

COUNTY OF HAWAI‘I PLANNING DEPARTMENT

BACKGROUND REPORT

HAWAIIAN ACRES COMMUNITY ASSOCIATION **AMEND SPECIAL PERMIT NO. 845 (PL-SPP-2025-000090)**

HAWAIIAN ACRES COMMUNITY ASSOCIATION (HACA) is requesting to amend Special Permit No. 845, which was issued in 1993 and amended in 2014, to include the development and operation of a certified community kitchen, expand community uses on the property, and amend Condition No. 8 to allow an increase in the number of farmers’ market stalls from 20 to 25. The subject property is located at 16-1325 Moho Road (Road 8), at the northeast corner of its intersection with Po‘olā Road (Road C), Hawaiian Acres, Kea‘au, Puna, Hawai‘i, TMK: (3) 1-6-052:002.

APPLICANT'S AMENDMENT REQUEST

1. **Request:** The applicant is requesting to amend Special Permit No. 845 as follows:
 - Allow the development and operation of a community certified kitchen within a new, 2,100 square foot (30’x70’) multi-use community center building, parking, and related improvements on the back half of the property. This new building will replace the older community center structure that was destroyed in a fire in 2023. According to the application, this ADA-compliant structure will include the community certified kitchen, classroom/workshop/event space, two shared office spaces, two public restrooms and storage. The community certified kitchen will include cooking, packaging/labeling, and value-added processing areas and is anticipated to operate 7 days a week from 8:00 a.m. to 7:00 p.m. and accommodate up to 12 people at a time. There will be a kitchen manager responsible for managing the kitchen schedule, ensuring compliance with policies, and coordinating use to avoid conflict with larger community events in the center.

The new multi-use community center building will host all community activities that were permitted to be held in the old community center structure (e.g., exercise/fitness programs, instructional classes, and fundraising events) and most of the new activities articulated below.

- Expand community uses on the property including the frequency of classes/activities from two classes per day to four classes per day with 10 to 15 participants per activity/class between the hours of 9:00 a.m. and 9:00 p.m.
Additional proposed uses include:
 - Educational activities related to the certified kitchen (e.g., food handling and labeling requirements, culinary arts, nutrition, general excise tax licensing, and value-added food processing);
 - Monthly or bi-monthly HACA board meetings and Hawaiian Acres Road Corporation (HARC) meetings with 20-50 attendees;
 - Monthly Hawaiian Acres Volunteer Fire Fighters training for up to 30 participants between 4:30 p.m. and 6:30 p.m.
 - Weekly and monthly food distribution activities (e.g., weekly Vibrant Hawai‘i ‘Kaukau for Keiki’, monthly Food Basket ‘Kūpuna Pantry Program’, and ‘Da Box’ Community Supported Agriculture (CSA) program.
 - Large events (e.g., fundraisers/holiday-specific celebrations) with up to 50 participants at a time and 100 total participants over four hours.
 - The applicant proposes to repurpose the foundation/pony walls and existing septic system related to the burnt-down community center building by constructing a covered pavilion with grills and public restrooms.
 - The applicant requests flexibility to add future community-serving programs or activities as needs/opportunities arise, without having to amend the Special Permit each time if they are similar in nature and less intensive than currently approved uses. This would save time and County resources while allowing the facility to adapt to evolving community needs.
- Amend Condition No. 8 to increase the number of vendor stalls from 20 to 25.
The farmers’ market is expected to relocate to the northeast side of the multi-use community center building on a proposed grass area within the parking lot (note that the site plan in the application shows the farmer’s market in its current

location rather than the proposed grass area. The farmers' market will continue to be held one day a week for 4 to 6 hours. Under this amendment request, the number of vendors will be capped at 25 and the applicant anticipates that there will be approximately 50 visitors on site at any given time and approximately 200 visitors for the 6-hour period.

2. **Reasons for the Requests:** The Hawaiian Acres subdivision, established in 1958, is a large rural subdivision developed without full public utility infrastructure. The Hawaiian Acres Community Association (HACA), founded in 1961, has long worked to improve conditions for residents and foster community connection. Since the COVID-19 pandemic, HACA members and local volunteers have provided essential food distribution and social service navigation, partnering with organizations such as Vibrant Hawai'i and the Hawai'i Island Food Basket to support kūpuna, families, and other vulnerable residents. The 2023 fire that destroyed the Hawaiian Acres Community Center significantly reduced the ability to deliver these services, forcing operations into the smaller on-site fire house and limiting outreach, emergency preparedness, and program delivery.

To restore and expand these capabilities, the applicant seeks to amend its special permit to construct a new multi-use community building that includes the construction and operation of a certified community commercial kitchen, funded in part by a County of Hawai'i grant and fiscally sponsored by Puna Mākaukau, a 501(c)(3) nonprofit organization. The proposed facility will provide a permanent, code-compliant location for food preparation, distribution, and value-added agricultural production, benefiting households impacted by inflation, unemployment, and food or housing insecurity, with a focus on low- and moderate-income residents. As part of the island-wide Resilience Hub network, the kitchen will also enhance disaster readiness and recovery capacity, supporting the County's broader goals for community resilience, food security, and rural economic development.

