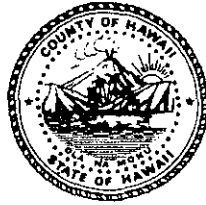


William P. Kenoi
Mayor



BJ Leithead Todd
Director

Margaret K. Masunaga
Deputy

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563

County of Hawai'i PLANNING DEPARTMENT

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

November 20, 2012

Ms. Erin K. Rietow, Project Manager
Advanced Compliance Solutions, Inc.
P.O. Box 30094
Honolulu, HI 96820

Dear Ms. Rietow:

SUBJECT: Non-Significant Zoning Change Application (NZC-12-000015)
Agent: ADVANCED COMPLIANCE SOLUTIONS, INC.
Applicant: HU HONUA BIOENERGY, LLC
Land Owner: MAUKALOA FARMS, LLC
Makahalanaloa, South Hilo, Hawai'i
Tax Map Key: (3) 2-8-008:104

The applicant proposes to adjust the zoning boundaries to align the County Zoning of Agricultural (A-20a) and Industrial (MG-5a) with the present State Land Use designated Agricultural and Urban areas.

The subject parcel consists of 25.57 acres. Proposed changes, in acres, to the zoning areas are as follows:

Area	A-20a	MG-5a
1	-0.530	+0.530
2	-0.024	+0.024
3	-0.090	+0.090
Total	-0.644	+0.644

With a parcel area of 25.57 acres and the requested zoning change area of 0.644 acre, the change is approximately 2.6% of the parcel.

According to Section 25-2-45 of the Zoning Code regarding Non-Significant Zoning Changes, the Planning Director may administratively grant non-significant zoning changes that must comply with the designations for the property set forth in the general plan and any development plan adopted

Ms. Erin K. Rietow, Project Manager
Advanced Compliance Solutions, Inc.
Page 2
November 20, 2012

by ordinance, and must not result in an increase or decrease in any zoning designation affecting more than five percent of the area, or one acre, of any lot, whichever is less.

Upon review of the request, we have determined that it complies with the criteria set forth in Section 25-2-45(2) of Chapter 25, Hawai'i County Code, for determining non-significant zoning changes:

- 1) The area under review is in compliance with the General Plan. The County of Hawai'i General Plan (2005) became effective on February 9, 2005. The subject parcel is designated as "Intensive agricultural" and "Industrial" on the Land Use Pattern Allocation Guide (LUPAG) Map.
- 2) The adjustment of zoning boundaries does not result in an increase or decrease in any zoning designation affecting more than five percent of the area, or one acre, of the lot. The increase/decrease of 0.644 acre for each zoning designation is less than five percent of each zoned area.

Based on the above, we hereby administratively grant the requested non-significant zoning change.

Should you have any questions, please feel free to contact Jonathan Holmes at 961-8146.

Sincerely,



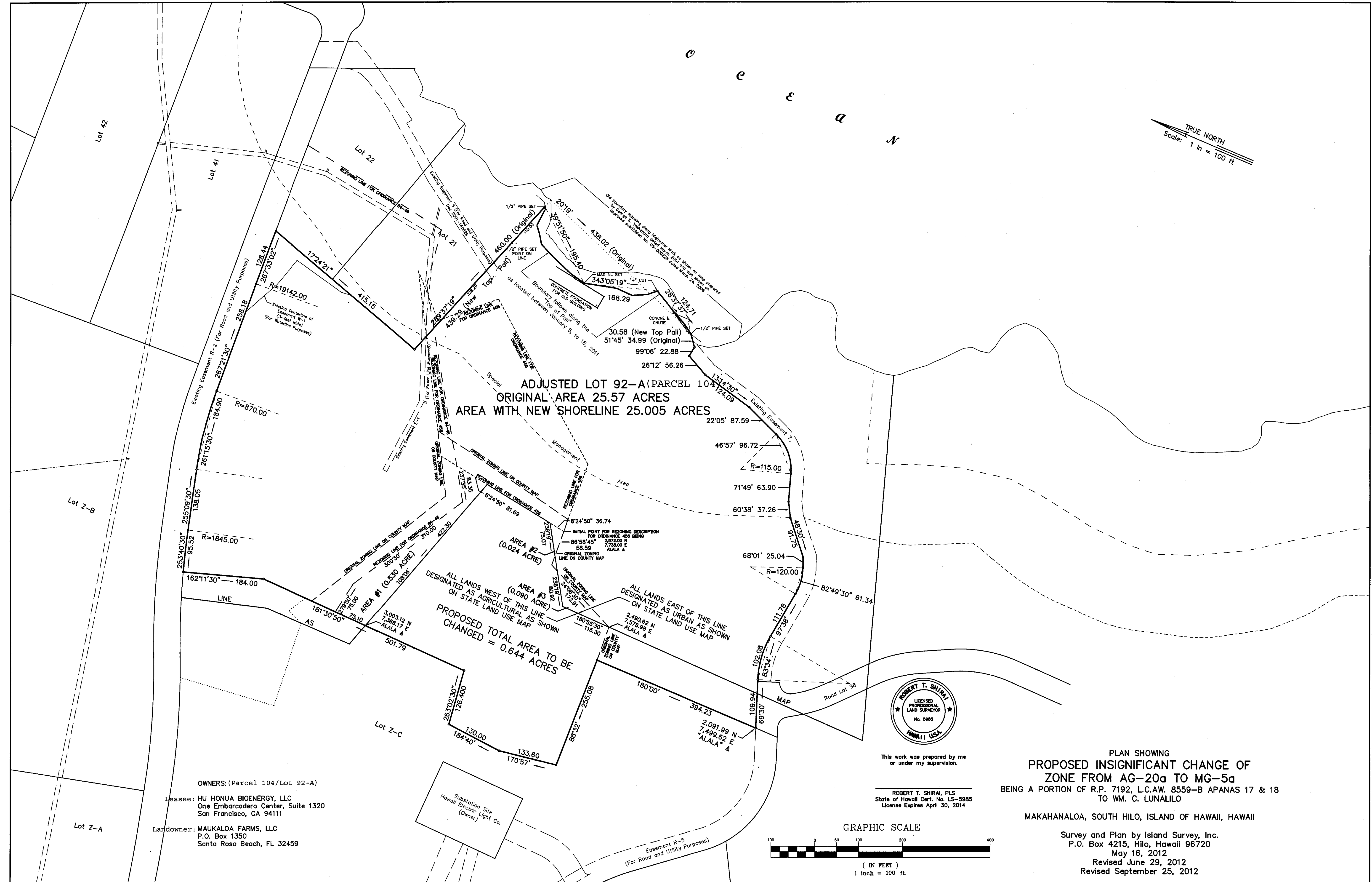
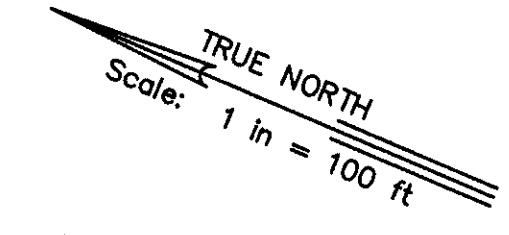
BJ LEITHEAD TODD
Planning Director

