

March 15, 1977

Mr. Willis Sanburn, Vice President
Boise Cascade Home and Land Corporation
130 Merchant Street, Suite 1801
Honolulu, HI 96813

Re: Special Permit Applications
Tax Map Keys 6-8-01:portion 26 and 6-8-01:5 (por.)

The Planning Commission at its regular meeting of March 14, 1977 considered your applications for a special permit to allow the establishment of a temporary construction and maintenance yard on 7.09 acres of land located makai of the King's Trail and the establishment of a Waste-water Reclamation Plant (STP) on 17.6 acres of land located mauka of the Queen Ka'ahumanu Highway within the State Land Use Agricultural District, Anaeho'omalu, South Kohala, Hawaii.

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

1. That the sewage treatment plant and the temporary construction and maintenance yard shall conform substantially to the representations made by the petitioner and the plans submitted with the applications.
2. That the developments shall be confined within the area defined by the metes and bounds descriptions submitted with the applications.
3. That the sewage treatment plant shall be operational prior to the issuance of the occupancy permit for the first hotel at Anaeho'omalu.
4. That an archaeological walk-through survey of the sewage treatment plant site shall be conducted prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in writing before the survey is undertaken and shall submit a full report of the survey to the Planning Director prior to obtaining a grading permit.

EXHIBIT 4

MAR 19 1977

Mr. Willis Sanburn

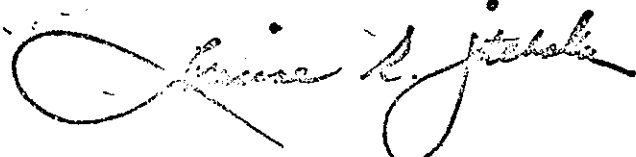
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5. That the petitioner shall submit a plan for reducing the visual impact of the sewage treatment plant from the Queen Ka'ahumanu Highway, meeting the approval of the Planning Director. Said plan shall include alternative ways of reducing the visual impact.
6. That construction of the facilities, including landscaping, for the temporary construction and maintenance yard shall commence prior to the construction of the first hotel and be completed within one (1) year thereafter.
7. That the petitioner shall document through mapping and photographs any archaeological areas as reported in Bishop Museum Manuscript 110876 (Archaeological Reconnaissance Survey of Waikoloa Lands Mauka of King's Trail, Island of Hawaii) within the temporary construction and maintenance yard site. Such documentation shall be undertaken prior to the issuance of a grading permit. The petitioner shall notify the Planning Director in writing prior to the commencement of said documentation and shall submit a full report to the Planning Director prior to obtaining a grading permit.
8. That development, including landscaping and fencing, within the temporary construction and maintenance yard site shall be a minimum of 100 feet from the mauka edge of the King's Trail.
9. That the temporary construction and maintenance yard use shall terminate within ten (10) years from the effective date of approval of the Special Permit or upon its abandonment, whichever comes first.
10. That all other applicable rules and regulations, including plan approval, shall be complied with.

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

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



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

lat:lgv

cc Mr. James R. Bell
State Land Use Commission
DPED, Land Use Division



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Suite 1795, Pacific Trade Center, 190 S. King Street, Honolulu, Hawaii 96813

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June 8, 1977

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HAWAII PLANNING COMMISSION
25 Aupuni Street
Hilo, Hawaii 96720

GORDAN FURUTANI
Executive Officer

Attention: Mr. Sidney Fuke, Planning Director

Gentlemen:

At its meeting on May 12, 1977, the Land Use Commission voted to approve a Special Permit request by Boise Cascade Home and Land Corporation, Hawaii (SP77-261) to allow the following:

- (a) establishment of a wastewater reclamation plant on 17.6 acres of land situated within the State Land Use Agricultural District at Anaeho'omalu, South Kohala, Hawaii, Tax Map Key 6-8-1: portion 5; and
- (b) establishment of a temporary construction and maintenance yard on 7.906 acres of land situated within the State Land Use Agricultural District at Anaeho'omalu, South Kohala, Hawaii, Tax Map Key 6-8-1: portion 26.

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

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

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encls.

cc: Boise Cascade Home & Land Corp.
Dept. of Taxation, Hawaii
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Dept. of Planning & Economic Development
Office of Environmental Quality Control
Division of Land Management, DLNR