3. **Project Cost and Timeframe:** The estimated cost of the project is \$597,075 which will be paid through grant funds from the County of Hawai'i and private funding from HACA. The applicant anticipates the construction of the multi-use community center building, including the certified kitchen and related improvements, to be complete within

two years and construction of the proposed pavilion within five years, depending on funding availability.

4. **Landowner:** Hawaiian Acres Community Association.
5. **Supporting Information: (Planning Department Exhibit 1 – Amendment Requests to Special Permit No. 845 accepted May 30, 2025).**

BACKGROUND INFORMATION

6. **July 15, 1993:** The Planning Commission approved Special Permit No. 845 to allow the establishment of a volunteer fire station, community center and related improvements situated on three (3) acres of land.
7. **November 12, 2012:** A Warning Letter from the Planning Department dated November 7, 2012 was issued to the Hawaiian Acres Community Association for operating a farmers' market in violation of conditions of Special Permit No. 845.
8. **September 4, 2014:** The Planning Commission approved a slate of amendments to Special Permit No. 845, including allowing additional uses within the community center, a farmers' market, and a one-year time extension to comply with Condition No. 4 (construction timeline of the community center and volunteer fire station).
9. **Early 2020:** A courtesy warning communication was sent to HACA addressing lack of compliance with Condition 4 of the Special Permit which prohibited parking on Road 8 and Road C related to HACA activities. This initial communication was not responded to then but was subsequently brought to the attention of HACA in 2025. By letter dated March 14, 2025, HACA leadership responded indicating that the farmers' market had suspended activities since the community center burned down in 2023 and outlined the steps the organization would take to ensure on-site parking in the future for HACA activities including relocating the farmers' market, installing 'no parking' signage along the roadway, and implementing parking control during market days. By letter dated March 19, 2025, the Planning Department closed the complaint (see exhibit in the application).
10. **July 23, 2025:** A violation letter from the Department of Public Works (DPW)-Engineering Division, indicated that the grading of the back half of the subject property was done without securing a necessary grading permit, and the applicant will be required to secure an after-the-fact permit from DPW pursuant to Chapter 10 of the Hawai'i

County Code (**Planning Department Exhibit 2– DPW Grading Violation Letter dated July 23, 2025**).

DESCRIPTION OF STATE AND COUNTY PLANS

11. **General Plan LUPAG Map:** Extensive Agriculture.
12. **State Land Use District:** Agricultural.
13. **Puna Community Development Plan (PCDP):** The PCDP was adopted by the Hawai‘i County Council, Ordinance 08 116, on September 10, 2008. The subject property is not located within a community village center.
14. **County Zoning:** Agricultural 3-acre (A-3a).
15. **Special Management Area (SMA):** The Special Management Area is a part of the Coastal Zone Management Program and regulated by the County. The property is not located within the Special Management Area and is approximately six miles from the nearest coastline.

DESCRIPTION OF PROPERTY AND SURROUNDING AREAS

16. **Subject Property:** The 3-acre subject property is rectangular in shape and is situated at the 800-foot elevation. There is an existing permitted volunteer fire station and catchment tank, playground, picnic tables, a permitted shed, and foundation/hollow block pony wall that remains from the permitted community center building that was destroyed by fire in 2023 located on the front half of the property closest to Road 8 (Moho Road). The back half of the property has been recently grubbed and graded to accommodate the new multi-use community center building, parking, and related improvements.
17. **Surrounding Zoning/Land Uses:** The surrounding properties are similarly zoned A-3a and consist mainly of scattered dwellings and vacant land. The nearest residence is located on the adjacent property to the north.
18. **Land Study Bureau:** “E” or “Very Poor”.
19. **Soil Survey:** Lava flows, Pāhoehoe (rLw).
20. **ALISH:** Unclassified.
21. **Flood Zone:** FIRM Zone X, an area outside the 500-year flood plain.
22. **Flora/Fauna Resources/Archaeological Resources:** No formal archaeological study or flora/fauna study was submitted with the application. The property has been cleared, landscaped and developed with several structures since the early 1990s.

23. **Cultural Resources:** There is no evidence of traditional native Hawaiian activities on the property.
24. **Public Access:** There is no known public access to the mountains or the shoreline that runs through the property.

