

Action Span

Dec 17 - Jan 31

Sked for
Feb 4 (oahu)
EX7. Regained

?

SPECIAL PERMIT	
Petition Received	4/1/77
Maps	
Action Span	Dec. 17 - Jan. 31
Action Date	5/4/77
Recordation	5/24/77

SP71-122 - SIGNAL PROPERTIES, INC. (WAIKOLOA)

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

CERTIFIED MAIL

February 3, 1983

Mr. Herman Kong
California-Kohala Associates
Los Osos Management Co.
P. O. Box 4139
Visalia, CA 93278

LAND USE COMMISSION
STATE OF HAWAII
FEB 2 11 46 AM '83

Dear Mr. Kong:

Special Permit No. 71-122 (LUC 201)
Rock Quarry and Allied Uses
TMK: 6-8-1:Portion of 6

The Planning Commission at its duly held public hearing on January 25, 1983, considered your request for a time extension to Condition No. 4 (expiration date of permit) of Special Permit No. 71-122 (LUC 201) which allowed the operation of a rock quarry and allied uses such as crushing plant on 150 acres of land situated within the State Land Use Agricultural District at Waikoloa, South Kohala, Hawaii, Tax Map Key 6-8-1:Portion of 6.

The Commission voted to deny the time extension to Condition No. 4 of the special permit based on the following findings:

That no progress has been made in the development of the quarry and the related uses. It has been over ten (10) years since the Special Permit was originally approved yet no work has been done on the site.

Further, the petitioners have not indicated any firm plans for utilizing the quarry in the near future. According to the last correspondence from the petitioner, they were still assessing the potential for developing the quarry site.

In essence, the petitioner has failed to show that there is a need for the quarry at this time. Thus, the continuation of such a permit would be contrary of the Special Permit guidelines.

Mr. Herman Kong
Page 2
February 3, 1983

The petitioner could reapply for a Special Permit when such plans become firmer. Thus, the denial of the extension and the nullification would not prejudice the petitioner's interest in reapplying for a similar permit. This statement should not, however, be construed as a tacit commitment by the Planning Department to recommend approval of such a reapplication should it be made. The reapplication must be reviewed in light of the situation within the area at the time the request is made.

You may appeal the decision of the Planning Commission to the Third Circuit Court.

Based on the above findings, the time extension request is denied and Special Permit No. 71-122 is nullified.

Should there be further questions on this matter, please feel free to contact the Planning Department at 961-8288.

Sincerely,

Clyde Imada
/s/ CLYDE IMADA

CLYDE IMADA
Chairman, Planning Commission

db

cc: State Land Use Commission

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

January 5, 1983

Mr. Herman Kong
Los Osos Management Company
P. O. Box 4139
Visalia, CA 93278

Dear Mr. Kong:

Notice of a Public Hearing
Petitioner: California-Kohala Associates
Time Extension to Condition No. 4 of
Special Permit No. 71-122 (LUC 201)
Tax Map Key 6-8-01:6

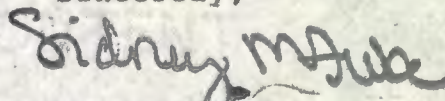
JAN 6 9 35 AM '83
LAND USE COMMISSION
STATE OF HAWAII

This is to inform you that your request has been scheduled for a public hearing. Said hearing among others will be held beginning at 10:30 a.m., on Tuesday, January 25, 1983, in the Waimea Civic Center Conference Room, Waimea, South Kohala, 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 FUKU
Planning Director

db

Enclosure

cc: Land Use Commission

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

January 12, 1982

Mr. Herman Kong
California-Kohala Associates
Los Osos Management Co.
P. O. Box 4139
Visalia, CA 93278

Dear Mr. Kong:

Special Permit No. 71-122 (LUC 201)
Rock Quarry and Allied Uses
TMK: 6-8-1:Portion of 6

JAN 14 11 07 AM '82
LAND USE COMMISSION
STATE OF HAWAII

This is to acknowledge receipt of your letter of December 30, 1981, informing us that California-Kohala Associates have obtained title to the above-mentioned property. Your letter also requested a 5-year time extension to the Special Permit initially granted to Signal Properties, Inc.

Your request will be forwarded to the Planning Commission for its consideration. Should the Planning Commission vote favorably on your request, it will then be forwarded to the State Land Use Commission for final approval.

We will inform you as to when the matter will be discussed by the Planning Commission.

In the meantime, please provide us with the following information:

1. Reasons as to why the Permit should be extended.
2. What will the quarried materials be used for?
3. Will California-Kohala Associates be the operator of the quarry activities?
4. Any other information that will assist the Planning Commission in its evaluation.

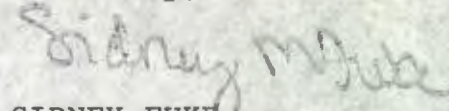
Permitment Record

Mr. Herman Kong
Page 2
January 12, 1982

For your information, to date, no quarrying activity has been conducted on the subject property.

Should you have any questions, please feel free to contact Norman Hayashi or Brian Nishimura of this office at 961-8288.

Sincerely,



SIDNEY FUHE
Planning Director

NH:smn

cc: State Land Use Commission

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

December 16, 1981

CERTIFIED MAIL

Gold Coast Associates
485 Waiianuenue Avenue
No. 240, Building "G"
Hilo, Hawaii 96720

Gentlemen:

Special Permit 71-122 (LUC 201)
Tax Map Key: 6-8-01:Portion of 6

Dec 29 9 59 AM '81
LAND USE COMMISSION
STATE OF HAWAII

We have been informed by Mr. Norman V. Wagner II of Signal Puako Corporation that you are the present owner of the subject property including all right, title and interest in the subject Special Permit.

A review of our records shows that the State Land Use Commission granted the subject permit on April 4, 1972 to Signal Puako Corporation for the operation of a quarry, including allied uses such as a crushing plant for rock and sand, scales and an asphalt plant on the subject property. Subsequently, a 5-year time extension was granted until February 4, 1982.

This is to advise you that Condition No. 4 of the Special Permit stipulated that "This Special Permit shall expire within five (5) years from the date of approval.... Upon expiration of the Permit, all temporary support facilities, along with equipment shall be removed. A grading plan will then be done and the natural contours shall be restored."

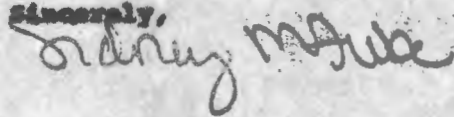
As the February 4, 1982 expiration date is approaching, we will be conducting a field inspection on or about February 4, 1982 to ensure that compliance with the above stated condition has been met.

If an extension of the Special Permit is desired, you must apply for and secure a time extension request from the State Land Use Commission through the Planning Commission. A letter stating the length of time extension desired, the reasons for the extension, and enclosing a \$100.00 filing fee must be submitted to this office prior to the expiration date.

Gold Coast Associates
Page 2
December 16, 1961

Should you have any questions, please feel free to contact our office at
961-8288.

Sincerely,



SIDNEY FUCHS
Director

AK:y

cc: California Kohala Associates
Robert McIntosh
State Land Use Commission ✓
Planning Commission

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

DEC 4 11 04 AM '81
LAND USE COMMISSION
STATE OF HAWAII

December 1, 1981

Mr. Norman V. Wagner, II, President
Signal Landmark Properties
17890 Skypark Circle
Irvine, CA 92714

Dear Mr. Wagner:

Special Permit 71-122 (LUC 201)
Tax Map Key 6-8-01:Portion of 6

A review of our records shows that the State Land Use Commission granted the subject Permit on February 4, 1972, for the operation of a quarry, including allied uses such as a crushing plant for rock and sand, scales and an asphalt plant on the subject property. Subsequently, a 5-year time extension was granted until February 4, 1982.

This is to advise you that Condition No. 4 of the Special Permit stipulated that "This Special Permit shall expire within five (5) years from the date of approval.... Upon expiration of the Permit, all temporary support facilities, along with equipment shall be removed. A grading plan will then be done and the natural contours shall be restored."

As the February 4, 1982, expiration date is approaching, we will be conducting a field inspection on or about February 4, 1982, to ensure that compliance with the above stated condition has been met.

If an extension of the Special Permit is desired, you must apply for and secure a time extension request from the State Land Use Commission through the Planning Commission. A letter stating the length of time extension desired, the reasons for the extension, and enclosing a \$100.00 filing fee must be submitted to this office not less than sixty (60) days prior to the expiration date.

Mr. Norman V. Wagner, II
Page 2
December 1, 1981

Should you have any questions, please feel free to contact our office at 961-8288.

Sincerely,

A handwritten signature in dark ink, appearing to read "Sidney Fuke". The signature is written in a cursive style with some loops and flourishes.

SIDNEY FUKÉ
Planning Director

AK:smn

cc: ✓ State Land Use Commission
Planning Commission
Robert McIntosh

May 23, 1977

Mr. Lester Hawthorne
SIGNAL PUAKO CORPORATION
Hawaii Division
P. O. Box 3149
Kailua-Kona, Hawaii 96740

Dear Mr. Hawthorne:

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:jj
Encls.

May 23, 1977

HAWAII PLANNING COMMISSION
25 Aupuni Street
Hilo, Hawaii 96720

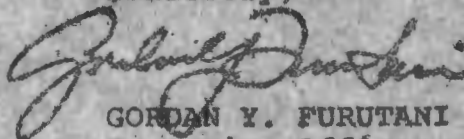
Attention: Mr. Sidney Fuke, Planning Director

Gentlemen:

At its meeting on May 4, 1977, the Land Use Commission voted to approve the 5-year time extension request by Signal Puako Corporation to operate a rock quarry, including allied uses, on 150 acres of land situated within the State Land Use Agricultural District at Waikoloa, South Kohala, Hawaii, Tax Map Key 6-8-1: portion of 6. The approval is subject to the conditions set forth by the Hawaii Planning Commission and subject further to the condition that the petitioner shall take such steps as the County Planning Director shall determine, to alleviate the dust problem to the Puako houselots.

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

Sincerely,



GORDAN Y. FURUTANI
Executive Officer

GYF: jy
Eaql

cc: ✓ Signal Puako Corporation
Dept. of Taxation, Hawaii
Tax Maps Recorder, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Dept. of Planning & Economic Development
Office of Environmental Quality Control
Division of Land Management, DLNR

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Kailua United Methodist Church
Kailua, Hawaii

May 4, 1977 - 9:30 a.m.

Approved

AUG 16 1977

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
James Carras
Charles Duke
Colette Machado
Shinsei Miyasato
Mitsuo Oura
Carol Whitesell
Edward Yanai

STAFF PRESENT: Gordan Furutani, Executive Officer
Daniel Yasui, Planner
Michael Marsh, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Ray Russell, Court Reporter

ACTION

SP77-259 - MASATSU & EUNICE M. KAWAMOTO

Application for a Special Permit to allow the construction of a building for storage/processing and commercial sale of beef products at Ka'auhuhu Homesteads, North Kohala, Hawaii

Mr. Gordan Furutani, Executive Officer, pointed out the subject parcel on the maps and summarized the staff report, and enumerated the conditions which had been imposed by the Hawaii County Planning Commission.

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

SP77-260 - RICHARD SMART DBA PARKER RANCH

Application for a Special Permit to allow the continued operation of 5 existing quarry sites at Hamakua, Hawaii

Mr. Furutani oriented the Commission to the parcel under petition with the aid of the posted maps, and summarized the staff report and read the conditions which had been imposed by the Hawaii County Planning Commission.

Since 5 sites were involved in this application, Chairman Tangen recommended that the records clearly indicate that should one site violate any of the conditions, the status of the other 4 sites will not be jeopardized.

Commissioner Whitesell felt that the County's transmittal of the records should reflect accurate information, such as information concerning the existence of quarrying activities prior to the enactment of the Land Use Law.

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

✓ SP71-122 - SIGNAL PROPERTIES, INC

Application to allow an extension of time condition for a rock quarry located at Puako, South Kohala, Hawaii

A brief summary of the staff report was presented by Mr. Furutani, including the County's conditions. Subject lands were identified on the map.

Commissioner Oura raised a question concerning the dust problem to the Puako houselots from the quarrying operation. The Executive Officer advised that the only resolution to this problem, at the time the Special Permit was approved in 1972, was a recommendation to the applicant that it take every precaution to avoid any noise or dust problems.

Mr. Furutani noted that he had advised the petitioner to communicate with the County regarding the change of name from Signal Properties, Inc. to Signal Puako and also to reaffirm that the total area involved in the petition was 150 acres, and to submit this in writing to the Land Use Commission. Mr. Norman Hayashi of the Hawaii Planning Department reported that they had not been advised of these matters by the petitioner.

Commissioner Oura moved to approve the extension request, subject to the conditions imposed by the Hawaii County Planning Commission, and subject further to the condition that Signal Puako be required to take such steps as necessary to alleviate the dust problems for the Puako houselots as required by the County, and failing to do so the Special Permit will become null and void. The motion was seconded by Commissioner Carras and unanimously passed.

CONTINUED HEARING

A76-420 - DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
(Kawainui Marsh)

Chairman Tangen announced that the next item on the agenda was a continued hearing on the petition by the Department of

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-122 - SIGNAL PROPERTIES, INC. DATE May 4, 1977
 PLACE Kailua United Methodist Church TIME 9:30 a.m.
Kailua, Oahu

	NAME	YES	NO	ABSTAIN	ABSENT
	MACHADO, COLETTE	X			
	WHITESELL, CAROL	X			
	DUKE, CHARLES	X			
	MIYASATO, SHINSEI	X			
S	CARRAS, JAMES	X			
	SAKAHASHI, STANLEY	X			
M	OURA, MITSUO	X			
	YANAI, EDWARD	X			
	TANGEN, EDDIE	X			

Comments:

I move that we approve the 5-year time extension request by Signal Puako Corporation, subject to the conditions set forth by the Hawaii County Planning Commission; and subject further to the condition that the petitioner shall take such steps as the County shall determine, to alleviate the dust problem to the Puako houselots.

COPY

PLANNING DEPARTMENT

COUNTY OF HAWAII

25 AUPUNI STREET

STATE OF HAWAII

HILO, HAWAII 96720

APR 26 2 47 PM '77

April 25, 1977

Mr. Les Hawthorne
Signal Properties, Inc.
Hawaii Division
P. O. Box 3149
Kailua-Kona, Hawaii 96740

Dear Mr. Hawthorne:

Special Permit 71-122
Petitioner: Signal Properties, Inc.
Extension of Time Condition
Tax Map Key 6-8-01; Portion of 6

This is to acknowledge receipt of your letter of April 20, 1977, requesting that the above described Special Permit be issued to Signal Puako Corporation rather than Signal Properties, Inc.

Our docket will be changed to accommodate your request. A copy of your letter will also be transmitted to the State Land Use Commission for appropriate action.

Should you have any questions in the meantime, please feel free to contact us.

Sincerely,

Sidney Fuke

SIDNEY FUCE
Acting Director

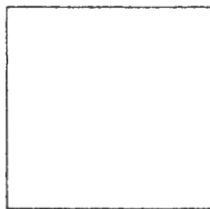
NA/gv

cc / State Land Use Commission
(w/ Hawthorne's letter)

Permanent Record

Signal Properties, Inc.

Hawaii Division
P. O. Box 3149
Kailua-Kona, Hawaii 96740
Telephone (808) 329-2966



LESTER HAWTHORNE
Manager of Development

20 April 1977

Mr. Sidney Fuke, Acting Director
PLANNING DEPARTMENT
County of Hawaii
25 Aupuni St.
Hilo, Hi. 96720

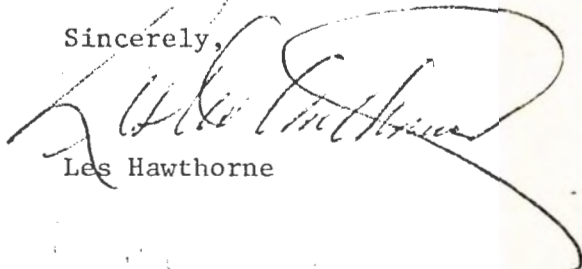
RE: EXTENSION OF SPECIAL PERMIT #71-122 LUC - 201 TMK 6-8-01-06

Dear Mr. Fuke:

Signal Properties, Inc., would like to request that, on issuance of the permit described above, we would like it issued to Signal Puako Corporation rather than Signal Properties, Inc.

Would you please notify the appropriate governmental agencies.

Sincerely,



Les Hawthorne

LH:ch
cc: Gordon Furutani
Land Use Commission

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission May 4, 1977
9:30 a.m.

FROM: Staff

SUBJECT: Extension of Time Condition
SP71-122 - Signal Properties, Inc.

The petitioner, Signal Properties, Inc., is requesting a five-year time extension of Special Permit 71-122, to operate a rock quarry, including allied uses (crushing plant for rock and sand, scales, and an asphalt plant), on 150 acres of land situated within the State Land Use Agricultural District at Waikoloa, South Kohala, Hawaii, Tax Map Key 6-8-1: portion of 6. The quarry site is located about 1.5 miles mauka of Puako Bay and approximately 1,400 feet mauka of the Queen Ka'ahumanu Highway, Waikoloa, South Kohala.

Special Permit 71-122 was granted by the State Land Use Commission on February 4, 1972, subject to the conditions set forth by the Hawaii County Planning Commission. One of the conditions of approval states that the quarry operation shall be terminated within five (5) years from the date of approval by the State Land Use Commission. Hence, the permit expired February 4, 1977. Prior to this expiration date, however, Signal Properties, Inc. submitted a request for time extension. The extension request is for a five-year period extending to February 4, 1982.

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

"We had the quarry operations leased to Shield Pacific for 5 years. One of the conditions of the agreement was that they, Shield Pacific, must be into productive operation within a reasonable time of the acceptance of the lease. This condition was not met.

"On September 24, 1975, Shield Pacific was notified that the lease was cancelled due to non-performance.

"Signal now feels it is important to extend the quarry permit.

