff reported they did receive from the State a map certifying the shoreline location and showing consolidation of the parcels; however, approval has not been granted. The petitioner has to submit an application for consolidation to the Planning Department.



Kilauea Agronomics, Inc. - Special Permit



former garage  
building -  
to be converted  
to packing areas

EXHIBIT 4-4



State of Hawaii  
LAND USE COMMISSION

MAPS







Kilauea Agronomics, Inc. - Special Permit

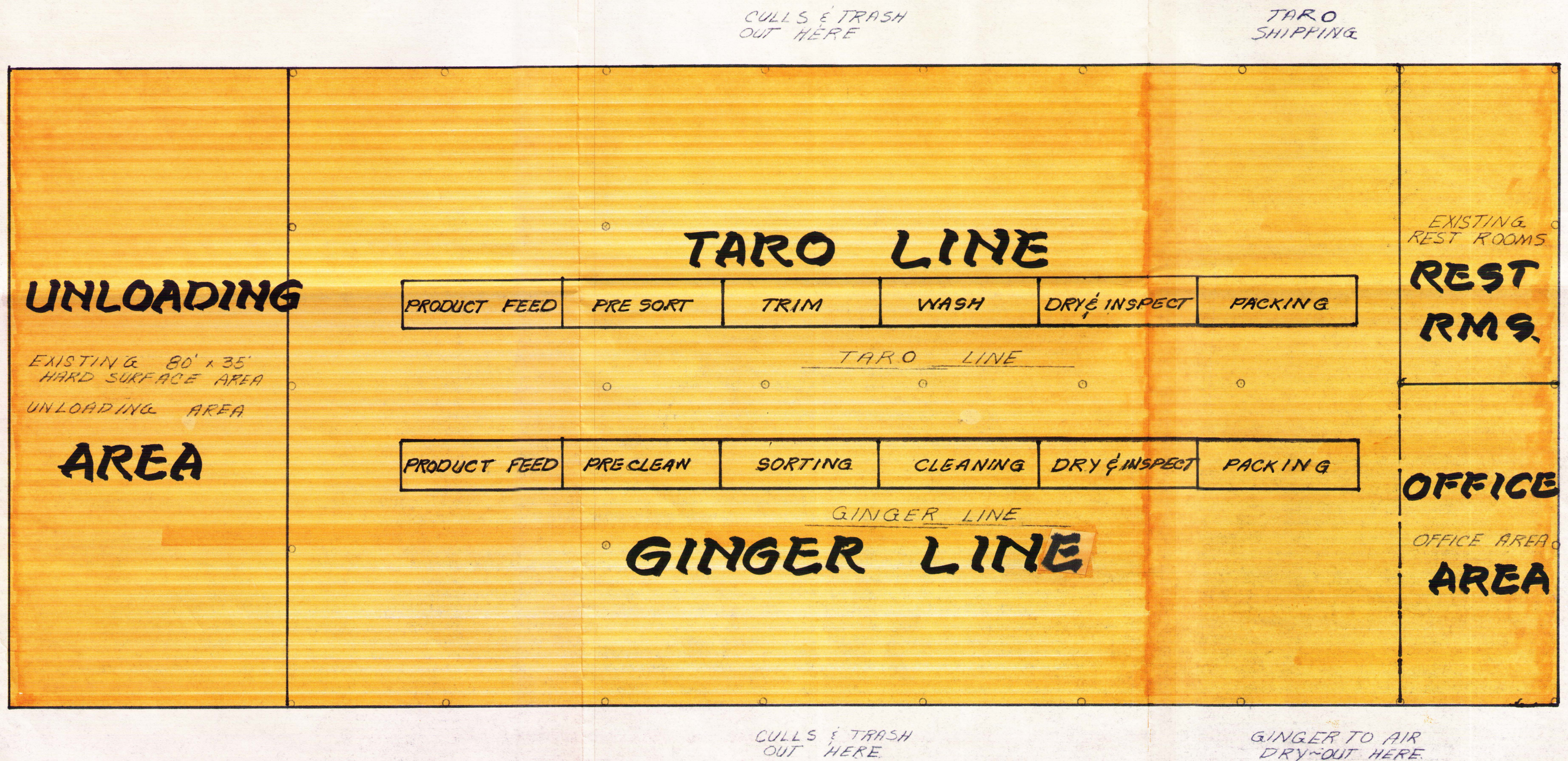


former garage  
building -  
to be converted  
to parking areas

EXHIBIT N-4



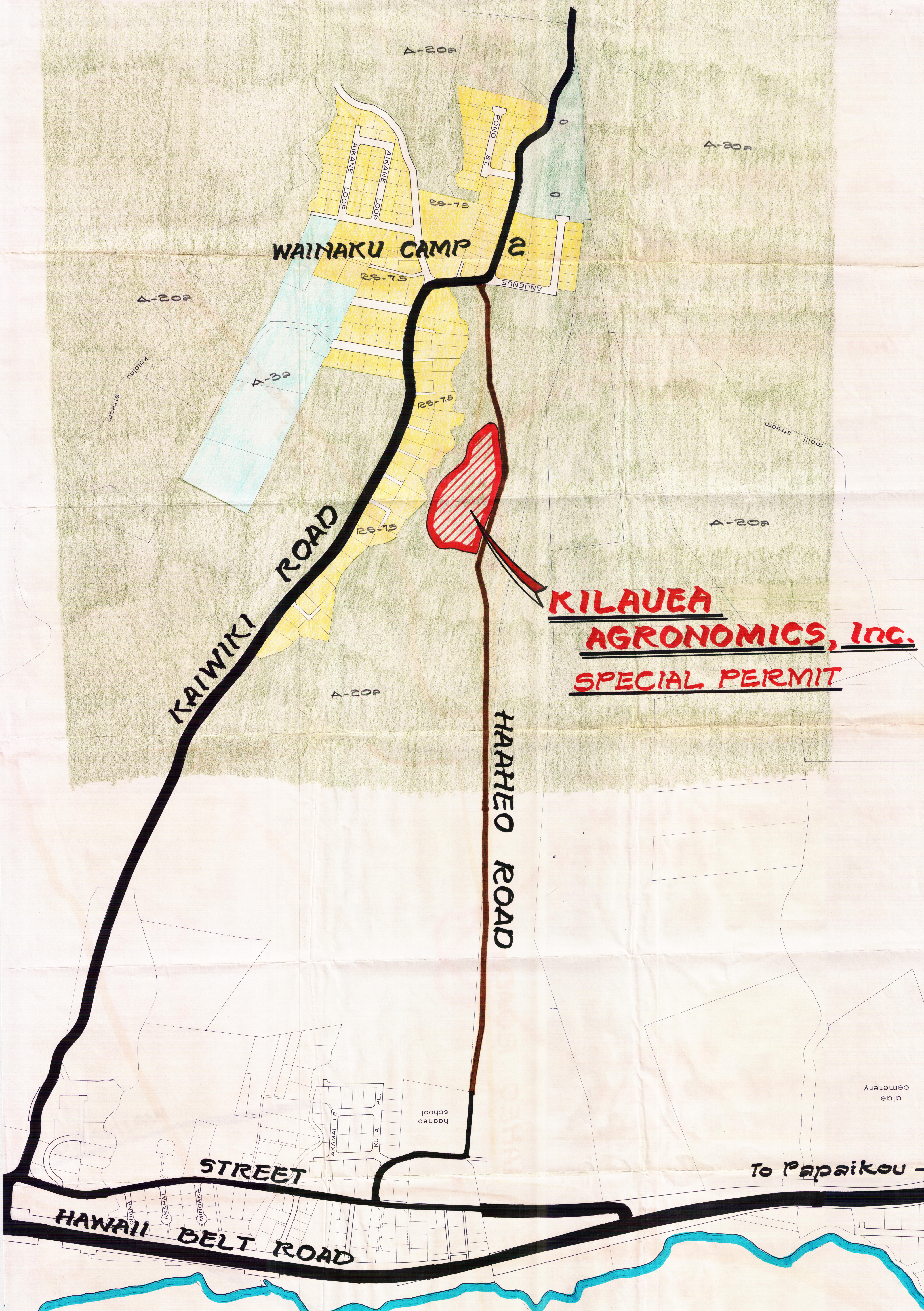
| PARTS LIST |          |           |                    |  |  |  |             |           |           |
|------------|----------|-----------|--------------------|--|--|--|-------------|-----------|-----------|
| CHANGES    | ITEM NO. | NO. REQ'D | DESCRIPTION        |  |  |  | PART NUMBER | DWG. SIZE | P. S. ( ) |
|            |          |           | JAN 30 7 51 AM '78 |  |  |  |             |           |           |



NOTE: COVERED PORTION OF SLAB DIM: 80'-0" x 160'-0"

|                                                 |               |            |                                       |                                                                           |       |
|-------------------------------------------------|---------------|------------|---------------------------------------|---------------------------------------------------------------------------|-------|
| TOLERANCE ON DIMENSIONS NOT OTHERWISE SPECIFIED |               | <b>FMC</b> |                                       | FMC Corporation<br>Agricultural Machinery Division<br>Jonesboro, Arkansas |       |
| FRACTIONAL                                      |               | DECIMAL    |                                       | ANGULAR                                                                   |       |
| DRAWN                                           | G.F.J.        |            | PROPOSED TARO & GINGER PACKING LINE'S |                                                                           | NC    |
| CHECKED                                         |               |            | KILAUEA AGRONOMICS                    |                                                                           | YES   |
| APPROVED                                        |               |            | MATERIAL                              |                                                                           | NO    |
| DATE                                            | 7-12-77       |            | PART NO.                              |                                                                           | P 800 |
| SCALE                                           | 1/32" = 1'-0" |            |                                       |                                                                           |       |
| SYM                                             | REVISIONS     |            | BY                                    |                                                                           | DATE  |
| TOTAL WEIGHT                                    | TOTAL WELD    |            | PAINT SPEC.                           |                                                                           |       |
|                                                 |               | 1403050    |                                       |                                                                           |       |