PUBLIC UTILITIES AND SERVICES

25. **Access:** Access to the property will be from Road C, which is a private subdivision road consisting of 10-12 feet of asphalt pavement and gravel shoulders within a 40-foot-wide right-of-way up to the volunteer fire station and is graveled along the property frontage thereafter. There are two existing driveway access points to a parking lot adjacent to the old community center building/playground area and leading to the volunteer fire station. The applicant proposes two additional driveway accesses to the new facility parking lot (one ingress and one egress) to control traffic flow and minimize roadside disruption.
26. **Parking and Traffic:** The property currently has paved parking adjacent to the volunteer fire station and the remains of the former community center and there is an existing, informal gravel parking area on the property, along Road C adjacent to the old community center area. The applicant proposes to add a larger, formalized parking lot around the new multi-use community center building with a one-way circulation loop, using a single entry and exit on Road C. The applicant proposes to plant a landscaping barrier strip along the new parking lot frontage and erect permanent “No Parking” signs along the roadway. Additionally, the applicant will add a bus stop sign along the current gravel parking area adjacent to the old community center and volunteer parking attendants will manage traffic/parking during farmers’ market and large event days. The proposed lot is sized to handle peak demand (200 farmers’ market visitors spread over 4-6 hours), ensuring all vehicles remain on-site without impacting surrounding roads. Traffic from HACA uses is expected to increase slightly with the addition of the certified community kitchen, expanded farmers’ market, and additional community activities/events, but events will be actively scheduled and peak attendance will be staggered to avoid traffic congestion.
27. **Water:** There is no County water service available to the site. Non-potable and fire suppression water for the property is available from an existing rainwater catchment system adjacent to the volunteer fire station. According to the application, the new multi-

use community center building will have its own closed, potable water tank to support the needs of the commercial kitchen.

28. **Wastewater:** There is an existing, permitted septic system that served the burned-down community center. It is expected that the proposed pavilion and public restrooms slated for construction in the footprint of the old community center building will use this septic system. Additionally, the applicant proposes to construct a new septic system with grease trap adaptation, meeting the requirements of the State Department of Health (DOH) to support the proposed community kitchen and multi-use community center building. According to the DOH-Wastewater Branch, the applicant will be required to have an engineer submit design plan calculations for any uses that will produce wastewater to determine system requirements.
29. **Essential Utilities/Services:** Electrical, telephone, and internet services are available to the property. Police facilities are available in Kea'au, and the Hawaiian Acres volunteer fire station is situated on-site.

AGENCY COMMENTS

30. **Department of Public Works-Building Division: (Planning Department Exhibit 3 – July 10, 2025 Memo)**
31. **Department of Water Supply: (Planning Department Exhibit 4 – July 10, 2025 Memo)**
32. **State Department of Health: (Planning Department Exhibit 5– June 18, 2025 Memo)**
33. **State Department of Health-Wastewater Branch: (Planning Department Exhibit 6 – June 18, 2025 Email)**

AGENCIES' – NO COMMENT/CONCERN

34. **State Office of Planning and Sustainable Development.**

AGENCIES'- NO RESPONSE

35. **Department of Public Works-Engineering Division, Department of Public Works-Traffic Division, Department of Environmental Management, Police Department, Fire Department, State Land Use Commission, State Department of Agriculture, and State Department of Land and Natural Resources.**

PUBLIC COMMENTS

36. **None at the time of this writing.**

APPLICANT'S RESPONSE TO AGENCY COMMENTS

37. Letter from Riann Mattheus in Response to Agency Comments (Planning Department Exhibit 7 – August 1, 2025 Letter)

SPECIAL PERMIT APPLICATION

COUNTY OF HAWAII
PLANNING COMMISSION
(Type or legibly print the requested information)

APPLICANT(S): HAWAIIAN ACRES COMMUNITY ASSOCIATION

APPLICANT'S SIGNATURE: _____

DATE: 03/30/2025

ADDRESS: 16-1325 MOHU ROAD, KURTISTOWN, HI 96760

LIST APPLICANT'S INTEREST (if not owner): _____

PHONE: (Bus.) _____

(Res.) _____

(Email) _____

REQUEST: AMENDMENT TO SPECIAL USE PERMIT NO 845
(SPP 93-000006) FOR THE CONSTRUCTION OF A
CERTIFIED COMMUNITY COMMERCIAL KITCHEN

TAX MAP KEY: 1-6-052-002 ZONING: A-3a

SIZE OF PROPERTY / AREA OF REQUESTED USE: 3 acres / 3 acres

LANDOWNER(S): HAWAIIAN ACRES COMMUNITY ASSOCIATION

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION

(may be provided by letter with the below statement included):

LETTER OF AUTHORIZATION INCLUDED

DATE: 02/03/2025

ASSOCIATION MINUTES INCLUDED

DATE: 02/03/2025

Note: The above written authorization of the landowner(s) gives permission for the applicant/petitioner to file the application/petition and acknowledges that the landowner(s) and their successors are bound by the Special Permit and its conditions.

AGENT: RIAN MATTHEWS

AGENT ADDRESS (MAILING) P.O. BOX 10517 HILO HI
96721

PHONE: (Bus.) 808 7692419 (Res.) —

(Email)

hawaiibigisland1969@yahoo.com

Please indicate to whom original correspondence and copies should be sent.

ORIGINAL: AGENT

COPIES: _____

May 30, 2025
Mr. Jeff Darrow, Director
Planning Department
COUNTY OF HAWAII
Hilo, Hawaii 96720

Dear Mr. Darrow:

**Subject: Special Permit No 845 (SPP 93-000006) Amendment Application –
Riaan Mattheus Proposed Certified Community Kitchen, Hawaiian Acres Subdivision
16-1325 Moho Road, Kurtistown, Hawai'i, TMK: 1-6-052-002**

Please find enclosed for your review and processing the subject Special Permit Amendment application. My name is Riaan Mattheus and I have been appointed by the Hawaiian Acres Community Association as the Property Manager to handle the Pre-Construction Phase of the Proposed Certified Community Kitchen. Find enclosed copy of Pre-Construction appointment and authorization letter.