"To the future development in the area, Mauna Loa Land Development and the realignment of the mud lane to Waimea and to Kawaihae Road, this quarry will play an important part for the convenience of the state and private enterprise."

It should be noted that no quarrying activity has been conducted at the subject site during the prior five-year period (February 4, 1972 to February 4, 1977).

At the public hearing held by the Hawaii County Planning Commission on March 23, 1977, the only person to testify was the applicant.

On March 23, 1977, the Hawaii County Planning Commission voted to approve a five-year time extension of Special Permit 71-122 until February 4, 1982, as it was found that:

"It is felt that the subject quarry site is an essential and integral part of present and future developments in the South Kohala area. The materials obtained from the site will be used to meet various construction needs in the area, particularly in light of recently approved resort development projects in the vicinity of the quarry site. It is further determined that the five-year time extension will demonstrate the reasonableness of Signal Properties, Inc.'s request."

The Planning Commission additionally stated:

"It is further recommended that the requested time extension be given favorable consideration subject to the condition that all other conditions spelled out in the Special Permit be complied with. Additionally, the petitioner shall comply with the rules and regulations of the State Department of Health. Should any of the conditions not be met, the Special Permit may be deemed null and void."

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission May 4, 1977
9:30 a.m.

FROM: Staff

SUBJECT: Extension of Time Condition
SP71-122 - Signal Properties, Inc.

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It should be noted that no quarrying activity has been conducted at the subject site during the prior five-year period (February 4, 1972 to February 4, 1977).

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Signal Properties, Inc.

Hawaii Division
P. O. Box 3149
Kailua-Kona, Hawaii 96740
Telephone (808) 329-2988

LESTER HAWTHORNE
Manager of Development



LAND USE COMMISSION
STATE OF HAWAII

APR 22 10 23 AM '77

20 April 1977

Mr. Sidney Fuke, Acting Director
PLANNING DEPARTMENT
County of Hawaii
25 Aupuni St.
Hilo, Hi. 96720

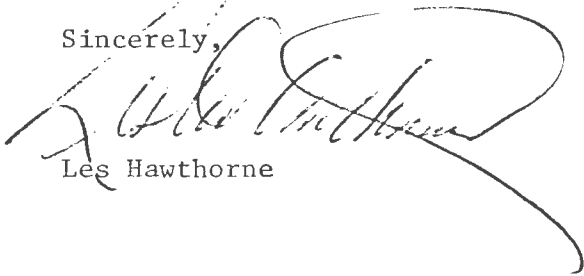
RE: EXTENSION OF SPECIAL PERMIT #71-122 LUC - 201 TMK 6-8-01-06

Dear Mr. Fuke:

Signal Properties, Inc., would like to request that, on issuance of the permit described above, we would like it issued to Signal Puako Corporation rather than Signal Properties, Inc.

Would you please notify the appropriate governmental agencies.

Sincerely,



Les Hawthorne

LH:ch
cc: Gordon Furutani
Land Use Commission

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

April 19, 1977

Mr. Lester Hawthorne, Manager of Development
Signal Properties, Inc.
Hawaii Division
P. O. Box 3149
Kailua-Kona, Hawaii 96740

Dear Mr. Hawthorne:

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

Please note that petition

SP71-122 - SIGNAL PROPERTIES, INC.

will be considered 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

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

Dear Mr. Fuke:

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

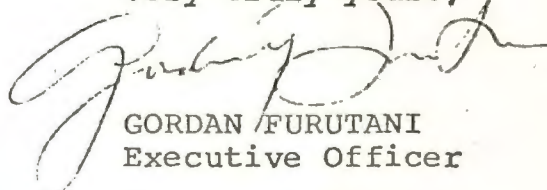
Please note that petitions
SP77-259 Masatsu & Eunice M. Kawamoto
SP77-260 Richard Smart dba Parker Ranch

✓ SP71-122 Signal Properties,
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

May 4, 1977 - 9:30 a.m.
Kailua United Methodist Church
1110 Kailua Road
Kailua, Hawaii

A G E N D A

I. ACTION

1. SP77-259 - Masatsu & Eunice M. Kawamoto
To allow the construction of a building for storage/
processing and commercial sale of beef products on
one (1) acre of land situated within the State Land
Use Agricultural District at Ka'auhuhu Homesteads,
2nd Series, North Kohala, Hawaii.
2. SP77-260 - Richard Smart dba Parker Ranch
To allow the continued operation of five (5) existing
quarry sites on Parker Ranch lands situated within
the State Land Use Agricultural District in the
Hamakua, North Kohala, and South Kohala Districts of
Hawaii.
3. SP71-122 - Signal Properties, Inc.
To allow an extension of time condition for a rock
quarry located at Puako, South Kohala, Hawaii.

II. CONTINUED HEARING

A76-420 - Department of Planning & Economic Development
(Kawainui Marsh)

To reclassify approximately 250 acres, more or less,
from the Urban District to the Conservation District
at Kawainui Marsh, Kailua, Oahu.

III. MISCELLANEOUS

1. Adoption of Minutes
2. Meeting Schedule

*A copy of this agenda was mailed to all
persons and organizations on the attached
mailing list. 4/19/77

1. All Islands 2. Hawaii 3. Oahu

MAILING LIST - ALL ISLANDS

1. Mr. Stanford Achi
Niumalu-Nawiliwili Tenant Ass'n
P. O. Box 382
Lihue, Kauai 96766
2. Chairman George Akahane
City Council
City Hall
Honolulu, Hawaii 96813
3. Mr. Jeffrey J. Annon
680 Ainapo Street
Honolulu, Hawaii 96825
4. The Honorable George R. Ariyoshi
Governor, State of Hawaii
Sate Capitol
Honolulu, Hawaii 96813

Attn: Mr. Susumu Ono
5. Mr. Paul H. Arizumi
Property Management Office
Dept. of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813
6. Mrs. Margaret Choy Au
1516 Ualakaa Place
Honolulu, Hawaii 96822
7. Board of Water Supply
630 South Beretania Street
Honolulu, Hawaii 96843
8. Business Research
Hawaiian Telephone Company
P. O. Box 2200
Honolulu, Hawaii 96805
9. Mr. Gary Caulfield
Research Assistant
Office of the Governor
State Capitol
Honolulu, Hawaii 96813
10. Mr. Brian J. J. Choy
Dept. of Health
Environmental Protection &
Health Services Division
P. O. Box 3378
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11. Mr. Harry H. Choy
87-1550 Kanahale Street
Waianae, Hawaii 96792
12. City Editor
The Honolulu Advertiser
P. O. Box 3110
Honolulu, Hawaii 96802
13. Mr. Christopher Cobb
Dept. of Land & Natural Resources
465 South King Street
Honolulu, Hawaii 96813
14. Community Resource Center
c/o Director of Special Proj.
Hawaii Loa College
P. O. Box 764
Kaneohe, Hawaii 96744
15. President
Conservation Council for Hawaii
P. O. Box 2923
Honolulu, Hawaii 96802
16. Cooperative Extension Service
Molokai Office
P. O. Box 158
Kaunakakai, Hawaii 96748
17. Cooperative Extension Service
Oahu County Office
P. O. Box 610
Wahiawa, Hawaii 96786
18. County Attorney
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

MAILING LIST - ALL ISLANDS

19. County Attorney
County of Kauai
Lihue, Kauai 96766
20. County Attorney
County of Maui
200 South High Street
Wailuku, Maui 96793
21. Mr. Rolando Cruz
85-280 F Ala Hema Street
Waianae, Hawaii 96792
22. Deputy District Civil Engineer
Headquarters
Fourteenth Naval District
P. O. Box 110
FPO San Francisco 96610
23. Division of Public Works
Planning Branch
Dept. of Accounting & General
Services
465 South King Street
Honolulu, Hawaii 96813
24. Mr. Herman S. Doi
Ombudsman
Kana'ina Building
Iolani Palace Grounds
Honolulu, Hawaii 96813
25. The Honorable Nelson K. Doi
Lieutenant Governor
State of Hawaii
State Capitol
Honolulu, Hawaii 96813
26. Mr. Stephen M. Doue
University of Hawaii
Dept. of Agricultural
Economic
2545 The Mall, U/H
Honolulu, Hawaii 96822
27. Mr. Durrell Douthit
3807 Diamond Head Circle
Honolulu, Hawaii 96815
28. Mr. James E. Edington, Adm.
Department of Education
Advance Planning Section
Facilities Branch
P. O. Box 2360
Honolulu, Hawaii 96804
29. Executive Director
Ethics Commission
Kamamalu Building
250 South King Street, Rm. 405
Honolulu, Hawaii 96813
30. Mr. John Farias, Jr., Director
Board of Agriculture
1428 South King Street
Honolulu, Hawaii 96814
31. First Hawaiian Bank
Research Division
P. O. Box 3200
Honolulu, Hawaii 96801
32. Mr. Fred Fujimoto
Cooperative Extension Service
910 California Avenue
Wahiawa, Hawaii 96786
33. Mr. Reginald Gooding
National Marine Fisheries
P. O. Box 3830
Honolulu, Hawaii 96812
34. Mr. Michael Gormley
2835 Kolowalu Street
Honolulu, Hawaii 96822
35. Ms. Janice E. Guthrie
Manager of Public Relations
Bank of Hawaii
P. O. Box 2900
Honolulu, Hawaii 96802

MAILING LIST - ALL ISLANDS

36. Mr. Roger Harris
Dept. of Land Utilization
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813
37. Hawaii Audubon Society
P. O. Box 22832
Honolulu, Hawaii 96822
38. Hawaii Observer
P. O. Box 10-0
Honolulu, Hawaii 96816
39. President
Hawaii Society of Professional
Engineers
P. O. Box 3774
Honolulu, Hawaii 96812
40. Mrs. Marjorie M. Higa
11/3/76 Entered
Legal Publishing Hawaii, Inc.
P. O. Box 27611
Honolulu, Hawaii 96827
41. Mr. Daryl Higashi
House Research Office
State Capitol, Room 308-A
Honolulu, Hawaii 96813
42. Hirano Brothers, Ltd. &
Associates
1150 South King Street, 11th Floor
Honolulu, Hawaii 96814

Attn: Mr. Francis Hee
43. Rep. Richard C. C. Ho
State Capitol, Room 438
Honolulu, Hawaii 96732
44. House Republican Research Office
State Capitol, Room 426
Honolulu, Hawaii 96813
45. House Research Office
State House of Representatives
State Capitol, Room 308
Honolulu, Hawaii 96813
46. Ms. Valerie Humphries, Pres.
Windward Action Group
45-211 Mahalani Circle
Kaneohe, Hawaii 96744
47. Mr. Mike Hurley
1/77 Entered
KITV
1290 Ala Moana Blvd.
Honolulu, Hawaii 96814
48. Mr. Goro Inaba
P. O. Box 342
Holualoa, Kona, Hawaii 96725
49. Mr. Tosh Ishikawa
Planning Director
Planning Department
County of Maui
200 South High Street
Wailuku, Maui 96793
50. Izumi & Tanaka
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888 Mililani Street, Suite 701
Honolulu, Hawaii 96813
51. President
Kaaawa Community Association
P. O. Box 392
Kaaawa, Hawaii 96730
52. Ms. Mary E. Kagawa
45-527 Paleka Road
Kaneohe, Hawaii 96744
53. Kamehameha Development Corp.
700 Bishop Street, Suite 601
Honolulu, Hawaii 96813

MAILING LIST - ALL ISLANDS

54. Kaneohe Outdoor Circle
P. O. Box 32
Kaneohe, Hawaii 96744
55. Mr. Gard Kealoha
Council of Hawaiian Org.
P. O. Box 27351
Honolulu, Hawaii 96827
56. Mr. John Kelly
4117 Black Point Road
Honolulu, Hawaii 96816
*1/20/76
Entered*
57. Mr. Herbert H. Kikukawa
District Forester
Forestry Division
Dept. of Land & Natural
Resources
1179 Punchbowl Street
Honolulu, Hawaii 96813
58. Ms. L. F. Kim
2929-A Varsity Circle
Honolulu, Hawaii 96814
59. Senator Jean King
Hawaii State Capitol
Room 224
Honolulu, Hawaii 96813
60. Mr. Kenneth Kupchak
c/o Damon, Shigekane, Key &
Char
City Bank Building
810 Richards Street
Honolulu, Hawaii 96813
*10/21/70
Entered*
61. Mr. Harold I. Kurihara
Hawaii Housing Authority
P. O. Box 17907
Honolulu, Hawaii 96817
62. Ms. Janis Kurihara
1844 Akone Place
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63. Mr. Ray W. Lauchis
Olu Pua Gardens
P. O. Box 518
Kalaheo, Hawaii 96741
64. Mr. Earl W. Lee
Executive Vice President
Honolulu Board of Realtors
700 Bishop Street, Suite 500
Honolulu, Hawaii 96813
65. Mr. Henry E. K. Lee
54-175 Kawaipuna Street
Hauula, Hawaii 96717
66. Mr. Ah Sung Leong
46-287 Heeia Street
Kaneohe, Hawaii 96744
*11/9/76
Entered*
67. Mr. Aaron Levine
Oahu Development Conference
119 Merchant Street, Room 502
Honolulu, Hawaii 96813
68. Mrs. Virginia M. Lewis
Oceanic Properties, Inc.
P. O. Box 2780
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69. Life of the Land
404 Piikoi Street
Honolulu, Hawaii 96814
70. Ms. Cindy Lowry
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71. Mr. Albert L. Lyman
c/o PMM Co.
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72. Ms. Kathy Lyman
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73. Ms. Melody MacKenzie
Hawaiian Coalition of
Native Claims
116 South King Street
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Honolulu, Hawaii 96813
74. Mr. Eric Maehara
Senate Majority Office
State Capitol, Room 028
Honolulu, Hawaii 96813
75. Mr. Benjamin Matsubara
Ukishima & Matsubara
1748 Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813
76. Mrs. Valerie L. Mendes
Senate Minority Research Office
Senate, State Capitol
Room 27
Honolulu, Hawaii 96813
77. Mr. Carl Millholland
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78. Mr. Wallace Miyahira
Director & Chief Engineer
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City & County of Honolulu
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Honolulu, Hawaii 96813
79. Mr. James W. Morrow
American Lung Association
of Hawaii
245 North Kukui Street
Honolulu, Hawaii 96817
80. Mr. Bradley Mossman
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Honolulu, Hawaii 96822
81. Mr. Ronald Mun
Deputy Corporation Counsel
Dept. of Corporation Counsel
City & County of Honolulu
3rd Floor, City Hall
Honolulu, Hawaii 96813
82. Mr. Shigeto Murayama, Director
Dept. of Water Supply
County of Maui
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Wailuku, Maui 96793
83. Mr. Alexander J. Napier, Jr.
999 Wilder Avenue, Apt. 902
Honolulu, Hawaii 96822
84. News Director
KHHV Radio
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Honolulu, Hawaii 96813
85. Mr. Robert E. Nelson, Chief
U.S. Forest Service Institute
of Pacific Island Forestry
Forestry Division
Dept. of Land & Natural Resources
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86. Mr. Jacob Y. W. Ng, President
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Planning Director
Planning Department
County of Kauai
4280 Rice Street
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88. Office of Environmental
Quality Control
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89. Ms. Diane T. Okazaki
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90. The Outdoor Circle
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Honolulu, Hawaii 96817

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93. Mr. Dave Pellegrin
c/o Honolulu Advertiser
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Honolulu, Hawaii 96802
94. Representative Henry Peters
State Capitol, Room 433
Honolulu, Hawaii 96813
95. Miss Cassie Pimentel
1/21/77 Entered 84-106 Makau Street
Waianae, Hawaii 96792
96. Mrs. Marilyn Pollock
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Honolulu, Hawaii 96815
97. Mr. Frank J. Popper
1710 East 54th Street
Chicago, Illinois 60615
98. Mr. Dave Raney
Sierra Club
1330 Wilder Avenue
Apt. 121
Honolulu, Hawaii 96822
99. Mrs. Piilani Remler
1/21/77 Entered Nature Conservancy
661 Auahi Street, Room 202
Honolulu, Hawaii 96813
100. Mr. Donald Rietow
Lanai in Focus
Lanai City, Lanai 96763
101. Mr. Fred Rodriguez
Environmental Communications,
Inc.
P. O. Box 536
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102. Mr. Thomas Sahara
Office of Physical Planning &
Construction
University of Hawaii
2002 East-West Road
Honolulu, Hawaii 96822
103. Cres Salonga
716 Moore Street
Honolulu, Hawaii 96818
104. Mr. R. K. Sasaki
Alexander & Baldwin, Inc.
P. O. Box 3440
Honolulu, Hawaii 96801
105. Mr. Jack Schweigert
2/11/76 Entered Suite 1100
Financial Plaza of the Pacific
Honolulu, Hawaii 96813
106. Mrs. Winona Sears
League of Women Voters of
Kauai County
190 Lulo Road
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107. Secretary of the Hawaii Section
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108. Ms. Barbara Shank
Haumana Biomedical Program
University of Hawaii
Spalding 455
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109. Shoreline Protection Alliance
P. O. Box 4247
Honolulu, Hawaii 96813
110. Mr. Art Shotwell
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111. Dr. Yoshihiko H. Sinoto
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Bishop Museum
P. O. Box 6037
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112. Mr. Frank W. Smith &
Ms. Carol Zachary
Executive Director
Common Cause Hawaii
250 South Hotel Street
Honolulu, Hawaii 96813
113. Soil Conservation Service,
USDA
P. O. Box 1012
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114. Soil Conservation Service
U.S. Department of Agriculture
440 Alexander Young Building
Honolulu, Hawaii 96813
115. Mr. James A. Stanton
Suite 1810, Hawaii Building
745 Fort Street
Honolulu, Hawaii 96813
116. Mr. Karl Steinwascher
Hawaiian Electric Company, Inc.
P. O. Box 2750
Honolulu, Hawaii 96803
117. State Board, President
Conservation Council for
Hawaii
P. O. Box 2923
Honolulu, Hawaii 96802
118. State Historic Preservation
Office
Dept. of Land & Natural
Resources
1151 Punchbowl Street
Honolulu, Hawaii 96813
119. Mr. Alan Subica
1454 Pele Lane, Apt. 206
Honolulu, Hawaii 96813
120. ^{Sidney Fuke}
~~Mr. Raymond Suofuji~~
Acting Planning Director
Planning Department
County of Hawaii
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Hilo, Hawaii 96720
121. Mr. Franklin Sunn
Executive Director
Hawaii Housing Authority
Dept. of Social Services &
Housing
1002 North School Street
Honolulu, Hawaii 96817
122. Mr. Tom K. Tagawa
State Forester
Division of Forestry
Dept. of Land & Natural
Resources
1179 Punchbowl Street
Honolulu, Hawaii 96813
123. Mr. Roy Takeyama
Suite 223 Bishop Insurance Bldg.
33 South King Street
Honolulu, Hawaii 96813
124. Ms. Zeoma T. Tanaka
1468 Noelani Street
Pearl City, Hawaii 96782
125. Mr. Wayne Yasutomi
1323 Matlock Avenue
Honolulu, Hawaii 96814
126. Mr. Brian Taniguchi
1320 Alexander Street, Apt. 401
Honolulu, Hawaii 96822
127. Mr. V. L. Tanodra
99-576 Auhau Place
Aiea, Hawaii 96701
128. Mr. Harry Tokushige, Asst. Supt.
Office of Business Services
Dept. of Education
Liliuokalani Bldg.
Honolulu, Hawaii 96813
Attn: Mr. Hironobu Hino, Dir.
Fac. & Aux. Svs. Branch

