

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for SPECIAL)
MANAGEMENT AREA USE PERMIT)
by)
HILO COAST PROCESSING COMPANY)
for) SMA USE PERMIT NO. 19
CERTAIN EQUIPMENT AND)
STRUCTURAL IMPROVEMENTS)
at)
Pepeekeo Mill, Pepeekeo, South)
Hilo, Hawaii)
_____)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on October 28, 1976, considered the application of HILO COAST PROCESSING COMPANY for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow certain equipment and structural improvements at Pepeekeo Mill, Pepeekeo, South Hilo, Hawaii, Tax Map Key 2-8-07:portion of 53.

The Commission has found that:

Approval of the subject request will not be in conflict with the purpose and intent of the Environmental Shoreline Protection Act (Act 176, SLH 1975) or Rule 9 of the Planning Commission. The construction of the proposed improvements in the area under consideration will not be detrimental to the Special Management Area (SMA) in that it will not result in the loss of valuable resources nor will it foreclose management options. The proposed improvements will not reduce nor impose restrictions upon public access to beaches, recreational areas, or natural reserves, nor will it reduce the size of any such area.

The area under consideration is the site of the Pepeekeo raw sugar mill factory and has been committed to industrial uses associated with agriculture for over seventy years. The ultimate purpose of the subject request is to allow the consolidation of the existing operations of two mills by increasing the capacity of the Pepeekeo Mill. This action will essentially promote the efficiency of sugar operations, focus activities in one central location and aid in maintaining the viability of sugar production. In addition, the Pepeekeo Mill meets Federal and State air and water pollution control regulations. The construction of the proposed improvements will not alter this compliance.

In analyzing the potential adverse impact of the petitioner's proposed overall expansion project, it has been found that the cumulative effects will not be detrimental to the SMA. The area does not serve recreational, open space, needed ecosystem

or other resource purposes nor will the proposed action extend the industrial use into areas which serve such purposes.

Based on the above, it is determined that the proposed action is not in conflict with the purpose, policies and guidelines of the Environmental Shoreline Protection Act or Rule 9, nor is it contrary to the County General Plan or to State and/or County long-term environmental goals and policies.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the following pursuant to the authority vested in it by Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection:

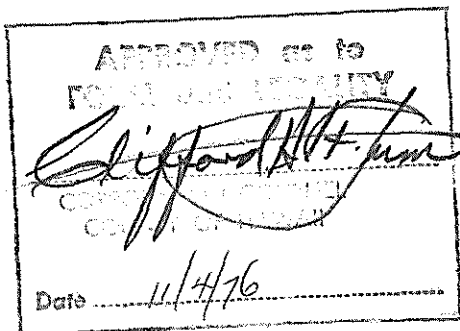
- 06/20/77* 1. ^{expansion} A steel building to house three new sugar pans;
- 2/15/77* 2. ^{expansion} Two sugar juice evaporator vessels;
- 06/20/77* 3. ^{expansion} Removal of existing boiling house building roof to accommodate a sugar juice clarifier vessel;
- 3/22/77* 4. Four steel juice heat exchangers;
- 06/20/77* 5. A steel machine shop and welding shop building;
- 12/27/77* 6. 1,040 square foot extension to the existing sugar boiling house building;
7. Steel molasses storage tank; and
- 06/20/77* 8. ^{expansion} Associated pumps, drives, and piping required to use the new equipment with the existing processing machinery.

Approval of the SMA Use Permit is subject to the following conditions:

1. That the proposed improvements shall conform to the representations made by the petitioner and the plans submitted with the request.
2. That construction of the first increment of the proposed expansion program shall commence within one year from the effective date of the Special Management Area Use Permit and be completed within two (2) years thereafter. Future improvements, as outlined in the request, shall be commenced within five (5) years of the effective date of the SMA Use Permit.
3. That all other applicable rules and regulations, including Plan Approval and Department of Health requirements, shall be complied with.

The effective date of this permit shall be October 28, 1976.

Dated at Hilo, Hawaii, this 8th day of November.



Leon K. Sterling, Jr.
Leon K. Sterling, Jr. Chairman