The County of Hawai'i approved and issued Special Permit No 845 (SPP 93-000006) on September 17, 2014. This permit is related mainly to the Community Center Building, Fire House and a 20 Stall Farmers Market.

The Certified Community Kitchen is planned to be constructed on 3 acres, in the Hawaiian Acres subdivision located between Kea'au and Volcano in the Puna district, approximately 14 miles to downtown Hilo. The property is owned by the Hawaiian Acres Community Association and is situated 2.3 miles in from Hwy 11 on the Makai side of Moho Road. The lot currently consists of a Volunteer Fire House, catchment tank, septic tank, the concrete slab and pony hollow block walls are the remainders of the Community Center that burned down on February 19, 2023.

In that regard, please find the following signed application/letter of authorization, Association meeting minutes for March 15, 2025, Linda Brush being voted in as president ballot count and associated report, as well as a list of the names, addresses, and tax map key of all property owners within 500 feet of the perimeter boundary of the property. The \$250.00 filing fee was paid by check made out to the County Director of Finance at the County Planning Department on March, 18 2025. I uploaded the application into the EPIC system the same day.

Should you have any questions on this matter, please feel free to contact me. Thank you very much!

Sincerely,



Riaan Mattheus
Project Manager

Phone: 808-769-2419 Email: hawaiiibigisland1969@yahoo.com

**SPECIAL PERMIT # 845 (SPP 93-000006) AMENDMENT APPLICATION
PROPOSED CERTIFIED COMMUNITY KITCHEN
RIAAN MATTHEUS: HAWAIIAN ACRES COMMUNITY ASSOCIATION
HAWAIIAN ACRES SUBDIVISION
16-1325 MOHO ROAD, KURTISTOWN, HAWAII
TAX MAP KEY: 1-6-052-002**

I. INTRODUCTION

I, Riaan Mattheus ("Applicant") on behalf of the Hawaiian Acres Community Association would like to request the amendment approval to the existing Special Permit for the construction of a Certified Community Kitchen on the 3-acre property ("**subject site**")

The property is in Hawaiian Acres, located between Kea'au and Volcano in the Puna district, approximately 14 miles to downtown Hilo.

As the site is designated *Agriculture* by the State Land Use Commission, a Special Permit is required to allow the requested use. This letter/report is intended to support the request.

II. NATURE OF REQUEST

This is a request for an Amendment to the Special Permit No 845 approved and issued by the County of Hawai'i on September 17, 2014. This permit is related mainly to the Community Center Building, Fire House and a 20 Stall Farmers Market. We are requesting approval for the construction of a Certified Community Kitchen and for the amount of allowed farmer's market stalls (Condition No. 8) to be increased from 20 to 25. We also request permission for classes to be held at the facility, for V5B, Hawaiian Acres Volunteer FireFighters to have a once a month training day, and for The Food Basket's Kupuna Pantry Program to use the property for its once a month distribution on the property located 16-1325 Moho Road, Kurtistown, Hawaii, TMK: 1-6-052-002.

It should be noted that these items are very specific and cover the prominent activities at the proposed Certified Community Kitchen. We anticipate however as the Kitchen grows in popularity, it is expected that other programs might start up again, such as the CSA "Da Box" which stopped when there was no access to a building. The program was distributing mainly locally grown fruit and veggies, to any people in need in the community. The produce needed to be stored at room temperature or refrigerated, so it was impossible to continue this service. It would be amazing to have the CSA back as it put much needed fruit & veggies into our subdivision and helped funds get to local farmers.

Therefore, we request that activities should not be limited and specific to only the above mentioned but within reason be open to add similar programs, without having to return to file for an amendment to our SUP for each time another program or activity of lessor nature than the approved programs/activities takes place. This process requires valuable time and resources from the County. All of the programs and activities purpose would be for the benefit and to serve the community in general. Not limiting the programs/activities, would be in accordance with our current approved Special Use Permit amendment in 2013 representing that additional uses will be allowed as part of the community center (including exercise/fitness programs, instructional classes, and fund raising events) 10 to 15 people between the hours of 9:00 a.m. and 9:00 p.m. Fund raising events to raise funds for HACA, would consist of events such as bake sales and auctions of donated goods and would be held about twice a year. We would request that the number of 10 to 15 be increased to whatever the occupancy capacity restrictions the county place on the respective areas, since the community and involvement has grown since 2013.

III. PROJECT LOCATION

As noted earlier, the Hawaiian Acres subdivision is located between Kea'au and Volcano in the Puna district, approximately 14 miles to downtown Hilo. The subject site is 2.3 miles from Hwy 11 on the Makai side of Moho Road.

IV. PROJECT DESCRIPTION

1. PROJECT BACKGROUND AND CONCEPT

Hawaiian Acres was formed in 1958, the first of many speculative subdivisions created during a boom that lasted until 1975. The Hawaiian Acres Community Association (HACA) was founded in August 1961 to protect and promote the best interests of its property owners and residents, and to improve access to utilities within the unimproved subdivision of Hawaiian Acres. HACA strives to encourage a better community and civic spirit among—and to foster goodwill and friendship between—all residents of Hawaiian Acres.