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| <p>129. Mr. Jerry Tune
Honolulu Star Bulletin
P. O. Box 3350
Honolulu, Hawaii 96801</p> <p>130. Mr. Alan Tyler
2649 Varsity Place, Apt. 103
Honolulu, Hawaii 96822</p> <p>131. Mrs. Frayn Utley
Hana Area Improvement Ass'n
S.R. Box 2360
Hana, Hawaii 96713</p> <p>132. Wailua University of
Contemplative Arts
Wailua Homesteads
Wailua, Kauai 96746</p> <p>133. Waipahu Community Ass'n
94-229 Waipahu Depot
Waipahu, Hawaii 96797</p> <p>134. Mr. Robert Way
Chief Planning Officer
Dept. of General Planning
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813</p> <p>135. Miss Bambi Weil
KGMB TV
1534 Kapiolani Blvd.
Honolulu, Hawaii 96814</p> <p>136. <i>7/15/77
new address</i> Mr. Leonard J. Wilson
2524 Ferdinand Avenue <i>P.O. Box 1420
Keolu, Hawaii
Hr. 96750</i>
Honolulu, Hawaii 96822</p> <p>137. <i>12/1/76
P. O. Box</i> Mr. Martin Wilson
1414 Alexander Street
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Honolulu, Hawaii 96822</p> <p>138. Mr. David A. Wollenberg
Amfac Communities - Hawaii
P. O. Box 3230
Honolulu, Hawaii 96801</p> | <p>139. Ms. Tamara Wong
P. O. Box 712
Koloa, Hawaii 96756</p> <p>140. Adm. E. Alvey Wright, Dir.
Dept. of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813</p> <p>141. Mr. James Yamamoto
Marshall Kaplan, Gans, Kahn
& Yamamoto
Dillingham Transportation Bldg.
735 Bishop Street, Room 208
Honolulu, Hawaii 96813</p> <p>142. Mr. Tanji Yamamura
RR 1 - Box 71
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Senate Majority Office
State Capitol, Room 028
Honolulu, Hawaii 96813</p> <p>144. Mr. Daniel J. W. Yee
702 Kalalea Street
Honolulu, Hawaii 96825</p> <p>145. Mr. William Yuen
c/o Case, Stack, Kay, Clause
& Lynch
P. O. Box 494
Honolulu, Hawaii 96809
*****</p> <p>146. Mr. James R. Carras
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Hilo, Hawaii 96720</p> <p>147. Mr. Charles W. Duke
P. O. Box 3228
Honolulu, Hawaii 96801</p> <p>148. Miss Colette Machado
41-268 Kaaia Street
Waimanalo, Hawaii 96795</p> |
|---|--|

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149. Mr. Shinsei Miyasato
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150. Mr. Mitsuo Oura
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Capt. Cook, Kona, Hawaii 96704
151. Mr. Stanley Sakahashi
P. O. Box M
Hanapepe, Kauai 96716
152. Mr. Eddie Tangen
ILWU
451 Atkinson Drive
Honolulu, Hawaii 96814
153. Mrs. Carol Whitesell
232 Pouli Road
Kailua, Hawaii 96734
154. Mr. Edward K. Yanai
c/o Japan Airlines
165 South King Street
Suite 901
Honolulu, Hawaii 96813
- *****
155. Mr. Hideto Kono, Dir.
DPED - Penthouse 9th Floor
156. Mr. Shoji Kato
Planning Division
DPED - 8th Floor
157. Mr. Tatsuo Fujimoto
Land Use Division
DPED - 7th Floor
158. Mr. Cornelius Downes
Information Desk
DPED - 7th Floor
159. Ms. Vicki Kim
Information Desk
DPED - 7th Floor
160. Mr. Frank Skrivanek
Deputy Director
DPED - Penthouse 9th Floor
161. Mr. Robert C. Schmitt
Statistician
DPED - 8th Floor
162. Mr. Michael R. Marsh
Deputy Attorney General
State Capitol - 4th Floor
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163. Mr. Al Awo
4/12/77
E. A. Awo
P. O. Box 4186
Honolulu, Hawaii 96813
164. Mr. Gary Okamoto
4/12/77
E. A. Awo
c/o Wilson, Okamoto & Assoc.
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MAILING LIST - HAWAII

1. Mr. Moses Ahuna, Sr., Chairman
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2. Mrs. Dale Bachman, President
League of Women Voters
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3. Ms. Janet Belding
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4. Mr. Northrup Castle
Chairman, SWCD-7
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5. City Editor
Hawaii Tribune Herald
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6. Hawaii Island Chapter, Pres.
Conservation Council for Hawaii
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7. Cooperative Extension Service
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8. Ms. Carol Costa
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46-016 Alaloa Street
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9. Mr. Paul A. Del Duca
P. O. Box 1027
Kealahou, Kona, Hawaii 96750
10. Department of Taxation
P. O. Box 1377
Hilo, Hawaii 96720
11. Mr. Don Eggerman
West Hawaii Today
P. O. Box 1172
Kealahou, Hawaii 96750
12. Editor
West Hawaii Today Newspapers
P. O. Box D
Kealahou, Hawaii 96750
13. Mr. Dixon Enos
RR #1, Box 124J
Captain Cook, Hawaii 96704
14. Mr. Akira Fujimoto
Department of Water Supply
25 Aupuni Street
Hilo, Hawaii 96720
15. Mr. Thomas Gately
RR 1, Box 205
Captain Cook, Hawaii 96704
16. Mr. William J. Hale
RR 1, Box 83
Captain Cook, Hawaii 96704
17. Mr. Edward Harada
Chief Engineer
Department of Public Works
County of Hawaii
Hilo, Hawaii 96720
18. Kona Outdoor Circle
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19. Mr. Robert M. McIntosh
Signal Properties, Inc.
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20. Mrs. Annette J. McWilliams
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21. Mr. Pete L'Orange
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22. Mr. Richard Penhallow
Chairman, SWCD-15
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23. Mr. Jay Sasan, Chairman
Ka'u Soil, Water &
Conservation District
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Pahala, Hawaii 96777
24. Ms. Frances J. Schobel
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25. Soil Conservation Service,
USDA
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26. Ms. Elizabeth von Beck
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27. Mr. Leslie Wung
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Alii Bluffs Community
Association
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3. Mr. Peter K. Apo, Chairman
Waianae Coast Neighborhood
Board No. 24
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*4/76
Entered*
4. Representative Russell Blair
Rep. 14th District, Oahu
1302 Ala Moana Blvd., Apt. A-12
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5. Mr. John L. Busekrus
Planning Department
Naval Facilities Engineering
Command
FPO San Francisco 96610
6. Ms. Susan M. Campbell
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1309 Kuuna Street
Kailua, Hawaii 96734
*4/26/76
Entered*
7. Mr. Ronald Chang
Home Builders Association of
Hawaii
965-A1 North Nimitz Highway
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*2/1/77
Entered*
8. Oahu Chapter, President
Conservation Council for Hawaii
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9. Department of Health
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10. Mr. David S. DuBois, President
Olomana Community Association
586 Uluhaku Street
Kailua, Hawaii 96734
11. Mr. Ramon Duran
Deputy Director
Department of Parks & Recreation
City & County of Honolulu
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12. Ewa Beach Community Association
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13. Mr. Bobby Fernandez
Waiahole Waikane Community Ass'n
48-168 Waiahole Valley Road
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14. Garden Club of Honolulu
3860 Manoa Road
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15. Ms. Donna Goldcamp
Lani-Kailua Outdoor Circle
415 Ilimano Street
Kailua, Hawaii 96734
16. Dona L. Hanaike
Kaneohe Neighborhood Board No. 30
45-103 Ka Hanahou Circle
Kaneohe, Hawaii 96744
*11/10/77
Entered*
17. Hawaii Environmental Simulation
Lab
Windward Community College
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20. Mr. Harold Hostetler
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23. Mr. John Knox, Chairman
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24. Koolauloa Neighborhood Board
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25. The Lanikai Association
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26. League of Women Voters
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27. Legal Aid Society
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28. Mrs. Betty Ann Miyamoto
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29. Mrs. Don Mitchell
47-750 Ahuimanu Loop
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30. Mr. Leonard C. Moffitt
Windward Regional Council
45-215 Koa Kahika Street
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31. Mr. George Moriguchi, Director
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1402 Kahili Street
Kailua, Hawaii 96734
33. Mrs. Barbara Mountain
67-319 Kukea Circle
Waialua, Hawaii 96791
34. Mr. Bob Nakata
Kahaluu Coalition
47-232 Waihee Road
Kaneohe, Hawaii 96744
35. Mr. Iwao Narahara
Chairman, SWCD-9
2801-H La-i Road
Honolulu, Hawaii 96816

MAILING LIST - OAHU

- 3/17/76
Entered
36. Mrs. Pat Nozaki
Waianae Coast Neighborhood Board
85-243 McArthur Street
Waianae, Hawaii 96792
37. Pearl City Community Association
P. O. Box 284
Pearl City, Hawaii 96782
38. Mr. Thomas Pico, Jr.
228 Kuulei Road
Kailua, Hawaii 96734
- 1/20/77
Entered
39. Mr. Charles A. Prentiss, Chairman
Neighborhood Board No. 25
(Mililani-Waipio-Melemanu)
94-427 Hokuili Street
Mililani Town, Hawaii 96789
40. Dr. J. I. Frederick Reppun,
Chairman
Neighborhood Board No. 29
Kahaluu Community Center
47-232 Waihee Road
Kaneohe, Hawaii 96744
41. Dr. Robert A. Rose
The Windward Medical Center
407 Uluniu Street
Kailua, Hawaii 96734
42. Mrs. William Smithe, Chairman
Garden Circle
958 Peach Street
Wahiawa, Hawaii 96786
43. Soil Conservation Service, USDA
1833 Kalakaua Avenue
Room 425
Honolulu, Hawaii 96815
44. Sunset Beach Community Association
P. O. Box 356
Haleiwa, Hawaii 96712

- 11/21/77
Entered
45. Representative Charles Toguchi
State Capitol, Room 320
Honolulu, Hawaii 96813
46. Mr. Robert D. Wiemer
Chairman, SWCD-5
P. O. Box 187
Waipahu, Hawaii 96797

Mr. Paul Nagamima
Dept. of Parks & Recreation
City & County of Honolulu
650 So. King St.
Honolulu, HI 96813



COUNTY OF
HAWAII

PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

LAND USE COMMISSION
STATE OF HAWAII

APR 1 11 11 AM '77

HERBERT T. MATAYOSHI
Mayor

March 24, 1977

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

Dear Mr. Furutani:

Extension of Time Condition
Special Permit 71-122 (LUC-201)
Petitioner: Signal Properties, Inc.
Tax Map Key 6-8-01:06 (Portion)

The Planning Commission at its meeting of March 23, 1977 considered the above request for an extension of the time condition stipulated in the special permit which was granted by the Planning Commission on February 4, 1972.

Land Use Commission
D.Y.

The Commission voted to approve a five-year time extension of Special Permit 71-122 until February 4, 1982. It is felt that the subject quarry site is an essential and integral part of present and future developments in the South Kohala area. The materials obtained from the site will be used to meet various construction needs in the area, particularly in light of recently approved resort development projects in the vicinity of the quarry site. It is further determined that the five-year time extension will demonstrate the reasonableness of Signal Properties, Inc.'s request.

It is further recommended that the requested time extension be given favorable consideration subject to the condition that all other conditions spelled out in the Special Permit be complied with. Additionally, the petitioner shall comply with the rules and regulations of the State Department of Health. Should any of the conditions not be met, the Special Permit may be deemed null and void.

Sincerely,

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

lat:lgv
cc Mr. Lester Hawthorne

DPED, Land Use Division

LIST OF EXHIBITS - SIGNAL PROPERTIES, INC.

- A. Applicant's letter (2/3/77)
- B. Departmental acknowledgement letter (2/18/77)
- C. Applicant's letter (2/25/77)
- D. Letter to applicant (3/9/77)
- E. Applicant's letter
- F. Letter to applicant (3/21/77)
- G. Map of site
- H. Staff background
- I. Staff recommendation
- J. Voting Sheet
- K. Minutes 3/23

**Signal
Properties, Inc.**

Hawaii Division
P.O. Box 3149
Kailua-Kona, Hawaii 96740
Telephone (808) 329-2966



LESTER HAWTHORNE
Manager of Development

3 February 1977

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

Dear Mr. Suefuji:

Signal Properties, Inc., requests an extension of its special use permit #SP71-122 to operate a rock quarry on its 100-acre site at Puako, S. Kohala, Tax Map Key 6-8--1 portion of Parcel 6.

This quarry will be an important part of the future development in the South Kohala area.

Thank you for your cooperation in the past.

Sincerely,

Les Hawthorne

LH:ch

EXHIBIT A

February 18, 1977

Mr. Lester Hawthorne
Signal Properties, Inc.
Hawaii Division
P. O. Box 3149
Kailua-Kona, HI 96740

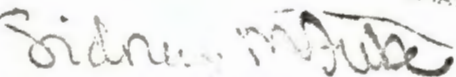
Re: Special Permit No. 71-122
Extension of Time Condition
Petitioner: Signal Properties, Inc.
TRK: 6-8-01:06 (Portion)

This is to acknowledge receipt of your letter of February 3, asking for an extension of time for the operation of a quarry including allied uses such as a crusher plant for rock (and sand) as well as an asphalt plant. The original approval was granted by the State Land Use Commission on February 4, 1972.

Your request will be forwarded to the County Planning Commission for consideration and subsequently to the State Land Use Commission for final action. You will be informed as to the time and place of the Planning Commission's meeting when your request will be on its agenda.

In the meantime, please advise us as to the length of time for your extension request. Submission of this information within two weeks would be appreciated.

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



RAYMOND SUEFUJI
Director

NH:rfd

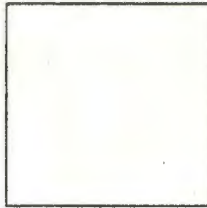
cc: SLUC

EXHIBIT B

FEB 18 1977

Signal
Properties, Inc.

Signal Division
Box 3149
Kona, Hawaii 96740
Phone (808) 329-2988



LES HAWTHORNE
Manager of Development

25 February 1977

Mr. Raymond Suefuji, Director
COUNTY OF HAWAII, Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

RE: Special Permit No. 71-122
Extension of Time Condition
Petitioner: Signal Properties, Inc.
TMK 6-8-01:06

In acknowledgement of your letter of February 18, 1977, regarding our request for an extension of time for the operation of a quarry including allied uses such as a crusher plant for rock and sand as well as an asphalt plant on which original approval was granted by the State Land Use Commission on February 4, 1972, the length of time for our extension request is five years.

Thank you very much for your attention and if you have any questions, do not hesitate to contact me at the above number.

Very truly yours,

Les Hawthorne

LH:ch

EXHIBIT C

March 9, 1977

Mr. Lester Hawthorne
Signal Properties, Inc.
Hawaii Division
P. O. Box 3149
Kailua-Kona, HI 96740

Re: Extension of Time Condition
Special Permit No. 71-122 (LUC-201)
Tax Map Key 6-8-01:06(Portion)

This is to inform you that your request for an extension of the time condition stipulated within the Special Permit granted by the State Land Use Commission will be discussed on Wednesday, March 23, 1977 by the Planning Commission. The meeting will be held at Kealakehe School Cafetorium, Kealakehe, North Kona, Hawaii and is scheduled to begin at 2:00 p.m.

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

A copy of the agenda is enclosed for your information.

Sidney M. Fuke

Sidney M. Fuke
Acting Director

lat:lgv

Enclosure

cc State Land Use Commission
DPED, Land Use Division

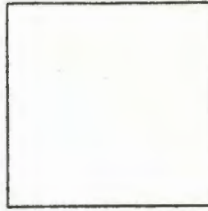
EXHIBIT D

MAR 10 1977

Signal Properties, Inc.

Hawaii Division
P. O. Box 3149
Kailua-Kona, Hawaii 96740
Telephone (808) 329-2988

LESTER HAWTHORNE
Manager of Development



17 March 1977

Mr. Sidney Fuke, Director
HAWAII COUNTY PLANNING DEPARTMENT
25 Aupuni St.
Hilo, Hi. 96720

Dear Mr. Fuke:

On February 3, 1977, Signal Properties, Inc., submitted a letter to your department for a renewal of our quarry permit at Puako, South Kohala.