JRH: nci

P:\Admin Permits Division\Non Significant Zoning\2012 Requests\NZC-12-000015 Hu Honua\ Determination.Doc

xc: w/app Hawai'i County Council
Real Property Tax Division-Hilo
Planning-GIS Section (Gilbert Bailado)

xc: ltr only: Hu Honua Bioenergy, LLC



ADJUSTED LOT 92-A (PARCEL 104)
 ORIGINAL AREA 25.57 ACRES
 AREA WITH NEW SHORELINE 25.005 ACRES

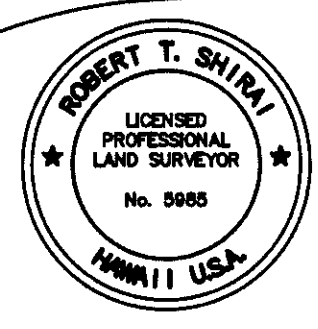
PROPOSED TOTAL AREA TO BE CHANGED = 0.644 ACRES

ALL LANDS WEST OF THIS LINE DESIGNATED AS AGRICULTURAL AS SHOWN ON STATE LAND USE MAP

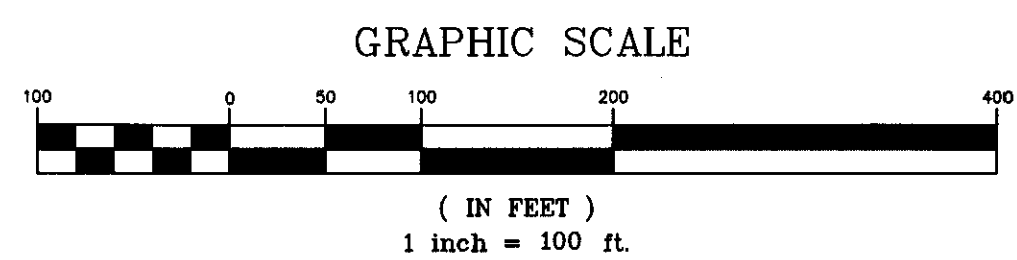
ALL LANDS EAST OF THIS LINE DESIGNATED AS URBAN AS SHOWN ON STATE LAND USE MAP

OWNERS: (Parcel 104/Lot 92-A)
 Lessee: HU HONUA BIOENERGY, LLC
 One Embarcadero Center, Suite 1320
 San Francisco, CA 94111
 Lessor: MAUKALO A FARMS, LLC
 P.O. Box 1350
 Santa Rosa Beach, FL 32459

Substation Site
 Hawaii Electric Light Co.
 (Owner)



This work was prepared by me or under my supervision.
 ROBERT T. SHIRAI, PLS
 State of Hawaii Cert. No. LS-5985
 License Expires April 30, 2014



PLAN SHOWING
 PROPOSED INSIGNIFICANT CHANGE OF
 ZONE FROM AG-20a TO MG-5a
 BEING A PORTION OF R.P. 7192, L.C.A.W. 8559-B APANAS 17 & 18
 TO WM. C. LUNALILO
 MAKAHANALOA, SOUTH HILO, ISLAND OF HAWAII, HAWAII

Survey and Plan by Island Survey, Inc.
 P.O. Box 4215, Hilo, Hawaii 96720
 May 16, 2012
 Revised June 29, 2012
 Revised September 25, 2012