Since the pandemic in 2020, multiple Hawaiian Acres residents have been conducting outreach to provide food distribution options to community members. Shannon Matson and her family had been organizing regular food distributions at the Hawaiian Acres Community Center until it burned down in 2023. They also work with Vibrant Hawai'i's Kaukau for Keiki program to offer weekly food distributions during the summer months to families in need, now distributing out of the Fire House. Geneva Jackson has been organizing Kupuna Food Pantry food distributions with the help of the Hawai'i Island Food Basket on an ongoing basis at the same location. Additionally, Shannon served as a

Social Services Navigator for over a year during the immediate recovery period from the pandemic, connecting those in need to MedQuest, SNAP food benefits, the Affordable Connectivity Program (for internet access), ERAP (Emergency Rental Assistance Program), and other County, State, and Federal financial assistance programs.

Through these food distributions and social service navigation it became apparent that the need for food and financial support is very great in Hawaiian Acres. Vibrant Hawai'i has a network of Resilience Hubs around the island that are set up to provide food and financial assistance, as well as emergency response and disaster recovery. Hawaiian Acres has been signed up with the Resilience Hub network for the past few years to receive access to training and support to continue to offer food assistance as well as connections with our island-wide community of "doers" who want to work to create a more resilient and thriving Hawai'i for all. Having a physical location again to offer additional support and connect with our community will be crucial to expanding outreach and increasing emergency preparedness during times of natural disasters.

The Hawaiian Acres Community Association has been awarded a Grant from the County of Hawai'i for the construction of a Certified Community Kitchen. Puna Mākaukau is a tax-deductible 501(c)3 arm of the Fern Acres Community Association, and is eligible to receive ARPA funds, as defined by the U.S. Treasury, agreed to be our 501(c)3 Fiscal Sponsor—providing important fiduciary oversight, financial management and other administrative services for this project.

2. SERVICE OR BROADER PROJECT OVERVIEW

The Certified Kitchen will be used to provide relief to households in Hawaiian Acres and adjacent communities experiencing negative economic impacts from rising inflation. In addition, it would assist households that experienced unemployment, increased food or housing insecurity, or are in the low- or moderate-income bracket.

The Certified Kitchen will be occupied by a maximum of 12 people at a time and the hours of operation would be 7 days a week from 8am to 7pm at night.

There will be a Kitchen Manager who will manage the kitchen schedule and the HACA board will designate someone to manage the Community Center rental schedule so that there will not be conflicts in both spaces being utilized by larger groups at the same time. HACA members who are currently up-to-date on their dues and members in good standing will be able to reserve the kitchen space for a set amount of time weekly for free. Anyone who is not a HACA member who abides by the written policies and signs the appropriate waivers can rent the space for a fee. The fee schedule is yet to be determined, but will be comparable to the Hilo Food Hub or Cooper Center Kitchen's rates.

Once the facility is rebuilt, we do anticipate an increase in classes, events, and programs once the project is complete and would expect that we may have up to 4 classes or activities per day, with the same expected 10-15 attendees during the hours of 9am-9pm. We do expect to host monthly or bi-monthly meetings for HACA and HARC members in which we can expect between 20-50 attendees. We are also anticipating at least 4 larger "fundraising" or holiday specific events per year, and are expecting the number of attendees to be no more than 50 at a time and approximately 100 over a 4-hour duration. The Farmer's Market will be held one day per week, for approximately 4 to 6 hours with the number of vendors to be capped at 25 and the anticipated number of visitors being no more than 50 at a time and approximately 200 during that time period.

The V5B, Hawaiian Acres Volunteer FireFighters, have once a month training day from 4:30 till 6:30 with around 30 people at max. This activity has been taking place for many years now and would have no impact in relation to the Certified Commercial Kitchen SUP request. In addition, we are positive that the neighbors and the entire Hawaiian Acres Community appreciate the valuable contribution the Volunteer FireFighters make in their efforts to safeguard and protect the neighborhood against fires.

As mentioned before we request to increase the number of vendor stalls from 20 to 25. Any increased attendance at the market will be managed by HACA and all impacts to neighbors will be minimal, as we will have parking attendants managing traffic and parking and monitoring noise. We are not anticipating a large increase in regular market attendance all at once, but as we want to account for any potential increases that occur over the entire length of time the market will be open we are estimating higher numbers for the sake of staying in compliance with our permit.

HACA will also discourage parking along any section off the roadway, by placing a bus stop sign in front of the Community Center building remains. Ample on-site parking is planned around the Certified Commercial Kitchen building to accommodate the now anticipated 200 market attendees over a 4-to-6-hour market time frame. Again, we emphasize the fact that the expected number would in all likelihood not exceed 50 at any given time.

The summer food distribution will utilize the community center/kitchen building once it's rebuilt.