We had the quarry operations leased to Shield Pacific for 5 years. One of the conditions of the agreement was that they, Shield Pacific, must be into productive operation within a reasonable time of the acceptance of the lease. This condition was not met.

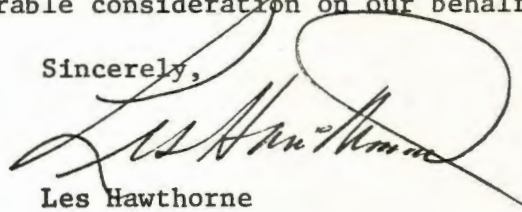
On September 24, 1975, Shield Pacific was notified that the lease was cancelled due to non-performance.

Signal now feels it is important to extend the quarry permit.

To the future development in the area, Mauna Loa Land Development and the realignment of the mud lane to Waimea and to Kawaihae Road, this quarry will play an important part for the convenience of the state and private enterprise.

We thank you for your favorable consideration on our behalf.

Sincerely,



Les Hawthorne

LH: ch

EXHIBIT E

March 21, 1977

Mr. Les Hawthorne
Signal Properties, Inc.
P. O. Box 3149
Kailua-Kona, HI 96740

Re: Special Permit No. 71-122
Extension of Time Condition
TMK: 6-8-01:06 (Portion)

This is to acknowledge receipt of your letter of March 17, which provided us with additional information regarding the above-described time extension request. The information provided will be made a part of the official record and will be presented to the County Planning Commission at its meeting on March 23.

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

Sincerely,

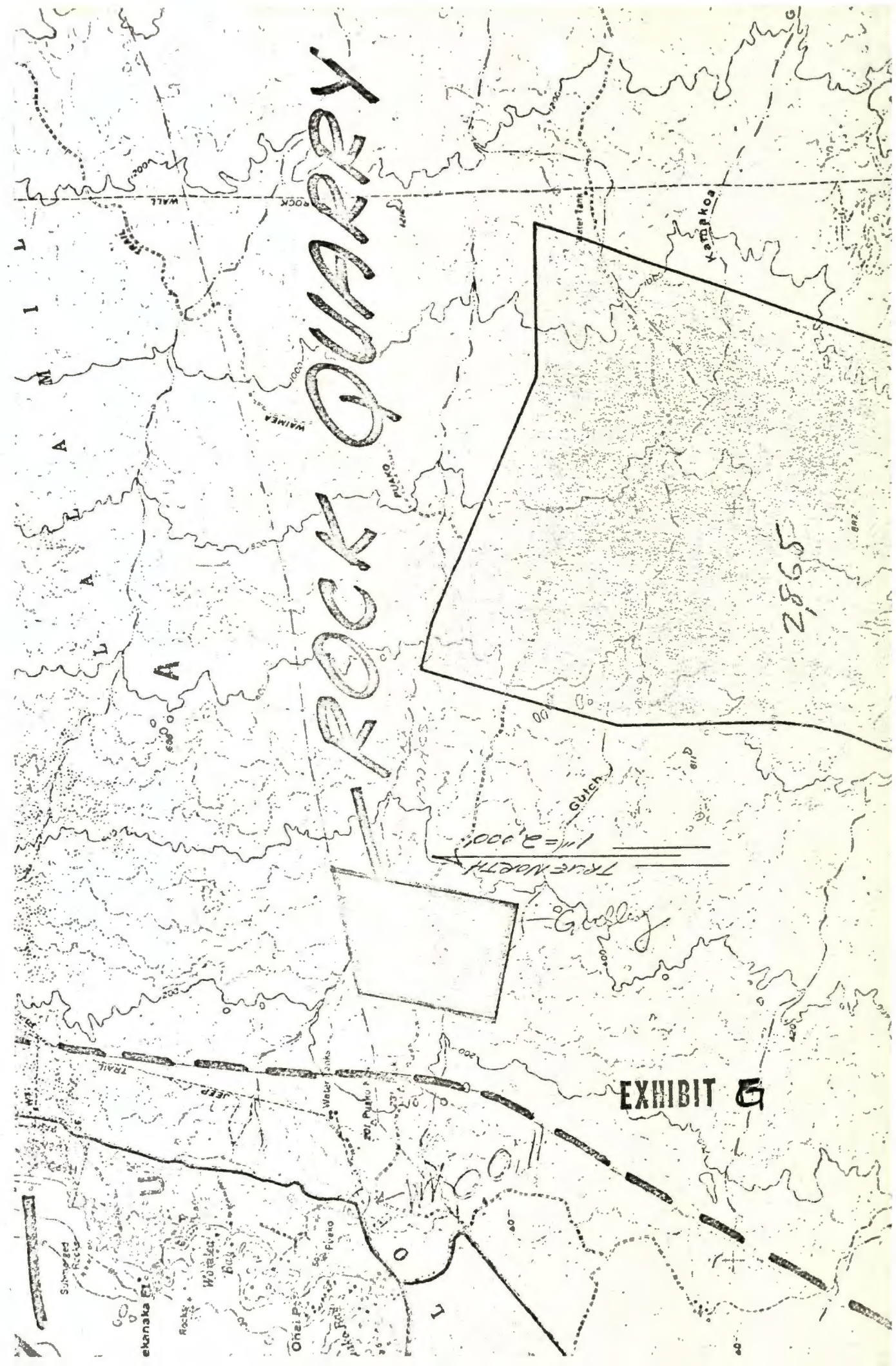
Sidney Fuke

SIDNEY FUKU
Acting Director

NH:rfd

EXHIBIT F

MAR 22 1977
MAR 22 1977



ROCK QUARRY

1:1 = 2,000
TRUE NORTH

EXHIBIT G

2865

Kampko

Gully

etannaka

Rocks

Wotaka

Buy

Onzi

Pieno

Submerged Rocks

M I A

A

A

A

WAIMA

PUNO

WALL ROCK

Water Falls

TRAIL

Water Falls

Water Falls

Water Falls

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TIME EXTENSION: SIGNAL PROPERTIES, INC. - SP 71-122

Signal Properties, Inc. has submitted a request for a five-year time extension of Special Permit 71-122. Special Permit 71-122 was granted by the State Land Use Commission on February 4, 1972 and allowed the operation of a quarry, including allied uses such as a crushing plant for rock and sand, scales and an asphalt plant on approximately 150 acres of land situated within the State Land Use Agricultural District. The quarry site is located about 1½ miles mauka of Puakō Bay and approximately 1,400 feet mauka of the Queen Ka'ahumanu Highway, Waikoloa, South Kohala (TMK: 6-8-01:Portion of 6).

One (1) of the conditions of approval of the Special Permit is that the quarry operation shall be terminated within five (5) years from the date of approval by the State Land Use Commission. The official date of approval was February 4, 1972; thus, the expiration date was February 4, 1977. It should be pointed out that although the deadline has passed, Signal Properties, Inc. has submitted its extension request prior to the expiration date. The extension request is until February 4, 1982.

In support of the request, the following was submitted:

(READ PORTION OF HAWTHORNE'S MARCH 17 LETTER)

For the Commissioner's information, no quarrying activity has been conducted at the site during the previous 5-year period.

EXHIBIT G H

RECOMMENDATION: SIGNAL PROPERTIES, INC. (TIME EXTENSION)

Staff is recommending that the request for a five-year time extension of Special Permit 71-122 until February 4, 1982, be given favorable consideration. It is felt that the subject quarry site is an essential and integral part of present and future developments in the South Kohala area. The materials obtained from the site will be used to meet various construction needs in the area, particularly in light of recently approved resort development projects in the vicinity of the quarry site. It is further determined that the five-year time extension will demonstrate the reasonableness of Signal Properties, Inc's request.

It is further recommended that the requested time extension be given favorable consideration subject to the condition that all other conditions spelled out in the Special Permit be complied with. Additionally, the petitioner shall comply with the rules and regulations of the State Department of Health. Should any of the conditions not be met, the Special Permit may be deemed null and void.

EXHIBIT # I

RECORD OF VOTING
PLANNING COMMISSION
County of Hawaii

Date March 23, 1977

Petitioner SIGNAL PROPERTIES, INC. - Special Permit, extension
of time

Preliminary hearing Public hearing Request

ACTION: Approve
 Deny
 Defer
 Continue
 Schedule for public hearing

Other: _____

Commissioners	Aye	No	Absent	Abstain
ASAI, Scott H. <i>Moved</i>	✓			
FUJIMOTO, Shigeru	✓			
HANLEY, J. Walsh	✓			
MARTIN, Arthur W.	✓			
MIELCKE, William F.			✓	
MURAKAMI, Haruo	✓			
SAKAMOTO, Charles <i>2nd</i>	✓			
JITCHAKU, Lorraine R.	✓			

EXHIBIT *EJ*

PLANNING COMMISSION

Planning Department
County of Hawaii

MINUTES
March 23, 1977

The Planning Commission met in regular session at 2:05 p.m. in the Cafetorium of the Kealakehe Elementary School, Kealakehe, North Kona with Chairman Jitchaku presiding.

PRESENT: Lorraine R. Jitchaku ABSENT: Akira Fujimoto, Ex-officio Member
Scott H. Asai
Shigeru Fujimoto
J. Walsh Hanley
Arthur W. Martin (afternoon session only)
William F. Mielcke (evening session only)
Haruo Murakami
Charles H. Sakamoto, Jr.

Sidney M. Fuke, Acting Planning Director
Norman K. Hayashi, Planner
Ilima A. Piianaia, Planner

David Murakami, representing Ex-officio Member Edward Harada

and about 3 people in attendance at 2:00 p.m., about 11 people at 3:30 p.m. and about 24 people at 7:00 p.m.

MINUTES

Minutes of March 14, 1977 were approved as circulated.

All those testifying were duly sworn in.

LAND USE COMMISSION
SPECIAL PERMIT 71-122 (201)
TIME EXTENSION
SIGNAL PROPERTIES, INC.
WAIKOLOA, SOUTH KOHALA

Request for an extension of time for the operation of a quarry including allied uses such as a rock crusher plant which was granted by the Land Use Commission on February 4, 1972. The 100-acre site involved is located about 1 1/2 miles mauka of Puako Bay and approximately 1,400 feet mauka of the Queen Ka'ahumanu Highway, Waikoloa, South Kohala, TMK: 6-8-01:Portion of 6.

Staff presented background information and recommended that a five-year time extension until February 4, 1982 be given a favorable consideration based on the findings and with the conditions, on file.

Mr. Lester Hawthorne, Manager, confirmed that the lease agreement with Shield Pacific was canceled in 1975 because the quarry operators became involved in some economic problems and was not able to go into operation although they were given a long period of time to resolve their problem. He mentioned that the cancellation would have given other people the opportunity to operate; but to date, no quarrying activity has been conducted. He stated that the original conditions set forth in 1972 is agreeable and assured the members that anyone operating the site would live up to the same conditions.

Mr. Asai moved to send a favorable recommendation to the SLUC for the reasons and with the conditions as outlined by the staff; seconded by Mr. Sakamoto; carried with seven aye votes.

EXHIBIT K

COPY

PLANNING DEPARTMENT

25 AUPUNI STREET

COUNTY OF HAWAII

HILO, HAWAII 96720

January 13, 1977

Mr. Robert S. McClean, President
Shield-Pacific, Ltd.
P. O. Box 3000
Kailua-Kona, Hawaii 96740

Re: Special Permit (SP 71-122) - Signal Properties, Inc.
Operation of Quarry including allied uses such as
a Crushing Plant for rock and sand and an asphalt
plant.
TMK: 6-8-01:portion of 6, Waikoloa, South Kohala
Termination Condition

This is to advise you that condition No. 4 of the Special Permit granted on February 4, 1972, stipulated that "this special permit shall expire within five (5) years from the date of approval.... Upon expiration of the permit, all temporary support facilities, along with equipment shall be removed. A grading plan will then be done and the natural contours shall be restored."

The expiration date for termination of the quarrying operation is February 4, 1977. As the expiration date is nearing, we will be conducting a field inspection on or about February 4, 1977 to ensure that compliance with the above stated condition has been met.

Additionally, the grading plan for restoration should be submitted for our review and approval within a few months after the expiration date.

If an extension of the Special Permit is desired, a letter expressing your reasons should be submitted to this office prior to February 4, 1977. The request would then have to be processed through the Planning Commission for its recommendation to the State Land Use Commission.

In the meantime, if you have any questions, please do not hesitate to contact us.

for Sidney M. Aube
RAYMOND SUEFUJI
Director

RHY:lgv
cc Mayor
Corporation Counsel
SLUC
Planning Commission

LAND USE COMMISSION
STATE OF HAWAII
JAN 18 8 37 AM '77



SIGNAL PROPERTIES, INC.
HAWAII DIVISION

*announces the relocation of its offices
from Hilo, Hawaii*

to

Kailua-Kona, Hawaii

at the intersection of Likana Lane and Alii Drive.

Post Office Box 3149

Kailua-Kona, Hawaii 96740

Telephone (808) 329-2966

ROBERT M. McINTOSH
VICE PRESIDENT

LESTER HAWTHORNE
MANAGER
DEVELOPMENT & CONSTRUCTION

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

March 12, 1975

Mr. Robert S. McClean, President
Shield-Pacific, Ltd.
P. O. Box 3000
Kailua-Kona, Hawaii 96740

Re: Special Permit 71-122
TMK: 6-8-01:Por of 06

RECEIVED
MAR 17 1975

State of Hawaii
LAND USE COMMISSION

In answer to your letter of February 26, regarding the Special Permit for quarrying and allied uses granted on February 4, 1972, please be advised that several conditions were stipulated in the approval of Signal Properties, Inc.'s application. These conditions are as follows:

1. That all State and County standards and appropriate safety measures be taken by the applicant to safeguard vehicular traffic during the entire period of the operation, 24 hours a day.
2. That the applicant shall take every precaution not to create any inconvenience from noise and dust problems during the operation.
3. That the operation be confined within the areas indicated on the map submitted that are within the State Land Use Agricultural District.
4. That this special permit shall expire within five (5) years from the date of approval should the State Land Use Commission grant such or upon written request of property owners that prove the operation is causing inconvenience to the surrounding area. Upon expiration of the permit, all temporary support facilities, along with equipment shall be removed. A grading plan will then be done and the natural contours shall be restored.
5. That excavation shall not commence until a complete historical survey of the area is conducted and reviewed by the appropriate agency. All historical sites shall be preserved.
7. That before quarry operation commences, detail plans of extent of excavation, structure location, vehicular access, hours of operation, etc., shall be submitted by the applicant and approved by the County. Topographic map shall be submitted showing existing contours and finish contours after excavation along with drainage ways for approval.

Mr. Robert S. McClean
Page 2
March 12, 1975

8. No trucks shall be permitted on the Puako Beach Road within the Puako Beach Lot Subdivision.

To our knowledge, no quarrying operations have been conducted to date under the subject Special Permit. If you are going to begin quarrying, you will note that a number of the above conditions shall have to be met prior to commencing any work. Please submit to us any information which you or Signal Properties may have regarding compliance with the conditions of approval of the Special Permit. Please also be informed that the Special Permit shall expire on February 2, 1977.

If you have any questions, please contact our department. We hope to hear from you soon about the conditions which must be met before operations, including grading, are begun.

Sidney M. Fuji

RAYMOND SUEFUJI
Director

McG:d

cc: SLUC
Lester Hawthorne - Signal Properties, Inc.

February 7, 1972

Mr. Lester Hawthorne
Project Manager
Signal Properties, Inc.
Suite 202, 101 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Hawthorne:

The original of the attached letter approving the special permit request by Signal Properties, Inc. (SP71-122) for the operation of a quarry, including allied uses such as a crushing plant for rock and sand, scales and an asphalt plant, on approximately 150 acres of land described as Tax Map Key 6-8-01: portion of 6 at Waikoloa, South Kohala, Hawaii, is on file in the office of the Hawaii County Planning Commission, Hilo, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosures: 3

February 7, 1972

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

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on February 4, 1972, the Land Use Commission voted to approve a special permit to Signal Properties, Inc. (SP71-122) for the operation of a quarry, including allied uses such as a crushing plant for rock and sand, scales and an asphalt plant, on approximately 150 acres of land described as Tax Map Key 6-8-01; portion of 6 at Waikoloa, South Kohala, Hawaii, subject to the conditions set forth by the Hawaii County Planning Commission.

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

Very truly yours,

**TATSUO FUJIMOTO
Executive Officer**

Enclosures: 2

**cc: Lester Hawthorne, Signal Properties, Inc.
Hawaii District Office, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation**

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-122 - SIGNAL PROPERTIES, INC DATE February 4, 1972

PLACE Queen Liliuokalani Bldg. TIME 10 a.m.
Honolulu, Oahu

NAME	YES	NO	ABSTAIN	ABSENT
TANGEN, EDDIE				
M S NAPIER, ALEXANDER	✓			
YAMAMURA, TANJI	✓			
KIDO, SUNAO				✓
MARK, SHELLEY	✓			
SAKAHASHI, STAN	✓			
WUNG, LESLIE	✓			
INABA, GORO	✓			

Comments:

Motion to approve as recommended by staff.

Approval

STATE OF HAWAII
LAND USE COMMISSION

Approved
APR 7 1972

Minutes of Meeting

Board Room, Queen Liliuokalani Building
Honolulu, Hawaii

February 4, 1972 - 10:00 a.m.

Commissioners Present: Goro Inaba, Chairman
Eddie Tangen, Vice-Chairman
Alexander Napier
Shelley Mark
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Commissioner Absent: Sunao Kido

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

The meeting was called to order by Chairman Inaba who swore in persons wishing to testify during today's proceedings

LETTER FROM PUAHALA COMPANY REQUESTING DEFERRAL

The Executive Officer read a letter from Mr. M. L. Dayton of Friendly Isle Inc. dated January, 1972 (copy on file), requesting a deferral of his appearance before the Land Use Commission regarding development progress report of lands at Puaahala, Molokai. Commissioner Napier moved to grant the deferral request until the next Oahu meeting in April, which was seconded by Vice Chairman Tangen and unanimously approved.