NORTH  
Scale: 1" = 200'



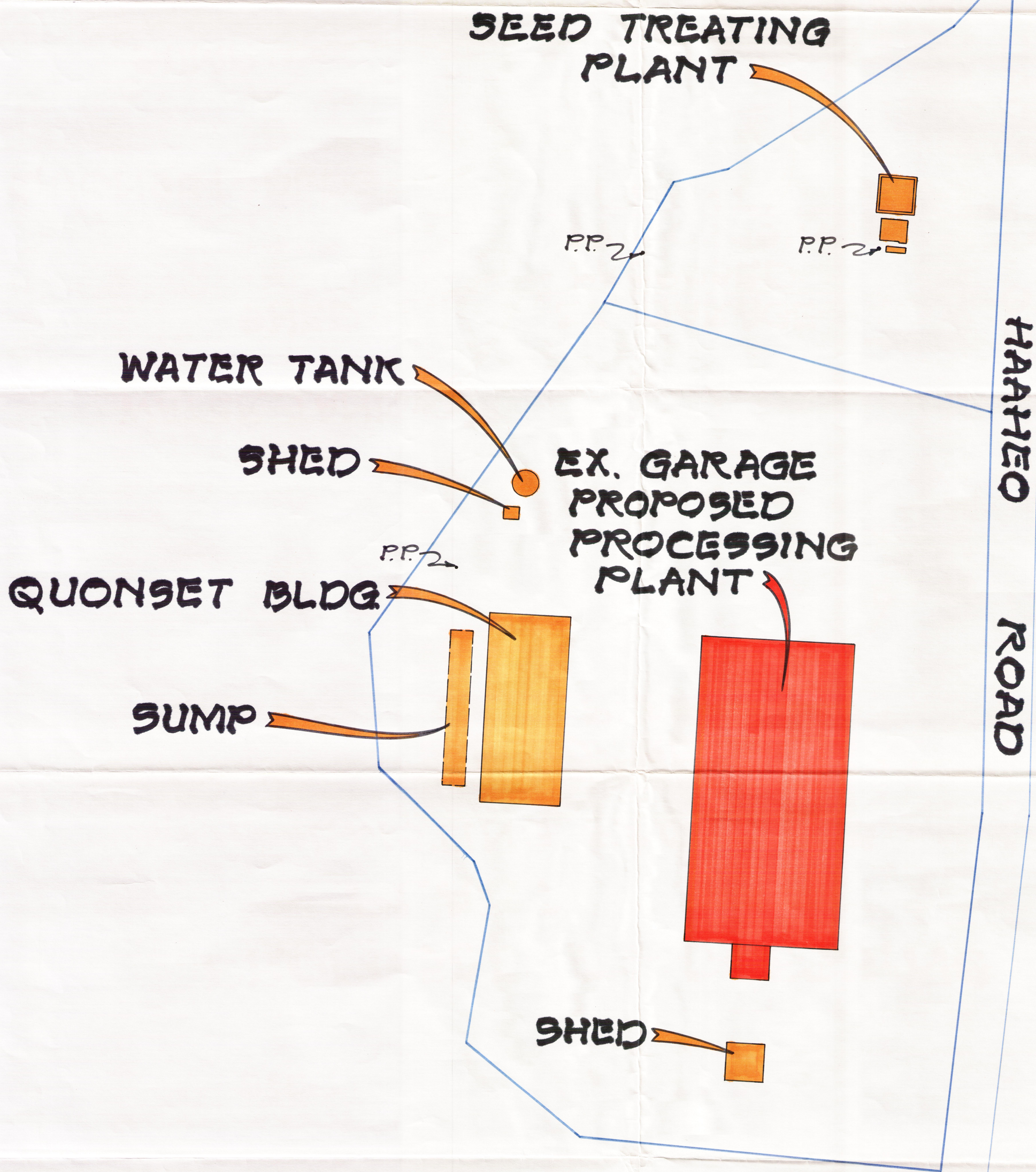


PRINTED FEB 15 1978

ADVANCE SHEET  
SUBJECT TO CHANGE



NORTH  
Scale: 1" = 30'



**PROPOSED PROCESSING  
PLANT SITE  
EXISTING FACILITIES**

EXHIBIT

Y-2