The Food Basket's Kupuna Pantry Program delivers to different areas monthly; Hawaiian Acres is the 2nd Wednesday of every month at noon. The Kupuna Food Distribution serves only 20 to 30 families and will not overlap with the Farmer's Market or any other larger expected class.

The Food Basket truck is generally on site for under an hour. Before the center was destroyed they would drop off all the boxes inside the community center, then all the

boxes were transferred into the kupuna's vehicles. With no community center, it has become a drive-through. Pick-up occurs between 12-2 pm (2 hours) and the boxes that are not picked up are delivered afterwards.

It would be more convenient if there was once again a place to receive the food basket delivery and hold all the packages. Currently, upwards of 25 assorted boxes are kept in a vehicle until pick up or delivery takes place on the specific day. Having the Kitchen/Community Center back would enable our kupuna more time and other opportunities to get the food. There are 4009 lots in our subdivision. We need our own food pantry and emergency shelter area for our kupuna and people who get impacted during natural disasters.

Both the Summer Food Distribution and Kupuna Pantry are normally well organized and orchestrated. The addition of the onsite planned parking around the Kitchen/Community Center building with its one ingress and one egress would facilitate flow of traffic on site to limit any disruption of traffic on Road C. Due to the small scale of these events and low number of participations of both these food distribution events it is considered to have a minimal effect on traffic, noise or parking.

We should never forget that these Food Distribution events are Community serving and are worthy of the support of everyone, including the County.

Census Tracts

Hawaiian Acres is an agricultural subdivision straddling upper and lower Puna, composed of 4,008 (mostly) three-acre lots with 3,426 residents (2020 U.S. Census). It is the largest subdivision in the United States; and like the rest of Puna, it is home to many low-income households in need of supplemental food aid. Located in Census Tract number 201.16, Hawaiian Acres is adjacent to Mountain View and Kurtistown, and to the communities of Fern Acres, Orchidland Estates, and Ainaloa, which includes the QCT number 210.03.

HACA and Puna Mākaukau are excited for the opportunity to collaborate on a long-hoped-for certified kitchen that will benefit the residents of Hawaiian Acres and our neighbors. This project will result in the establishment of an incubator-test kitchen that will serve a broad range of users.

Experience and Capability

a. Qualifications / Experience

The Hawaiian Acres Community Association (HACA) has operated continuously since 1961. It owns and operates the HA Community Center, located on the corner of Moho and Po'ola Roads. Moho Road is a paved county road that many drivers use as an alternate route to Ainaloa, Orchidland, and Paradise Park Subdivisions. For years, the

center hosted a weekly farmers market (one of the few on this island with a compliant Special Permit) until the demise of its catchment in 2022. Almost six months later, the community center itself burned down. A new catchment was installed last year and HACA's plans are to design and construct the kitchen building first in such a manner that it incorporates the HACA offices and event/gathering space as set out in the attached drawings. HACA intends to reuse the existing slab and foundation walls of the old Community Center and reconstruct a multipurpose pavilion building with two bathrooms. In 2007 the cesspool was replaced with a permitted 1250 gallon septic tank that we are planning to use to serve the pavilion's two bathrooms.

Homeowners who designed and built their own permitted houses—have access to a network of qualified contractors, laborers, and builders who are also Hawaiian Acres residents. HACA is well-seasoned and prepared to take on the realization of this long-anticipated community centerpiece.

HACA has partnered with Vibrant Hawai'i and the Seeger Institute at Eden Farms, who provide further community-based alliances and support opportunities, and we expect to expand our network with the benefit of Puna Mākaukau's fiscal sponsorship. We will draw upon the operational experience of Ho'ola Farm's Hilo Food Hub, and reach out to the University of Hawai'i/Hawai'i Community College and groups with similar facilities around the state for their expertise.

b. Quality Assurance and Evaluation

We are in the initial phases of identifying the farmers, value-added producers, and food related businesses that will benefit from this project, many of whom have written letters of support (Attached). A recent straw poll on the Hawaiian Acres Facebook group (with 3,500 members) indicated that people all over Puna are incredibly hungry for this project, as the nearest rentable commercial kitchens are at least 30 minutes away in Volcano Village and Hilo. With the skyrocketing price of gasoline, working closer to home will be good for everyone's pocketbook and better for the environment.

In order to keep track of those benefiting from the certified kitchen, we will maintain a contact list of qualifying clients. Our Moho Build Project Team will be regularly engaging with stakeholders and those who utilize this space to receive feedback on how this space serves their needs. This will be in the form of anonymous polling, as well as an exit survey to get their thoughts on what works well and what doesn't, and what improvements or additions they might want to see in the future. Paying members will be able to vote on key decisions such as new equipment purchases. Stakeholder meetings and potlucks will also provide opportunities for members to discuss ways the kitchen could further benefit their businesses. By regularly dialoguing with community members to make sure this project is meeting their needs and expectations, we will create a culture of engagement that will foster more participation and satisfaction among those who use this facility. Long-term, we expect this kitchen to sustain itself on volunteer hours, income from user fees and Hawaiian Acres Community Association

Fees, market vendor fees, fundraisers (such as annual bake sales), franchises, and additional funding from: Federal, State Grant-In-Aid, and/or County Waiwai Grant programs.