HEARINGS

PETITION BY HAWAII LABORERS' HOUSING CORP. (A71-311) TO RECLASSIFY 35.5 ACRES FROM AGRICULTURAL AND CONSERVATION TO URBAN AT KAIPAPAU, HAUULA, OAHU

Mr. Fujimoto, Executive Officer, presented the staff report detailing the pertinent facts relative to this petition.

February 4, 1972

U. S. FINANCIAL/HAWAII CORP. (NANAKULI)

Chairman Inaba questioned staff about the vacant urban lands owned by U. S. Financial in the Nanakuli area. It was reported that the lands were reclassified into the Urban District during the 1964 review establishing the permanent boundaries, as a result of a letter request from the landowners. In line with the Commission's policy of reviewing undeveloped urban lands, Chairman Inaba wondered whether this matter should be pursued by the Commission.

Commissioner Wung moved that a letter be sent to U. S. Financial requesting that a representative appear before the Commission to give a status report. The motion was seconded by Commissioner Yamamura and unanimously carried.

ACTION

PETITION BY JAMES T. LAWRENCE (A71-304) TO RECLASSIFY 2,860 SQUARE FEET FROM CONSERVATION TO URBAN AT WAIALAE-NUI, OAHU

Mr. Leong, staff planner, presented the memo recommending approval of the petition based on staff's findings (see copy on file).

Commissioner Mark's motion to approve subject petition, seconded by Commissioner Yamamura, was unanimously passed.

Vice Chairman Tangen excused himself from the meeting to fulfill a prior commitment.

✓ SPECIAL PERMIT REQUEST BY SIGNAL PROPERTIES, INC. (SP71-122) TO ESTABLISH A QUARRY TOGETHER WITH ALLIED USES AT WAIKOLOA, SOUTH KOHALA, HAWAII

Approval of the special permit request based on the staff's findings, subject to the conditions set forth by the Hawaii County Planning Commission, was recommended by staff planner Mr. Leong (see copy of report on file).

Mr. Lester Hawthorne, Manager of the Pacific Division of Signal Properties, reported that the aggregate material would be manufactured from aa lava and the sandy beaches were not the subject of this request.

February 4, 1972

Mr. Glenn Miyao of the Hawaii Planning Department staff confirmed that the subject area was basically aa, and that no complaints had been received from the residents of the area since the installation of the sprinkler system to curb the dust problem. Mr. Miyao also explained that as a result of the request from the Land Use Commission, a staff member from the Hawaii Planning Department will be present whenever any Hawaii petitions or controversial matters are being considered.

Commissioner Napier moved to approve the special permit as recommended by staff. The motion was seconded by Commissioner Yamamura and carried with the following votes:

Ayes: Commissioners Napier, Yamamura, Mark, Sakahashi,
Wung, Chairman Inaba

Absent: Vice Chairman Tangen

SPECIAL PERMIT REQUEST BY PACIFIC GROUP, LTD. (SP71-124) TO
ESTABLISH A PRIVATE COMMERCIAL AMUSEMENT FACILITY AT KAHUKU,
OAHU

The Executive Officer, Mr. Fujimoto, read the staff report recommending approval of the subject special permit upon staff's evaluation and consideration of its findings, subject to the additional conditions as set forth in the report (see copy on file).

Deputy Attorney General Hong requested that it be recorded that Vice Chairman Tangen was not present during the deliberations for this special permit.

In response to questions raised by the Commissioners, Mr. Fujimoto advised that presently the only access to the public beaches was through the Campbell Estate property and that the distance of the proposed project from the Urban District was approximately 2,000 feet. Also, that conditions 1 and 3 were imposed to assure that the use would be limited to the theme park and substantially in agreement with the representations made by the petitioner.

Mr. Morio Omori, attorney for the petitioner, commented that he had no further comments to offer since the staff report

STATE OF HAWAII
LAND USE COMMISSION

TESTIMONY FORM

To be filled out by all persons wishing to give testimony at this public hearing.

These forms will be collected prior to this hearing in order to aid the Commission in the conduct of this hearing.

Date: _____

Subject Petition: SIGMAU PROPERTIES SP71-122

Your Name: GLENN MIYAO

Organization: HAWAII COUNTY PLANNING COMMISSION

Mailing Address: Hilo

Phone Number: _____

Please check one: I am ~~for~~ against this petition
 I am ~~against~~ for this petition

AVAILABLE FOR QUESTIONING ON COMMISSIONER ACTION

Briefly summarize your reasons for submitting testimony:

Pursuant to Act 205, the Commission must take action on this petition between 45 - 90 days from the date of this public hearing. You have 15 days after this public hearing to submit additional written evidence to the:

Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

(For Commission Use Only)

2-8-74 Hi. Tribune Herald

Quarry Gets OK

The State Land Use Commission Friday approved a special permit for Signal Properties Inc. to establish a quarry operation at makai Waikoloa near Puako.

Signal Properties requested a permit to operate a 150-acre rock quarry mauka and a 540-acre sand quarry near the shoreline along with a crushing plant, asphalt black top plant and scales for weighing trucks.

The Commission approved the special permit subject to conditions set by the County Planning Commission.

The conditions are:

—All State and County standards and appropriate safety measures be taken by the applicant to safeguard vehicular traffic during the entire period of operation, 24 hours a day;

—Applicant shall take every precaution not to create any inconvenience from noise and dust problems during operation;

—Operation be confined within the areas indicated on the map submitted that are within the State Land Use agricultural district;

—The special permit shall expire within five years from the date of approval should the

State Land Use Commission grant such or upon written request of property owners that prove the operation is causing inconvenience to the surrounding area. Upon expiration of the permit, all temporary support facilities along with equipment should be removed. A grading plan will then be done and the natural contour shall be restored;

—But excavation shall not commence until a complete historical survey of the area is conducted and reviewed by appropriate agencies. All historical sites shall be preserved;

—The planning department shall make periodic inspection of the sites to see that no adverse effects are being created by the quarry operation such as dust, noise and indiscriminate excavation that will alter the land. If it is determined that there are adverse effects created, the commission shall have the authority to stop operation;

—Before quarry operation commences, detailed plans of the extent of excavation, structure location, vehicular assess, and hours of operation shall be submitted by the ap-

plicant and approved by the County. A topographic map shall be submitted showing existing contours and finish contours after excavation along with drainage calculations for areas within the drainage ways of approval, and

—No trucks shall be permitted on the Puako Beach Road within the Puako Beach lot subdivision.

STATE OF HAWAII
LAND USE COMMISSION

Liliuokalani Building
Honolulu, Hawaii

February 4, 1972
10 a.m.

STAFF REPORT

SP71-122 - SIGNAL PROPERTIES, INC.

A special permit to allow the operation of a quarry, including allied uses such as a crushing plant for rock and sand, scales and an asphalt plant has been requested by Signal Properties, Inc. The request involves two separate quarry sites located within the Agricultural District at Waikoloa, South Kohala, Hawaii, and identified as TMK 6-8-1: portion of 6.

The proposed rock quarry site is located about 1½ miles mauka of Puako Bay and includes approximately 150 acres.

The sand quarry site is located near the Honokaope Bay area in the vicinity of the Francis Brown property and includes approximately 540 acres.

The sand quarry site originally included lands situated within the State's Conservation and Agricultural Districts. Inasmuch as land uses within the Conservation District are governed by the Rules and Regulations of the State Department of Land and Natural Resources, the Planning Commission excluded the Conservation District under this special permit.

Signal Properties, Inc. is requesting this special permit to establish a rock quarry to supply aggregates for the eventual development of roads in this area. The applicant also states that "at the present time, to our understanding, the closest quarries are in Hilo and Kona. To haul aggregate this long distance would make the price prohibitive". It should be noted that quarrying operations are also presently existing in the Boise Cascade Waikoloa development.

The State Department of Transportation reported that construction of the Hapuna-Anaehoomalu Highway, which will eventually connect to the Keahole Airport Road, began in January of this year.

The petitioner has also submitted the following in support of his special permit request:

- "1. The crusher would be located in a valley completely hidden from all surrounding areas.
- "2. The knolls surrounding this valley would be used as material for the crusher. These knolls would have to be cut off eventually for the development of house lots.
- "3. Signal has four wells on the adjacent property. This water would be piped to the crushing plant to establish dust control on all of the equipment.
- "4. All soil would be stockpiled and reserved until operations have ceased. This soil would then be spread around to cover up and level out the entire area making it suitable for building of homes.

"5. No excavation will be done until a full report by Bishop Museum or someone designated by them has made a complete historical survey. All historic sites will be preserved.

"6. Signal will leave all areas in a cleaner and safer condition and make the land more usable than it is at the present time."

In regard to the sand quarry, it was stated that "the only 'aa' to be removed from this area will be the high mounds as this area must be leveled off eventually for the development of Honokaope Bay". The County Planning Department reported that the manufactured sand will be used for sand blasting Navy ships at Pearl Harbor.

The petitioner has stated that five years will be sufficient time for this permit to be in effect.

The proposed rock quarry site is presently vacant and accessible only by a very poor unimproved road. The sand quarry is also vacant and characterized by extensive lava fields. The surrounding area includes the Puako Beachlots, situated midway between the two quarry sites; the Boise Cascade property located to the south; and Kawaihae Harbor, which is located approximately 6 miles north of the rock quarry site.

The main access to the Puako area from Hapuna is a two-lane, 10-foot roadway which is in poor condition.

The Land Study Bureau classification shows that the soil productivity rating for both proposed quarry sites is "E" or very poor. The rock quarry site consists of well-drained, moderately deep volcanic ash, undulating terrain with 7 to 28 percent slopes, and a mean annual rainfall of less than 20 inches. The elevation is at about the 300-foot level.

The proposed sand quarry site consists of sharp "aa" clinkers, less than 20 percent slope, and a mean annual rainfall of less than 20 inches. The elevation is at about the 40-foot level.

The prevailing winds are from the ocean blowing inland in a westerly or northwesterly direction.

At its December 10, 1971 meeting, the Planning Commission of the County of Hawaii recommended approval of this special permit based on the following findings:

- "1. . That the proposed use would not adversely affect surrounding property. The proposed use may be looked upon as being of a temporary nature, and highly desirable for Signal Properties, Inc.'s overall future development.
- "2. That such use would not unreasonably burden public agencies to provide additional services.
- "3. That the proposed use will make the highest and best use of land involved for the public welfare inasmuch as some of the materials will be used on the Kailua-Kawaihae Road. The quarry operation and allied uses will be of great

benefit and convenience to the future development of the Signal Properties, Inc.'s project."

The recommendation for approval was subject to the following conditions:

- "1. That all State and County standards and appropriate safety measures be taken by the applicant to safeguard vehicular traffic during the entire period of the operation, 24 hours a day.
- "2. That the applicant shall take every precaution not to create any inconvenience from noise and dust problems during the operation.
- "3. That the operation be confined within the areas indicated on the map submitted that are within the State Land Use Agricultural District.
- "4. That this special permit shall expire within five (5) years from the date of approval should the State Land Use Commission grant such or upon written request of property owners that prove the operation is causing inconvenience to the surrounding area. Upon expiration of the permit, all temporary support facilities, along with equipment shall be removed. A grading plan will then be done and the natural contours shall be restored.
- "5. That excavation shall not commence until a complete historical survey of the area is conducted and reviewed by appropriate agency. All historical sites shall be preserved.
- "6. That the Planning Department shall make periodic inspection of the sites to see that no adverse effects are being created by the quarry operation such as dust, noise and indiscriminate excavation that will alter the land. If it is determined that there are adverse effects created, the Commission shall have authority to stop operation.

- "7. That before quarry operation commences, detail plans of extent of excavation, structure location, vehicular access, hours of operation, etc., shall be submitted by the applicant and approved by the County. Topographic map shall be submitted showing existing contours and finish contours after excavation along with drainage calculations for areas within the drainage ways for approval.
- "8. No trucks shall be permitted on the Puako Beach Road within the Puako Beach Lot Subdivision."

The proposed rock quarry site is general planned for Extensive Agriculture and zoned as an unplanned area. The sand quarry site is general planned Low Density with a small portion in Resort and zoned as an unplanned area.

A letter to the Hawaii County Planning Commission from Mr. and Mrs. Emrich Nicholson, Mr. and Mrs. Robert Erlandson, Dr. and Mrs. Andrew Morgan, and Mrs. Walter Ackerman, Jr. expressed serious concern about the dust problem created by acreages that were cleared by Signal Properties, Inc. on their Puako lands. The letter states that the residents of Puako Beach are deluged with thick clouds of dust and faced with health and fire hazards. The 40 acre dust problem area is located just mauka of the Puako Beachlot area and approximately 3 miles southwest of the proposed rock quarry and about 1 mile north of the sand quarry site.

A recent field investigation to the dust problem area indicated that Signal Properties, Inc. is attempting to

correct this adverse situation by utilizing water sprinklers on a 24-hour-a-day basis to settle the dust and cultivate grass plantings.

Upon evaluation of this request, staff finds that:

1. The proposed quarrying operations would not unreasonably burden public agencies to provide additional services, nor would it be contrary to the objectives of the Land Use Law.
2. The Hawaii County Planning Commission has imposed conditions which will protect the surroundings and to alleviate pollution and traffic problems.
3. The present problem of dust pollution in the Puako Residential Beachlot area is not the result of quarrying operations. The proposed quarry sites are located more than a mile away from the Puako Beachlots. However, in the event that the quarrying operations become a nuisance, the Planning Commission has the authority to terminate the operations as specified under condition #6.
4. The applicant states that all historic sites identified by the Bishop Museum will be

preserved; every effort will be made to control pollution during quarry operations and that the quarry sites will be left in a clean and safe condition after operations cease.

5. The land is unsuited for the uses permitted under the present designation.
6. The proposed rock quarry site would be a convenient source of rock aggregate for construction of the Hapuna-Anaehoomalu Highway by the State.

Based on the above findings, staff recommends approval of this request, subject to the conditions set forth by the Hawaii County Planning Commission.



3048

DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

January 24, 1972

RECEIVED

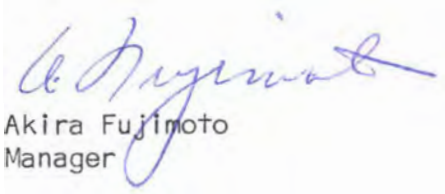
JAN 26 1972

State of Hawaii
LAND USE COMMISSION

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

Re: Special Permit Application
SP71-122 - Signal Properties, Inc. (Waikoloa, Hawaii)

We have no objection to this special permit request.



Akira Fujimoto
Manager

WHS

... Water brings progress...

January 21, 1972

Mr. Lester Hawthorne
Project Manager
Signal Properties, Inc.
Suite 202, 101 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Hawthorne:

The Land Use Commission next meets on February 4, 1972, at 10 a.m., in the Queen Liliuokalani Building, Fourth Floor, Board Room #404, 1390 Miller Street, Honolulu, Hawaii.

At that time the application by Signal Properties, Inc. (SP72-122) to allow the establishment of a quarry together with allied uses at Waikoloa, South Kohala, Hawaii, will be heard. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

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

January 20, 1972

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-122 - Signal Properties, Inc.
(Waikoloa, Hawaii)

Please be advised that a special permit application has been filed with the Land Use Commission to allow the establishment of a quarry together with allied uses on portion of parcel 6 of Tax Map Key 6-8-1. This property is generally located within the Agricultural District at Waikoloa, South Kohala, Hawaii. The Hawaii County Planning Commission approved this request on December 10, 1971.

An action meeting on this application is scheduled for February 4, 1972*.

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

Should you desire additional information, feel free to contact us.

Very truly yours,



TATSUO FUJIMOTO

Executive Officer

*See enclosed agenda

HAWAII - Mailing List for Agenda & Form Letter

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

Editor
Hawaii Tribune Herald
Hilo, Hawaii 96720

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

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

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

Hawaii Island Chamber of Commerce
~~Box 94~~ 94 Waiianuenu
Hilo, ~~Kona~~ Hawaii 96720

Kona Chamber of Commerce
Box 635
Kailua, Kona Hawaii 96740

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

Tax Office
75 Aupuni St.
Hilo, Hawaii 96720

John Farias, Director
Economic Development
Hilo, Hawaii 96720

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

Alan Tyler, Chairman
Kona Citizens Planning Council
R. R. 1, Box 125
Captain Cook, Hawaii

Carlton Sloan
Kona Conservation Group
Kailua, Kona, Hawaii 96740

Leslie E. L. Wung
1584 Kiläuea Ave.
Hilo, Hawaii 96720

Goro Inaba
Holualoa
Kona, Hawaii

Mrs. Joseph E. Shepard
Kona Branch President
The Outdoor Circle
Box 700
Kailua, Kona, Hawaii 96740
(Kona matters only)

*x Takushi Kudo
Executive Director
Kona Farmers Cooperative
Captain Cook, Hawaii 96704
(Kona matters only)*

Guido Giacometti
Kamehameha Development Co.
33 South King St.
Room 401 A
Honolulu 96813

*Senators Stanley I. Hara
John J. Matijima
Richard Henderson
Representative Yoshito Takemura
George Shimizu, comm.
Kona SWCO-10*

ALL ISLANDS - Mailing List for Agenda & Form Letter

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

Jerry Tune
Honolulu Star Bulletin
P. O. Box 3350
Honolulu

Ken Kashiwahara
KGMB
1534 Kapiolani Blvd.
Honolulu 96814

Byron Baker
KHVH
1290 Ala Moana Blvd.
Honolulu 96814

K. C. Dennis
News Director
K-POI
1701 Ala Wai Blvd.
Honolulu 96815

Life of the Land
899 Waimanu St.
Honolulu 96814

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

The Outdoor Circle
200 North Vineyard Blvd.
Honolulu 96817

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

Mrs. Bob Hargreaves, President
The Outdoor Circle
350 Dune Circle
Kailua, Hawaii 96734
(Windward matters only)

Ellwood L. Bartz
Board of Water Supply
P. O. Box 3410
Honolulu 96801

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

Yoshio Yanagawa
Executive Director
Hawaii Housing Authority
Dept. of Social Services & Housing
1002 North School St.
Honolulu 96817

Office of Environmental Qty. Control
Rm. 442
State Capitol

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

James Edington
Facilities & Auxiliary Services Branch
Dept. of Education
Liliuokalani Bldg.
Honolulu 96813

Honorable George Ariyoshi
Lieutenant Governor
State of Hawaii
State Capitol
Honolulu 96813

Don Horio
Office of the Governor
State Capitol
Honolulu 96813

Ramon Duran
Deputy Director
Dept. of Parks & Recreation
City & County of Honolulu
1455 Beretania St.
Honolulu 96814

Gary Kubota
935 Coolidge Street
Honolulu 96814

Miss Marsha Kakalia
46-344 Kahuhipa Street
Kaneohe, Hawaii 96744

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

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP 71-122 - Signal Properties, Inc.

