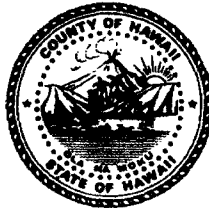


William P. Kenoi  
Mayor

William T. Takaba  
Managing Director



Lono A. Tyson  
Director

Ivan M. Torigoe  
Deputy Director

**County of Hawai'i**  
**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**  
25 Aupuni Street • Hilo, Hawai'i 96720  
(808) 961-8083 • Fax (808) 961-8086  
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**MEMORANDUM**

**Date :** May 25, 2010  
**To :** BJ LEITHEAD TODD, Planning Director  
**From:** LONO A. TYSON, Director *YT*  
**Subject:** **Special Management Area Use Permit Application (SMA 10-000042)**  
Request: To Allow the Development of Up to 60 Residential Units with a Restaurant, Fitness and Wellness Center and Related Amenities  
**Change of Zone Application (REZ 10-000126)**  
Request: RM-30 to Project District  
**Applicant: Kona Country Club, Inc.**  
TMK: 7-8-10:101

We have reviewed the subject application and offer the following recommendations:

DEPARTMENT COMMENTS: REFER TO COMMENTS BELOW

WASTEWATER COMMENTS: (Contact Wastewater Division for details.)

- No comments
- Require connection of existing and/or proposed structures to the public sewer in accordance with Section 21-5 of the Hawai'i County Code.
- Require Council Resolution to approve sewer extension in accordance with Section 21-26.1 of the Hawai'i County Code. Complete D.E.M. Sewer Extension Application.
- Require extension of the sewer system to service the proposed subdivision in accordance with Section 23-85 of the Hawai'i County Code.
- If required by the Director of the Department of Environmental Management ("Director of DEM"), applicant shall conduct a sewer study in accordance with the then applicable wastewater system design standards prior to approval to connect to the County sewer system. Applicant shall provide such sewer line or other facility improvements as the Director of DEM may reasonably require, which the sewer study may indicate are advisable for mitigation of impacts of the proposed project. Contact Wastewater Division Chief for details.
- Other: \_\_\_\_\_

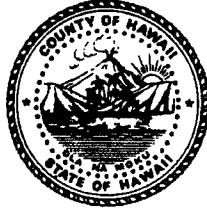
SOLID WASTE COMMENTS: (Contact Solid Waste Division for details.)

- No comments
- Commercial operations, State and Federal agencies, religious entities and non-profit organizations may not use transfer stations for disposal.
- Aggregates and any other construction/demolition waste should be responsibly reused to its fullest extent.
- Ample and equal room should be provided for rubbish and recycling.
- Green waste may be transported to the green waste sites located at the Kailua and Hilo transfer stations, or other suitable diversion programs.
- Construction and demolition waste is prohibited at all County Transfer Stations.

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- Submit Solid Waste Management Plan in accordance with attached guidelines.
- Existing Solid Waste Management Plan is to be followed. Provide update to the department on current status.
- Other: \_\_\_\_\_

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February 12, 2009

**SOLID WASTE MANAGEMENT PLAN**  
Guidelines

**INTENT AND PURPOSE**

This is to establish guidelines for reviewing solid waste management plans, for which special conditions are placed on developments. The solid waste management plan will be used to: (1) promotes and implement recycling and recycling programs, (2) predict the waste generated by the proposed development to anticipate the loading on County solid waste management facilities, and (3) predict the additional vehicular traffic being generated because of waste and recycling transfers. A qualified consultant shall prepare a suitable solid waste management plan for review by the Department of Environmental Management.

**REPORT**

The Solid Waste Management Plan will contain the following:

1. Description of the project and the potential waste it may be generating: i.e. analysis of anticipated waste volume and composition. This includes waste generated during the construction and operational or maintenance phases. Waste types shall include (but not be limited to):
  - A. Organics (including food waste and green wastes);
  - B. Construction and Demolition;
  - C. Paper (including cardboard);
  - D. Metal (including ferrous and non-ferrous metals);
  - E. Plastic;
  - F. Special (including ash, sludge, treated medical, bulky items, tires);
  - G. Household Hazardous (including paint, vehicle fluids, oil, batteries); and
  - H. Glass.
2. Indicate onsite source separation facilities by waste type; i.e. source separation bins of glass, metal, plastic, cardboard, aluminum, etc. Provide ample and equal space for rubbish and recycling.
3. Identification and location of the proposed waste reduction, waste re-use, recycling facility or disposal site and associated transportation methods for the various components of the development's waste management system, including the number of

vehicle movements and associated routes that will be used to transport the waste and recycled materials.

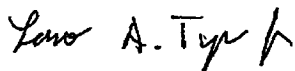
4. The report will include identification of any impacts to County-operated waste management facilities, and the appropriate mitigation measures that will be implemented by the development to minimize these impacts.
5. Analysis will be based on the highest potential use or zoning of the development.

REQUIREMENTS AND CONDITIONS

1. A solid waste management plan will be prepared for all commercial developments, as defined under the policies of the Department of Environmental Management, Solid Waste Division.
2. The Department of Environmental Management will require the developer to provide or resolve all recommendations and mitigation measures as outlined in the solid waste management plan; besides any conditions placed on the applicant herein.
3. A State of Hawaii licensed engineer will draft and certify in writing the solid waste management plan as complying with applicable Federal, State and County of Hawai'i solid waste laws, regulations, and administrative rules.

Should you require additional information, please contact Michael Dworsky, P.E., Solid Waste Division Chief at 808-961-8515.

CONCUR:



Lono A. Tyson  
DIRECTOR