3.PROJECT ORGANIZATION AND STAFFING

The Management Team

The Management Team will include members from the HACA Board, the HACA Community Market Committee, Puna Mākaukau, and the HACA Build Committee. These members will help ensure that the project meets all permitting requirements and assist with forming partnerships and procuring additional funding.

Patti Pinto: Fiscal Sponsor

Patti Pinto, under Puna Mākaukau, will serve as our Fiscal Sponsor, and per SLFRF Guidelines, will oversee the obligation and disbursement of funds, provide the quarterly Project and Expenditure Reports, and file 990 Forms to the IRS. The Fiscal Sponsor will submit a Certificate of Insurance and ensure Workman's Compensation Insurance is in place to meet the requirements for SLFRF funds.

Prior to joining the County, Patti served on the Puna Community Development Plan Action Committee, and the Mayor's Puna Roads Connectivity Committee. Additionally, she held the position of Hawaii County CERT coordinator until two years ago; she remains an active member of her local Community Emergency Response Team. She has lived in Upper Puna for seventeen years and has served on her Community Association Board for fifteen years. She is also part of the County of Hawai'i Kilauea Recovery Team working on several projects to help Puna residents who were impacted by the 2018 Kilauea eruption. In her role as coordinator of the Kilauea Recovery Grant program, she has overseen the distribution of nearly seven million dollars across thirty-four grantees. She strongly believes that we can work together to grow the strength and resilience of our subdivision communities, build networks, create resources, and amplify the voices of those who call Puna home.

TBD: Licensed General Contractor

The licensed general building contractor will be responsible for all levels of the project from grading to final construction. This will include site planning, designs and drawings needed for permits (from the County and State), grading for expansion of driveway and parking, installation of septic tank, electric poles, propane tank, pump room and potable water storage tank. The contractor will hire subcontractors in compliance with SLFRF Guidelines, and will work closely with the Fiscal Sponsor, the HACA Board, and HACA Certified Kitchen Committee.

Project Manager/Permitting Specialist

Riaan Mattheus was appointed as the Permitting Specialist and will facilitate the acquisition of all required permits from the County and State, including a Special Use Permit, Building Permit, Wastewater, and Food Handling Permit(s). Riaan has an equivalent Construction Managers

Degree, worked as a Construction Manager for a Custom Home Building Company for 2 and half years and is familiar with the Special Use Permit application Process and the EPIC system.

4. PROJECT DELIVERY

Rural communities such as Puna are particularly vulnerable to interruptions in the supply chain during natural disasters and emergencies. Residents who live in these underserved communities have less capacity to weather financial hardship and are continuing to be disproportionately impacted by driven inflation and loss of health, jobs and income. The rising cost of food is especially onerous, and a sad irony for those of us living on arable land. Never has the need to increase local food production been so urgent.

The proposed ADA-compliant facility will provide a certified cooking space, food packaging and labeling areas, value-added food processing activities (canning, preserving, preparing grab-n-go meals), and a classroom for training (e.g., acquiring general excise tax licenses, food handling and labeling requirements, nutrition, etc.). By empowering new and aspiring farmers, ranchers, aquaculturists, chefs, and food entrepreneurs in health requirements, labeling, marketing, and business management, we are creating new ways to feed our community.

Project beneficiaries are all residents in and around Puna who wish to create value-added products in a certified kitchen supported by trained staff. All who participate will immediately benefit from a reduction in time and expense for travel to use similar facilities; they will also help increase food security in their neighborhoods and learn steps to become more professional and self-sufficient in their business. This will enhance their long-term viability and ensure the sustained availability of services to small food producers and microbusinesses. An important goal is to foster community pride, goodwill and prosperity. The excitement over this project is palpable, as demonstrated in our collected letters of support. We believe we can sustain this level of engagement beyond simply the creation of the kitchen by reopening our farmer's market, and hosting workshops and special events. Through a campaign of polls, surveys, and interviews with our renters, students and staff, we'll track the jobs created, changes in sales and income of kitchen clients, and our impact score within the community.

In order to complete this project within the proposed timeline, we will hire a licensed General Building Contractor who will coordinate with the Fiscal Sponsor, report to the HACA Kitchen Committee and HACA Board, write RFPs to hire and schedule work with subcontractors, obtain permits required for construction, and be on-site as needed. Hiring specialists from within our community will create more local jobs and keep the money closer to home. Whenever possible, we will use in-kind donations and licensed volunteer labor to complete tasks such as grading, spreading gravel, and painting the structure.

Existing infrastructure includes a water tank, fire house, concrete slab, paved parking, as well as concrete picnic tables (see attached photos). During construction, HACA's Certified Kitchen Committee will coordinate fundraising opportunities for the initial operational costs of the kitchen (e.g. staffing and utility costs); these activities will persist beyond the kitchen's grand opening.