Please be advised that a special permit application has been filed with the Land Use Commission to allow the establishment of a ~~rock quarry and a sand~~ quarry together with allied uses on portion of parcel 6 of Tax Map Key 6-8-1. This property is generally ~~xxx~~ located within the Agricultural District at Waikoloa, South Kohala, Hawaii. The Hawaii County Planning Commission approved this request on December 10, 1971.

An action meeting on this application is scheduled for February 4, 1972*.



IRRIGATION FOR AN IRRITATION. Signal Oil is pumping water through canefield sprinklers on a 24-hour-a-day basis to try to settle the dust and get grass to grow at its Puako quarry site.

Sprinklers cover about an acre at a time of the 40-acre clearing.

— T-H Photo.

Tribune - 1-6-72

Dust Stirs Puako Residents

By BILL McGEE
Kona - Ka'u - Kohala
Reporter

PUAKO VILLAGE, South Kohala — Dusting in Puako is impossible.

"I'm tired of breathing brown air," says Robert Kempa. "I've got an apartment in Kona and I'm leaving. Even my cat is sick from the dust in the air."

And he's not the only one complaining.

"We're going to sue," says Mrs. W. D. Ackerman J.R. "This is running into money. My stereo is full of dirt, I don't know if my camera works, and I have to move periodically into a hotel so I can breathe."

Lester C. Hawthorne is manager for Signal Properties, Pacific Division, which bulldozed 40 acres of leased State land just mauka of and windward from about 100 dwellings in the beachfront village.

Mrs. Ackerman says her new house is for sale. The dust has ruined the paint and her expensive draperies.

Others are threatening lawsuits for property damage and conditions hazardous to health.

"Mr. and Mrs. Robert Erlandson are moving to the Mainland. Their son has asthma

and can't stand the dust-laden Puako air," said Mrs. Ackerman. "It's sheer misery."

Hawthorne says there's an insurance claim pending but he hasn't received official notification of any other litigation.

"We have sown 500 pounds of hybrid grass seed. It is being watered night and day by means of 1,500 feet of pipe and 22 sprinkler heads. The grass is growing since we started watering it Dec. 10," he said.

He said John McKillop has been retained to irrigate the irritating dust and reports on progress every day.

Eight sumps were cut through lava rock to provide water for the massive operation damp-down. The water has a low salinity at high tide making it suitable for watering the expected grass.

"We tried using a bigger pump but it just drained the sump and would not permit it to refill fast enough," said Hawthorne.

He said Puako's rainy season, what there is of it, was due Nov. 15 but didn't come.

"There hasn't been any rain to speak of since Jan., 1970," he said. "We've been praying for rain. It's strange that 60 miles away in Hilo they've got too much (150.87 inches for the year) and we can't get any. But we're not waiting for Mother Nature. We're working on the problem."

Hawthorne said the whole 40 acres has been seeded and watered and the pump is kept going 24-hours-a-day.

James Nakahara, environmental officer for the Department of Health, says the Big Island will have no air pollution laws until Federal

standards are set and implemented next year.

"It's unfortunate we don't have regulations to require permits for grading and land clearing as they have on Oahu," he said.

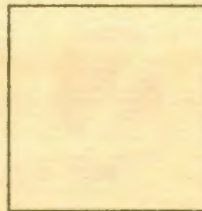
Puako's plight is so far a civil matter, he said, and will remain so until definite proof of damage to health is presented. Then legal action can be taken.

No such proof has been presented, he said.

In the meantime, "... a deposit of fine soil of dust-like texture . . . permeates every nook and cranny . . ." of the homes in Puako, according to Norman Brand, president of the Puako Community Association.

Signal Properties, Inc.

HILO LAGOON OFFICE SUITE 202
101 Aupuni - P. O. Box 1217
Hilo, Hawaii 96720
Telephone (808) 935-9788



Lester Hawthorne
Manager Pacific Division

January 3, 1972

RECEIVED

JAN 4 1972

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
State of Hawaii
Department of Planning
and Economic Development
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Attention: Mr. Ah Sung Leong

Subject: Application SP71-122 for Special Permit
for temporary quarry site at Waikoloa

Gentlemen:

In reference to your letter of December 29, 1971 this is to acknowledge our approval of the four-day extension for action on our quarry application from January 31, 1972 to February 4, 1972.

Will look forward to notification of exact date and time of this meeting.

Thank you for your consideration.

Sincerely yours,

General Offices:

SIGNAL PROPERTIES, INC., 1010 Wilshire Boulevard, Los Angeles, California 90017 (213) 482-0722

one of The Signal Companies

December 29, 1971

Mr. Lester Hawthorne
Project Manager
Signal Properties, Inc.
Suite 202, 101 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Hawthorne:

Pursuant to your application (SP71-122) for a special permit for a temporary quarry site at Waikoloa, we would appreciate receiving a letter from you agreeing to a four-day extension for action on your application, from January 31, 1972, the expiration date for action on your request, to February 4, 1972, when a Land Use Commission meeting is scheduled on Oahu.

We will advise you of the exact date, time and place of this meeting when they are determined.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Dara

Please send out request
to the following for extensions:

① SP71-122 Sigurd

(Dec 17 to Jan 31)

for Feb 4 meeting on Oahu

② SP71-123 Phelps

(Dec 20 to Feb 3)

for Feb 5 Mtg in Molokai

COUNTY OF HAWAII
PLANNING COMMISSION

RECEIVED

DEC 17 1971

State of Hawaii
LAND USE COMMISSION SPECIAL PERMIT

Applicant Signal Properties, Inc.
Date of Public Hearing October 28, 1971
Date of Decision December 10, 1971
Meeting Place Konawaena Sch. Cafetm. (Hrg.)
UH Coop. Ext. Serv. Conf. Rm. Kona
Date Decision and Findings Forwarded (Decis.
to LUC DEC 15 '71

SP71-122

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

Approximately 150 acres and 540 acres of land situated within the State Land Use Agricultural District in Waikoloa, South Kohala, Hawaii, under Tax Map Key 6-8-1: portion of Parcel 6.

For the following purpose(s);

To allow the establishment of a rock quarry (150 acres) and a sand quarry (540 acres) together with allied uses such as a crushing plant for rock and sand, asphalt black top plant and scales for weighing trucks.

The Commission decided to: Recommend approval of the special permit request on the basis of the following findings:

1. That the proposed use would not adversely affect surrounding property. The proposed use may be looked upon as being of a temporary nature, and highly desirable for Signal Properties, Inc.'s overall future development.
2. That such use would not unreasonably burden public agencies to provide additional services.
3. That the proposed use will make the highest and best use of land involved for the public welfare inasmuch as some of the materials will be used on the Kailua-Kawaihae Road. The quarry operation and allied uses will be of great benefit and convenience to the future development of the Signal Properties, Inc.'s project.

subject to the following conditions:

1. That all State and County standards and appropriate safety measures be taken by the applicant to safeguard vehicular traffic during the entire period of the operation, 24 hours a day.
2. That the applicant shall take every precaution not to create any inconvenience from noise and dust problems during the operation.
3. That the operation be confined within the areas indicated on the map submitted that are within the State Land Use Agricultural District.
4. That this special permit shall expire within five (5) years from the date of approval should the State Land Use Commission grant such or upon written request of property owners that prove the operation is causing inconvenience to the surrounding area. Upon expiration of the permit, all temporary support facilities, along with equipment shall be removed. A grading plan will then be done and the natural contours shall be restored.

(Continued - over

(Signed) Maurice T. [Signature]
Vice Chairman, Planning Commission
For O. W. Efurd, Jr., Chairman

Conditions:

5. That excavation shall not commence until a complete historical survey of the area is conducted and reviewed by appropriate agency. All historical sites shall be preserved.
6. That the Planning Department shall make periodic inspection of the sites to see that no adverse effects are being created by the quarry operation such as dust, noise and indiscriminate excavation that will alter the land. If it is determined that there are adverse effects created, the Commission shall have authority to stop operation.
7. That before quarry operation commences, detail plans of extent of excavation, structure location, vehicular access, hours of operation, etc. shall be submitted by the applicant and approved by the County. Topographic map shall be submitted showing existing contours and finish contours after excavation along with drainage calculations for areas within the drainage ways for approval.
8. No trucks shall be permitted on the Puako Beach Road within the Puako Beach Lot subdivision.

LUC

RECEIVED
DEC 17 1971
State of Hawaii
LAND USE COMMISSION

PLANNING COMMISSION
Planning Department
County of Hawaii
October 28, 1971

A regularly advertised public hearing, on the application of Signal Properties, Inc., was called to order at 4:02 p.m., in the Cafetorium of the Konawaena High and Intermediate School, Kealahou, Kona, by Chairman O. W. Efurud, Jr.

PRESENT: O. W. Efurud, Jr.
Clara K. Kahumoku
Shigeji Kawasaki
Roy H. Nagata
Anthony C. Veriato
Ed C. Watt
Philip I. Yoshimura
Masayoshi Onuma

ABSENT: Masayuki Kai
Mauricio Valera, Jr.
Skippy T. Yasutake
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

David Murakami, Public Works

and approximately 30 persons in public attendance

NOTICE OF A PUBLIC HEARING

Special Permit: Waikoloa, South Kohala, Hawaii

NOTICE IS HEREBY GIVEN of a public hearing to be held in the Cafetorium of the Konawaena High and Intermediate School, Kealahou, South Kona, Hawaii, State of Hawaii, at 4:00 p.m., October 28, 1971 to consider the application of Signal Properties, Inc., owner, for a Special Permit within the County of Hawaii in accordance with the provision of Section 98H-6, Revised Laws of Hawaii 1955, as amended.

The Special Permit is for the purpose of allowing the establishment of a rock quarry and a sand quarry together with allied uses such as a crushing plant for rock and sand, asphalt black top plant, and scales for weighing trucks in Waikoloa, South Kohala, Hawaii, under Tax Map Key 6-8-01.

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

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

PLANNING COMMISSION
OF THE COUNTY OF HAWAII
O. W. EFURD, JR., CHAIRMAN
By: Raymond H. Suefuji, Director

(Hawaii Tribune-Herald: October 18 and 26, 1971)

CHAIRMAN: We will hold the last public hearing. (The Chairman read the public hearing notice in its entirety.)

Will the staff give us the background on this request.

STAFF PLANNER ONUMA: Mr. Chairman and Commissioners. Signal Properties, Inc., is requesting a special permit to allow the establishment of a rock quarry and a sand quarry together with allied uses such as a crushing plant for rock and sand, asphalt black top plant, and scales for weighing trucks. The purpose of the quarry operation is for the eventual development of roads within the Signal Properties, Inc., area.

The proposed quarry sites are part of an 8,000 acre proposed development located in the Waikoloa Ahupuaa (Land Division), South Kohala, Tax Map Key 6-8-1:portion of 6. The area set aside for the proposed rock quarry is approximately 150 acres and the sand quarry site is approximately 540 acres.

The present General Plan designation is Ranching. The State Land Use designation is Agriculture and the County Zoning designation is Unplanned.

The applicant has submitted the following in support of the request:

"September 8, 1971

"Signal Properties, Inc., is requesting this Special Permit to establish a rock quarry on our land at Puako for the eventual development of roads in this area.

"At the present time, to our understanding, the closest quarries are in Hilo and Kona. To haul aggregate this long distance would make the price prohibitive.

"The area selected for the rock quarry (shown in tan color on enclosed map) is excellent for this purpose for the following reasons:

- "1. The crusher would be located in a valley completely hidden from all surrounding areas.
- "2. The knolls surrounding this valley would be used as material for the crusher. These knolls would have to be cut off eventually for the development of house lots.
- "3. Signal has four wells on the adjacent property. This water would be piped to the crushing plant to establish dust control on all of the equipment.
- "4. All soil would be stockpiled and reserved until operations have ceased. This soil would then be spread around to cover up and level out the entire area making it suitable for the building of homes.

"The area shown in yellow on the enclosed map is 'aa.' Included on the rock quarry permit, we also request permission to use this 'aa' to manufacture sand.

"The only 'aa' to be removed from this area will be the high mounds as this area must be leveled off eventually for the development at Honokaope Bay.

"No excavation will be done until a full report by Bishop Museum or someone designated by them has made a complete historical survey. All historical sites will be preserved.

"Because of the foregoing, we are asking for a 500 acre site.

"At present we feel that five years will be sufficient time for this permit to be in effect.

"Signal will leave all areas in a cleaner and safer condition and make the land more usable than it is at the present time."

/s/ LESTER HAWTHORNE
Project Coordinator

In addition to this letter, there was another letter dated September 28, 1971:

"On September 8, 1971 I directed a letter to your office with plans and a deposit check of \$100.00 for a permit to establish a rock and sand quarry on our land at Puako.

"I would like to make an addendum to that letter and request the following to be included with this permit: Establish a crushing plant for rock and sand, asphalt black top plant, and scales for weighing trucks. All of this equipment would be located at the site designated on the maps submitted on the above date."

/s/ LESTER HAWTHORNE

The Land Study Bureau's soil productivity rating for both proposed quarry sites is "E" or very poor. The proposed rock quarry site consists of moderately deep to deep volcanic ash, very well drained with a slope of 0 to 20 per cent, with inclusions of undulating terrain (slopes of 7 to 28 per cent). The area is unsuited for machine tillability and has a mean annual rainfall of less than 20 inches.

The proposed sand quarry site consists of sharp "aa" clinkers, excessively drained with a slope of less than 20 per cent. The area is unsuited for machine tillability.

Both sites are presently vacant. The area in the immediate vicinity is vacant. Boise Cascade properties is located adjacent to the Signal Properties Inc., area. No urban population exists within close proximity of the requested areas.

Prevailing winds are from the ocean blowing inland in a westerly or northwesterly direction.

The proposed Hapuna to Anaehoomalu State Highway is approximately 1,200 feet south of the proposed rock quarry site and 2,400 feet south of the proposed sand quarry site.

The proposed sand quarry site is located approximately 2,200 feet from the ocean at its nearest point.

Thank you.

CHAIRMAN: Thank you for the presentation on the staff background. Do the Commissioners have any questions of the staff. All right, Mr. Kawasaki has a question.

COMMISSIONER KAWASAKI: I have a question. Mr. Onuma, will you point out again where the quarry site is going to be and where is the entrance to the Hapuna Beach area?

STAFF PLANNER ONUMA: The proposed quarry site is this area in orange (indicated on the map). This is the entrance to the Puako area.

COMMISSIONER KAWASAKI: Where is the beach road?

STAFF PLANNER ONUMA: This area is where the existing highway ends and it turns makai toward the ocean (pointed out on the map). Puako Bay is located here. The sand quarry site is located mauka of the Hapuna Bay.

CHAIRMAN: Any further question?

All right, if not then, is there a representative or the applicant here to present any testimony?

LESTER HAWTHORNE: Mr. Chairman and members of the Committee. I am Les Hawthorne, Project Coordinator, enforcing the properties. In the planning for the Signal's operation in the Puako area, we have plans for development in that area starting soon after the completion of the new State highway that cuts our property in two.

Our first thinking in making application for this quarry site was to use for our own development in Puako. Since that time, we have had inquiries from the contractors who will be bidding on the new State highway, if the permit is issued, that they would like to buy materials from us for the new State highway.

This quarry, as it is stated in the letter, is in a valley which is not visible from any place in the surrounding areas. The crushing plant will be set low in the valley and the prevailing winds are going from the ocean so that there would be no problem of dust, and we have also sent to the Health Department plans for our equipment with the dust mist spray located on each piece of equipment so this have been taken care of. There will be a water tank there also. We have on our property right now about four wells. Water will be brought from these wells to this tank and that we have sufficient water for any dust problem that we might have.

CHAIRMAN: All right. Do the Commissioners have any question you would like to direct to Mr. Hawthorne?

COMMISSIONER VERIATO: Mr. Hawthorne, there was some mention about housing. What are your timetables for development of that housing project?

HAWTHORNE: Right now, we haven't even done any planning to the plan that was submitted to the Planning Department.

COMMISSIONER VERIATO: Some time back.

HAWTHORNE: Yes, this was submitted about two years ago and that plan has never been changed. Plans right now call for after the construction of the highway.

COMMISSIONER KAHUMOKU: Mr. Hawthorne, any progress report of the historical site areas?

HAWTHORNE: I have a letter here with me in my briefcase and I will submit it to you from Bishop Museum. I have one received from Dr. Emory. They have already made a survey of the rock crushing quarry and they have for our information nothing there. Now, they are doing the sand quarry area for the same purpose. After they have done these two sites, which I have asked them to do first, they will do the entire Puako area. They have done some already and

they have considerable information already when I talked with Dr. Emory about this; so, this has been taken care of. All of these will be considered.

CHAIRMAN: Do I understand correctly Mr. Hawthorne, relating to the first use of the quarry. The first material to be taken out would be used for the contractors who are bidding on the State highway rather than your own.

HAWTHORNE: We thought this would be the first production in the area. That's right, yes.

COMMISSIONER VERIATO: Don't you think it's quite premature for a quarry permit at present because there is no timetable for development?

HAWTHORNE: The contract for road has been let out today. The State Highway Department hopes that the contract will be in operation by the first of this year on this highway. It will take us at least 30 days to get the equipment in operation.

CHAIRMAN: Okay, any further questions? Thank you.

This being a public hearing, is there anyone else wishing to give a testimony in support of this request. Yes.

DAVID BASQUE: My name is David Basque, and I would like to inform the Committee here that I have a lot presently at Puako near the entrance designated for Hotel-Resort area, and with a quarry close like that, it would be much feasible for us to build on it and increase the population or the density for that area. As far as materials, hollow blocks and concrete purposes and also asphalt concrete, right now we have to haul all the way from Kona or all the way from Hilo for any kind of materials and makes it difficult for building. This is the reason I would go for it.

CHAIRMAN: Okay. Anyone else wishing to give a testimony in support of this application? If not, is there anyone else here who wishes to give a testimony in opposition of this request?

If there is no further testimony, unless the Commissioners have some questions they would like to ask, I would entertain a motion that the public hearing be closed.

COMMISSIONER VERIATO: So move.

COMMISSIONER KAHUMOKU: I second.

CHAIRMAN: There is a motion by Mr. Veriato and second by Mrs. Kahumoku that the public hearing be closed. Those in favor signify by saying aye.

COMMISSIONERS: Aye.

CHAIRMAN: Any opposed, say no. None.

Okay. For the information of the Commission and the public, this being a public hearing for a special permit; under the laws which the Commission operates, no action can be taken within 15 days on this request; and during that time, a written testimony may be submitted to the Planning Department. So, the Commission will not be acting on this request until 15 days have passed.

The public hearing was adjourned at 4:17 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :

O. W. Eford Jr.

O. W. Eford, Jr., Chairman
Planning Commission

RECEIVED

DEC 15 1971

State of Hawaii
LAND USE COMMISSION

PLANNING COMMISSION

Planning Department
County of Hawaii

November 24, 1971

The Planning Commission met in regular session at 2:30 p.m., in the Conference Room of the Planning Department, County Building, with Chairman O. W. Efurd, Jr., presiding.

PRESENT: O. W. Efurd, Jr.
Clara K. Kahumoku
Shigeji Kawasaki
Roy H. Nagata
Mauricio Valera, Jr.
Anthony Veriato
Ed C. Watt
Philip I. Yoshimura
Masayoshi Onuma

ABSENT: Masayuki Kai
Skippy T. Yasutake
Akira Fujimoto, Ex-officio Member
Edward Harada, Ex-officio Member

Megumi Kon
Wendell Kimura, Corporation Counsel
Richard Masuda, Public Works

and approximately 15 persons in public attendance

MINUTES Pages 21 to 28 of the minutes of the meeting of October 28, 1971 were approved on a motion of Mr. Veriato, seconded by Mr. Watt, and carried.

Inasmuch as the minutes for the November 11, 1971 meeting were not available, it was stricken off the agenda.

SPECIAL PERMIT Application of Signal Properties, Inc., for a special permit to allow the establishment of a rock quarry and a sand quarry together with allied uses such as a crushing plant for rock and sand, asphalt black top plant, and scales for weighing trucks in Waikoloa South Kohala.

The Chairman stated that this was a special permit request which had a public hearing but because of the 15-day waiting period, action could not be taken. The 15 days having passed, the item was now on the agenda for action.

He also stated that although the deadline for receiving testimony has passed, the following letter was received and he would like to read it.

"Planning Commission, County of Hawaii

"Dear Sirs:

"We wish to protest the granting of a special permit to Signal Properties, Inc. to operate a quarry, crushing plant, asphalt plant and scales at its development project at Puako, South Kohala now and at any time in the future.

"The residents of Puako Beach are presently deluged with thick clouds of dust from acreage cleared by Signal on their Puako lands. This poorly planned clearing of land in this extremely dry area has made this formerly attractive resort almost uninhabitable when the mauka winds blow. The fire hazard is extreme. We are suffering a potential health problem due to this pollution. Our houses are permeated, furnishings almost ruined. Some of us have lost income from would-be vacation rentals.

"We feel Signal Properties Inc. request for a quarry, crushing plant, etc., if granted would add to this already serious situation.

"We hope the Planning Commission will take the above factors into consideration when reviewing this new request by Signal Properties.

"Sincerely yours,

/s/ Mr. and Mrs. Emrich Nicholson
Mr. and Mrs. Robert Erlandson
Dr. and Mrs. Andrew Morgan
Mrs. Walter Ackerman, Jr.

by Emrich Nicholson, #38 Puako Beach Road."

The Chairman inquired whether there were any other correspondence received after the public hearing on the special permit. Staff replied that there were none.

Mr. Veriato stated that it would be a good idea to defer action and have the staff make some investigation as to the merits of the complaints.

Mr. Kawasaki added that maybe the Deputy Director, who was not present, would be able to shed some light on this.

It was moved by Mr. Veriato, seconded by Mr. Watt and carried to defer this matter until the Deputy Director arrived.

PRELIMINARY HEARING	Application for a variance to allow no rear
ZONING VARIANCE	yard setback in lieu of a 20 foot requirement
QUALITY SHEETMETAL CO., LTD.	as prescribed in Section 21-F(1) of the Zoning
WAIAKEA, SOUTH HILO	Ordinance No. 63 for the construction of a
	building located in the Waiakea Industrial Lots
Subdivision, Waiakea, South Hilo and containing an area of 12,114 square	
feet.	

The Chairman called for staff background.

Staff Planner Onuma reported that the applicant, Quality Sheetmetal is requesting a variance from the rear yard building setback of twenty (20) feet for a proposed shop building. The building is approximately 130 ft x 46 ft. and contains approximately 6,250 square feet. The facility is to be located fronting Pohaku Street at the intersection of Pohaku and Kukila Streets in the Kanoelehua Industrial Lots area, Waiakea, South Hilo, TMK: 2-2-58:3.

The subject lot has a frontage of approximately 106 feet and tapers back approximately 149 feet to a 55-foot rear. The lot contains 12,114 square feet and is zoned for "general industrial 1-acre minimum lot size" use.

variance for no setback requirement, for the applicant to build a fire wall at the property line and whether in the case the company fizzles out is it the responsibility of the person acquiring this variance to do away with this firewall if it seems to be an eyesore or contrary to public liking. Is the variance null and void?

He was informed that the fire wall is required by the Building Code and that the variance is granted on the land and does not go with ownership.

The applicant, Roy Kawakami, was present and stated that he would like to have his variance approved because otherwise it will cause hardship as in his type of business they do need undercover areas whereas the plumbers and electricians do not need this for their operation.

Mr. Kawasaki asked the applicant whether he found that from the time his first plans were submitted and approved, where it met the rear setback requirement, he found that it was now necessary to expand that drastically that he needs a variance - that he cannot get by with meeting the rear setback requirement?

The applicant answered that that was correct.

The Chairman asked the staff planner whether he was correct in hearing that when the original plot plan was submitted, that the only problem was with the parking.

Staff planner replied yes; that when the preliminary plan approval was made that the conditions mainly called for a revised parking layout, detailed landscaping plan and setting back an 8-foot wall with fence above to respect the 20-foot rear yard building setback.

The Chairman inquired whether the change in the parking configuration would have provided necessary parking without moving the building.

Staff replied that it could have been incorporated.

Chairman asked whether the only difference in location of the building on the revised plans is just the addition of the extension.

Staff replied yes.

Mr. Watt asked whether he was correct in hearing that there was no side yard setback.

Staff replied that in the MG zone there is no side yard setback requirement except by plan approval.

Chairman inquired whether in the case of this setback area - does the ordinance prevent it from being covered with canopy or porch?

Staff replied that within the front and rear yard you are allowed to project into the required yard space 6 feet and also in the front yard if it can be considered as a porte cochere, projection can be a little longer.

Mr. Watt moved to set this request up for public hearing. Motion was seconded by Mr. Veriato and carried.

SIGNAL PROPERTIES
SPECIAL PERMIT

The Chairman stated that since the Deputy Director was now present the deferred item of Signal Properties could be discussed again.

Deputy Director was informed that a letter was received from the Puako residents complaining of the dust problem.

Mr. Kawasaki asked what relation the dust problem had to do with the granting of the special permit for quarry operation if the complaint is that it is dusty because of land clearing operation - the land clearing operation has no bearing on the quarry permit.

The Deputy replied that the land clearing was being done in a different location. Probably the representative can answer where the clearing is being done. He thought it was behind the Puako Beach Lots.

No representative was present to answer the question.

Mr. Watt also stated that he was interested in knowing whether the applicant definitely had a proposition or was it speculation.

Chairman asked whether he was referring to their wanting to sell.

Mr. Watt said yes, that was why they asked for the quarry in the first place - so now they should be able to say definitely.

Chairman stated that in the original request it did probably involve use on their own property and they also wanted to sell to contractors, but he didn't think it was the sole intent.

It was moved by Mr. Veriato, seconded by Mr. Watt and carried to defer this matter again until a representative of the applicant was present to answer these questions.

PRELIMINARY HEARING
USE PERMIT
PALANI DEVELOPMENT CO.
KEAHUOLU, NORTH KONA

Application of Palani Development Company for a use permit to allow the utilization of a model home as a temporary sales office to be located in the Queen Liliuokalani Village, Unit 1-A, Lot 51 in Keahuolu, North Kona.

The Chairman called for staff background.

The staff planner reported that Palani Development Company has applied for a use permit to allow the utilization of a model home as a temporary sales office during the construction period.

The subject structure is to be located on Lot 51 within the Queen Liliuokalani Village Subdivision off Palani Road, makai of the Kealakehe Homesteads, 1st Series, Keahuolu, North Kona, and described as TMK: 7-4-08:portion 1.

The subject area is located within the State Land Use "Urban" district and is designated as a Single-Family Residential 15,000 square foot zone (RS-15). The experimental subdivision has lot sizes averaging approximately 3,500 square feet which was created under Act 108 Housing Project which was approved by the Hawaii County Council. Presently the land is vacant. The applicant has submitted the following letters with the request.

"Planning Department, County of Hawaii
"Re: Temporary Sales Office - Queen Liliuokalani Village

"Please attach the enclosed letter from C. W. Stevenson, Vice President & Trust Office of the Liliuokalani Trust, authorizing the temporary sales office for Queen Liliuokalani Village, to our application for same. Thank you."

/s/ Kenneth M. Young

Staff replied that the cross hatches were streets - there were no urban areas near by. This area is all Agriculture. The closest is Waiohinu and Naalehu.

Paul Tajima representing the applicant stated that his clients would like the Commission to consider deferring any action on this until the next meeting. During the recess he discussed this with Mr. Tats Fujimoto of the SLUC who informed him that the Commission is required to take action within 45 days after receipt of the letter requesting recommendation from the Commission; however there is a 15-day extension period making a total of 60 days from the date of the receipt of the letter from the LUC which the County if it desires may so select. The reason for the deferment is that the applicant feels that not all the facts have been presented inasmuch as we are still discussing some of the proposals that have been mentioned by staff and this is the applicants intent to present firm commitments on some of these items that have been mentioned by the staff.

It was moved by Mr. Nagata, seconded by Mr. Veriato, and carried to defer action on this at this time.

**SPECIAL PERMIT
SIGNAL PROPERTIES**

There was no representative of the applicant available to answer questions. However a resident of Puako Beach Lots appeared to explain the dust problem. The Chairman again explained that the deadline for accepting testimony on the request had passed.

Mr. Kawasaki felt that if the dust problem is created because of the land clearing and not the quarry preparation this should have no bearing on this special permit request.

It was moved by Mr. Watt, seconded by Mrs. Kahumoku and carried to defer this matter and to have staff investigate the dust problem and make a report to them.

**HAWAII'S NEW COMMUNITIES
CONFERENCE - DECEMBER 7-8
ILIKAI HOTEL, HONOLULU**

Invitation by Governor John A. Burns to participate in the State of Hawaii's New Communities Conference - December 7 and 8, 1971, at the Ilikai Hotel, Pacific Ballroom.

The Deputy reported that funds were available to have one or possibly two members of the Commission attend this conference. The secretary will check with the members later on next week to see whether anyone would be interested in attending.

ELECTION OF OFFICERS

The Chairman stated that an election of officers for the new year will be conducted at the last meeting in December.

Mr. Veriato stated that he will not be able to make the meeting on December 10.

ADJOURNMENT

The Chairman declared the meeting adjourned at 4:45 p.m.

Respectfully submitted,

Mary F. Hara

Mary F. Hara, Secretary pro tem

RECEIVED

NOV 15 1971

PLANNING COMMISSION

Planning Department
County of Hawaii

State of Hawaii
LAND USE COMMISSION

October 28, 1971

The Planning Commission met in regular session at 2:09 p.m., in the Cafetorium of the Konawaena High and Intermediate School, Kealahou, Kona, with Chairman O. W. Efurð, Jr., presiding.

PRESENT: O. W. Efurð, Jr.
Clara K. Kahumoku
Shigeji Kawasaki
Roy H. Nagata
Anthony C. Veriato
Ed C. Watt
Philip I. Yoshimura
Masayoshi Onuma

ABSENT: Masayuki Kai
Mauricio Valera, Jr.
Skippy T. Yasutake
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

David Murakami, Public Works

and approximately 30 persons in public attendance

The Chairman welcomed the public in attendance and explained that the Commissioners have been going out to the districts from time to time. He then introduced the Commission members and the staff.

MINUTES

The minutes of the special meeting held on October 14, 1971 was held in abeyance and the action deferred until the next meeting to give the members an opportunity to review on a motion by Mr. Veriato, seconded by Mrs. Kahumoku and carried.

REPORT

The Chairman read the following two letters:

1. Request by Boise Cascade for reconsideration on the condition imposed in their special permit to operate a quarry at Waikoloa, South Kohala, which required that "the materials removed from the subject site shall be restricted to use within their own development" and mentioned that there was no such restriction on an earlier special permit for a quarry site in the mauka area of Waikoloa.
2. Objectives of the combined forces (Kona Chamber of Commerce and Kailua Nei) for an updated Plan for the Village of Kailua and the realization of a Special and Historical Zoning District resulting from enabling legislation in the form of a County Ordinance with implementation being the responsibility of the Special Commission created by the Ordinance.

CHANGE IN ZONING
C. BREWER & CO., LTD.
NINOLE-PUNALUU, KA'U

Rezoning of approximately 80.3 acres of land located mauka and makai of the Belt Highway in the Ninole-Punaluu area, Ka'u, from Open

CHANGE OF ZONE
JAMES B. WILSON
KALOKO, NORTH KONA

Rezoning of approximately 7.352 acres of land located adjacent to Kaloko Houselots Subdivision in Kaloko Mauka, North Kona, from Agricultural - 3 Acre (A-3a) zone to

Agricultural - 1 Acre (A-1a) zone.

The Chairman called for staff recommendation.

Staff Planner Onuma recommended approval based on the following reasons:

1. Granting of the application would result in a more appropriate land use pattern inasmuch as adjacent properties are zoned for Agricultural - 1 Acre use.
2. The change of zone would not entail unreasonable demand for governmental services.

Mr. Veriato moved to approve this application as specified by the staff. The motion was seconded by Mr. Nagata and adopted unanimously.

ZONING VARIANCE
MARY A. SPRINGER
LANIHAU, NORTH KONA

Application to allow the replacement of a dilapidated dwelling unit within a Resort-Hotel (V-1.25) zone located off Ololi Road in Lanihau 2nd, North Kona.

Mrs. Kahumoku requested for staff recommendation.

Staff Planner Onuma recommended approval of the request based on the following findings:

1. The County has condemned and secured easement right and the dilapidated dwelling for \$7,000. The variance request is to permit the replacement of the dwelling which was involved in the acquisition proceedings.
2. There is a special or unusual circumstance applying to the subject property which exists to a degree which deprives the applicant of substantial property rights which would otherwise be available.

The staff further recommended that the requested variance be granted with the following conditions:

1. That the construction shall begin within one year of the date of approval or the variance shall be deemed null and void.
2. All other applicable regulations shall be complied with.

It was moved by Mrs. Kahumoku, seconded by Mr. Veriato and passed unanimously that the variance be approved as stated by the staff.

LAND USE COMMISSION
SPECIAL PERMIT
SIGNAL PROPERTIES, INC.
WAIKOLOA, SOUTH KOHALA

Application to allow the establishment of a rock quarry and a sand quarry together with allied uses such as a crushing plant for rock and sand, asphalt black top plant, and scales for weighing trucks in Waikoloa,

South Kohala.

The action was deferred to the following month's meeting in November because the State Land Use Commission's regulation prohibits decision on such a petition earlier than 15 days after the public hearing.

LAND USE COMMISSION
CHANGE OF BOUNDARY
LYDIA P. HALAS
HONALO, KUAMOO
NORTH KONA

This was earlier deferred in the meeting and brought up for action at this time.

Mrs. Kahumoku requested for staff recommendation.

Staff Planner Onuma recommended denial based on the following reasons:

1. The existing roadway leading to the subject property is inadequate to serve the proposed subdivision.
2. The existing water system cannot serve the proposed subdivision. Existing system can provide adequate water pressure up to approximately the 1,460 foot elevation.

Mr. Watt moved to deny this application. The motion was seconded by Mr. Kawasaki and adopted unanimously.

ADJOURNMENT

It was moved by Mrs. Kahumoku, seconded by Mr. Kawasaki and passed that the meeting be closed. The Chairman adjourned the meeting at 5:48 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :

O. W. Eford, Jr., Chairman
Planning Commission

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

RECEIVED

DEC 17 1971

State of Hawaii
LAND USE COMMISSION

RECEIVED
COUNTY PLANNING
Date: SEP 8 71
File No.:

FOR OFFICIAL USE ONLY

Date petition and fee received by
Commission _____

Date petition is scheduled for public
hearing _____

Date Commission took action and its
ruling _____

APPLICATION FOR SPECIAL PERMIT

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

Establish a rock quarry and a sand quarry for development of roads in surrounding areas of Puako.

Description of Property: Tax Map No. 6-8-01 (See attached map.)
Zoned A-3 USGSH-5, 14 & 15

Petitioner's interest in subject property: Signal owns property at proposed rock quarry and holds option on proposed sand quarry site.

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

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

See attached.

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

Encl. Check #143 - Sept. 8, 1971
Signal Properties, Inc.

Signature Lesler Hawthorne
Address P. O. Box 1217, Hilo 96720
Telephone 935-9788

This space for official use

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

REMARKS:

Signal Properties, Inc.

P. O. Box 1217
Hilo, Hawaii 96720
Telephone (808) 935-9788



Lester Hawthorne
Project Coordinator

September 8, 1971

COUNTY OF HAWAII
COUNTY PLANNING DEPARTMENT

Application for Special Permit

Petitioner's reasons for requesting Special Permit:

Signal Properties, Inc. is requesting this Special Permit to establish a rock quarry on our land at Puako for the eventual development of roads in this area.

At the present time, to our understanding, the closest quarries are in Hilo and Kona. To haul aggregate this long distance would make the price prohibitive. *Washburn*

The area selected for the rock quarry (shown in tan color on enclosed map) is excellent for this purpose for the following reasons:

1. The crusher would be located in a valley completely hidden from all surrounding areas.
2. The knolls surrounding this valley would be used as material for the crusher. These knolls would have to be cut off eventually for the development of house lots.
3. Signal has four wells on the adjacent property. This water would be piped to the crushing plant to establish dust control on all of the equipment.
4. All soil would be stockpiled and reserved until operations have ceased. This soil would then be spread around to cover up and level out the entire area making it suitable for the building of homes.

The area shown in yellow on the enclosed map is "aa". Included on the rock quarry permit, we also request permission to use this "aa" to manufacture sand.

The only "aa" to be removed from this area will be the high mounds as this area must be leveled off eventually for the development at Honokaope Bay. *Use?*

General Offices:

SIGNAL PROPERTIES, INC., 1010 Wilshire Boulevard, Los Angeles, California 90017 (213) 482-0722

one of The Signal Companies 

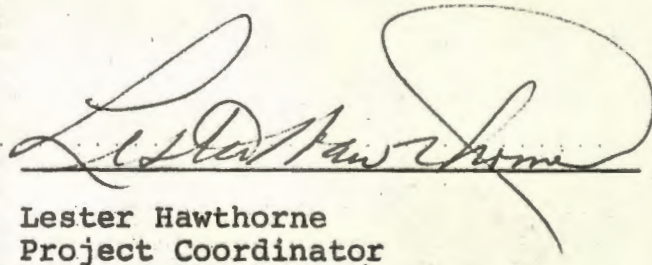
County of Hawaii
County Planning Department
September 8, 1971
Page -2-

No excavation will be done until a full report by Bishop Museum or someone designated by them has made a complete historical survey. All historical sites will be preserved.

Because of the foregoing, we are asking for a 500 acre site.

At present we feel that five years will be sufficient time for this permit to be in effect.

Signal will leave all areas in a cleaner and safer condition and make the land more useable than it is at the present time.



Lester Hawthorne
Project Coordinator



UAEHO
IKOLA
FLOW

Waawaa Point
Lae o Pulli
Waikunai Pt
Makouia Bay
Herakopoe Bay
Titirohehe Bay

Keonapukalua
Lae o Panipou
Lae o III
Punua Bay
action
Landing

309
Pck A

TRUE NORTH
1" = 2,000'

SAUND QUARRY

ANIKU
LAVA
FLOW

high dirt
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FLOW

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Haukape Bay
Point 2
Waawaa Point
Lae o Pull
Makua Bay
Wakumatae Pt

Lae o Penipou
Lae o III
Keznapukalua Bay
Pauoa Bay
Landing

309
Rock A

TRUE NORTH
1" = 2,000'

SAND QUARRY

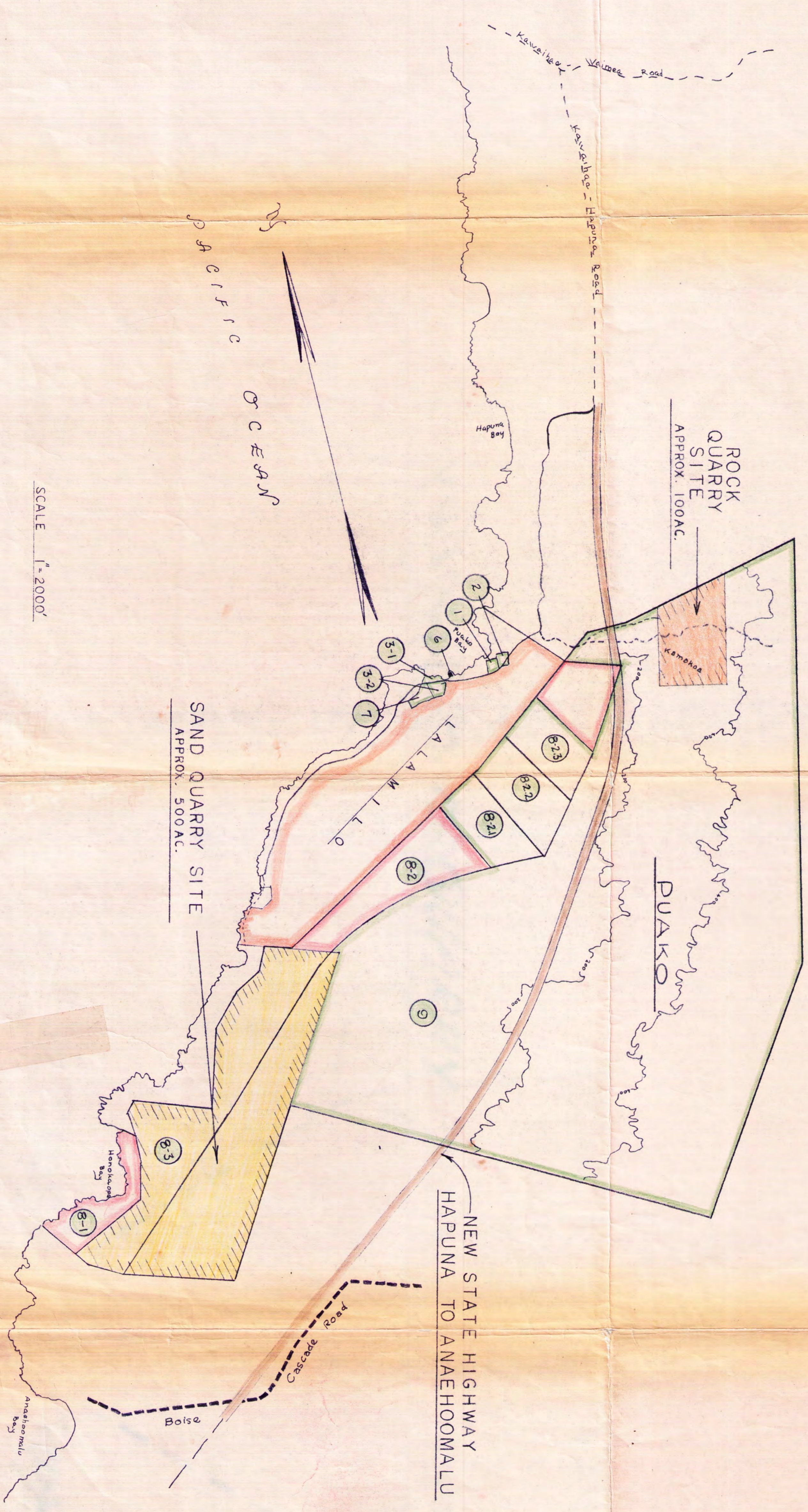
LAVA


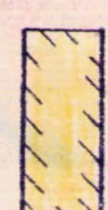

FLOW

Rock A
Point

Puiko
Te
Liku
ua

PROPOSED QUARRY SITES
AT PUAKO, HAWAII
for
SIGNAL PROPERTIES INC.
TAX MAP 6-8-01



-  ROCK QUARRY
-  SAND QUARRY
-  SIGNAL PROP. NOS.

9-4-71

SPTI-122 SIGNAL PROPERTIES INC.

KAWAIHAE HARBOR

HAPUNA BEACH

PUAKO HOUSELOTS

ROCK QUARRY

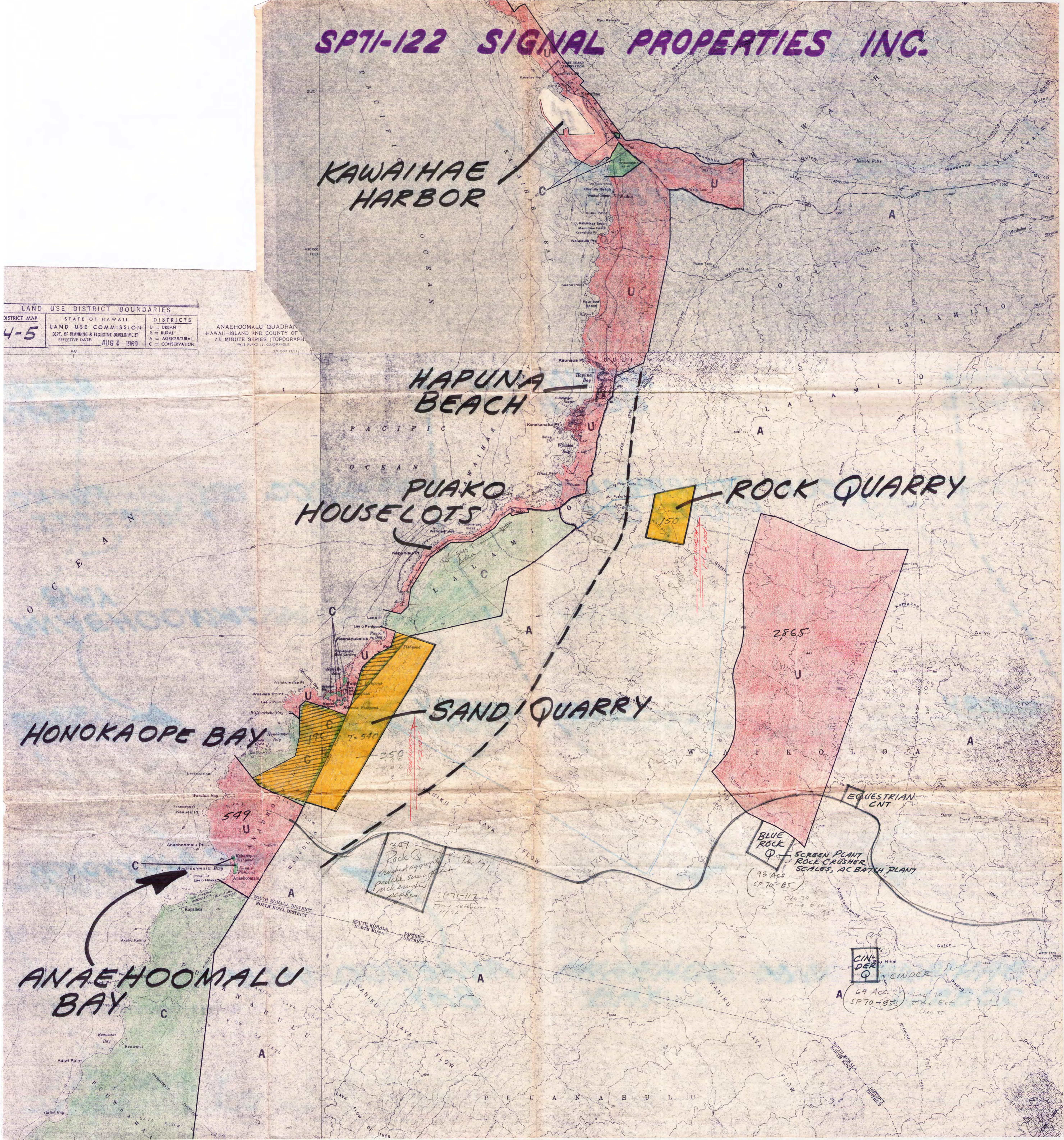
SAND QUARRY

HONOKA OPE BAY

ANAEHOOMALU BAY

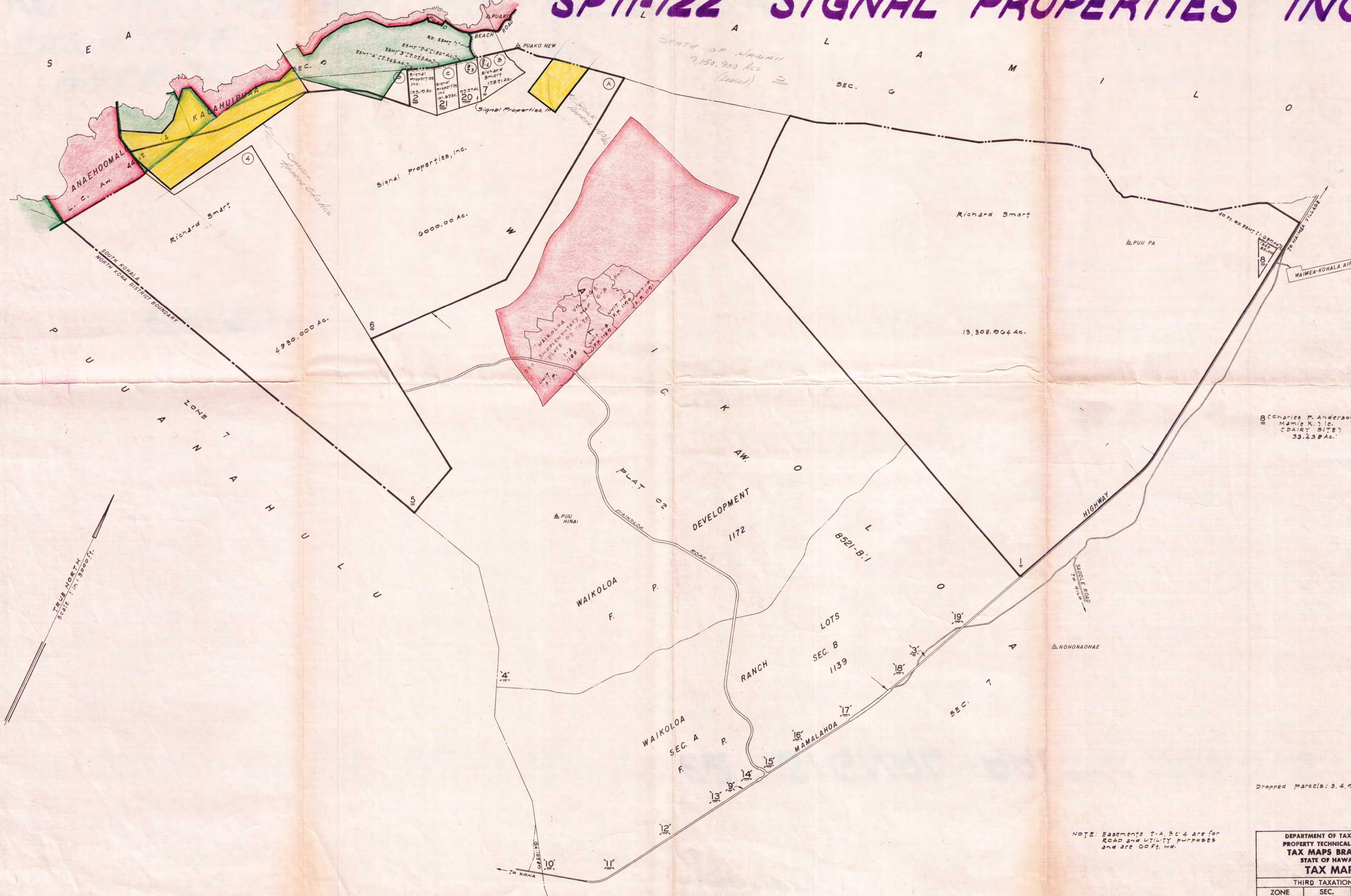
LAND USE DISTRICT BOUNDARIES	
DISTRICT MAP 4-5	STATE OF HAWAII LAND USE COMMISSION DEPT. OF PLANNING & ECONOMIC DEVELOPMENT EFFECTIVE DATE: AUG 4 1969
DISTRICTS	
U = URBAN	
R = RURAL	
A = AGRICULTURAL	
C = CONSERVATION	

ANAEHOOMALU QUADRAN HAWAII-ISLAND AND COUNTY OF 7.5 MINUTE SERIES (TOPOGRAPHIC) 1954 1:250,000 FEET



SPTI-122 SIGNAL PROPERTIES INC.

STATE OF HAWAII
9,150,900 Acs
(Leased)



DWG. NO.: 5007
 DATE: MARCH 3, 1971
 SOURCE: U.S.G.S. MAP FILE PLANS, ETC.
 BY: H.N. - RT.

8 (Charles P. Anderson d/wf. Mamie K. Le. (DAIRY SITE) 33.23 ac.)

Dropped Parcels: 3, 4, 9 to 10 incl.

NOTE: Easements 2-A, 3, 4 are for ROAD and UTILITY purposes and are 60 ft. wd.

DEPARTMENT OF TAXATION PROPERTY TECHNICAL OFFICE TAX MAPS BRANCH STATE OF HAWAII TAX MAP		
THIRD TAXATION DISTRICT		
ZONE	SEC.	PLAT
6	8	01
SCALE: 1 IN. = 3000 FT.		

FOR PROPERTY ASSESSMENT PURPOSES
SUBJECT TO CHANGE

POR. WAIKOLOA, SOUTH KOHALA, HAWAII