A licensed architect or engineer will be consulted for the final design of the certified kitchen, which will be drawn from the community's feedback as well as consultation with commercial kitchen experts. These plans will be professionally drafted, stamped and submitted to the County of Hawai'i Department of Public Works Building Division and the Department of Health. Upon approval and permitting the plans, grading and construction will commence using licensed professionals. A separate potable water tank will be installed to store deliveries that meet federal criteria such as specified in 40 CFR 141, entitled "National primary drinking water regulations". All the construction work is projected to be completed by July 2026, which will give us additional 2 months of cushion during the grant award usage timeline to account for any delays as well as complete the interior of the kitchen.

The Project Manager/Permitting Specialist will obtain all required permits, including the following: all Planning and Building Permits (coordinating with the General Contractor), a Wastewater Permit, and a Food Establishment Permit from DOH. Additional permits, such as the Food Protection Manager's Certificate for the Kitchen Manager, will be sought when the kitchen is operational. Furthermore, all users of the kitchen will be required to stay up to date with their Food Handlers Permits to use the facilities.

5. ESTIMATED PROJECT COST

The total estimated cost of the project is \$597,075.00.

We have the Grant money in a secured bank account that will be used for the Certified Community Kitchen Infrastructure. The Hawaiian Acres Community Association is committed to contribute funds to assist in constructing the Certified Community Kitchen, also allows for grading and gravel for the driveway and expansion of the parking area certified kitchen.

We have gathered more than 20 letters of support from agricultural producers, value-added producers, and food related businesses.

6. INSTITUTIONAL CONSIDERATIONS

A. State Land Use

The State Land Use designation of the subject property is *Agricultural*. As such, a Special Permit from the County of Hawai'i Planning Commission is required to authorize the requested use.

B. County General Plan

The County General Plan Land Use Pattern Allocation Guide ("LUPAG") map was not designed to be specifically measurable and instead be a broad-brush description of desired and use patterns. However, with the advent of technology, the map was formatted into measurable patterns.

The "LUPAG" map designates the site on the GIS designated map as class ea, Extensive Agriculture.

Whether Important Agriculture or Urban Expansion, because the proposed Commercial Kitchen use of this site will not result in the reduction of any currently cultivated land with its predominantly residential use, the requested Special Permit would not be inconsistent with either of those General Plan LUPAG designation, and no amendments would be required.

C. Puna Community Development Plan

Relative to the Puna CDP, Section 15.1 of the County General Plan called for the development and eventual County Council adoption of Community Development Plans. The General Plan states that the CDP "will translate the broad General Plan statements to specific actions as they apply to specific geographical areas." The General Plan also notes that should the CDP require a General Plan amendment, it could be considered concurrent with the adoption of the CDP. However, if there is a direct conflict between the Community Development Plan, the General Plan shall be controlling.

The Land Use map of the CDP appeared to follow or utilize the digitized version of the General Plan LUPAG map. In that regard, this property is situated near the Kurtistown Community Village Center.

The CDP also identified several principles related to its overall "vision". These principles and their relationship with the proposed Commercial Kitchen follow.

a) Protect Puna's natural resources and culture

The subject site does not have any critical natural resources, having been already developed and containing the remains of the burnt down Community Center and Volunteer Fire House. The site is designated "X" on the Federal Emergency Management Agency's Flood Insurance Rate Map. This designation is assigned to areas outside of the 500 year storm. Furthermore, there are no known archaeological features or botanical resources on the property that require protection.

b) Provide connectivity and transportation choices

To the best of my knowledge, Moho Road is not identified for any future connector road.

c) Provide housing choices.

This endeavor is not a housing one. HACA has owned the property since 1972 and officially converted the existing dwelling to the Community Center in 2016, according to the permitting records, even though the dwelling was used as an office and gathering place for the community long before then. In addition, the Fire House as depicted in the attached photos has been in existence since 2015 and before it was only a carport to park and secure the fire engines and firefighting equipment. The property has not been utilized as housing for many years, but rather a much needed and well-used space for HACA and the Community.

d) Provide recreation opportunities.

HACA's intention with this property in the past and the future is to provide essential recreation opportunities, in the form of a once-a-week market, picnic area and gathering place for the community.

This new certified kitchen will expand the recreational opportunities on the property and gain the support of the Puna's diverse food producers and entrepreneurs, which include farmers, ranchers, aquaculturists, and food truck vendors, and strong community support.

e) Direct future growth patterns toward compact villages, preserving Puna's rural, diverse and historical character

The location of the property is considered Kurtistown, which is between Kea'au and Ainaloa. It is also midway between Hilo and Volcano. As such, this endeavor would be consistent with this principle.

f) Provide infrastructure and essential facilities consistent with growth.

The proposed ADA-compliant facility will provide certified cooking space, packaging and labeling equipment, and a value-added processing area for activities such as canning, preserving, and preparing grab-n-go meals. A classroom will provide space for workshops covering topics such as general excise tax licensing, food handling and processing, nutrition, and culinary arts.

- g) Encourage a diverse and vibrant economy emphasizing agriculture and sustainable economies.*

The Land Study Bureau Overall Master Productivity Rating for the area where my property exists shows "C" as being the closest proximity classification. This area is considered fair which denotes soil that is moderately deep, fine soil material. The color is very dark brown, and the parent material is volcanic ash, with outcrops of pahoehoe. This type of soil is well drained and very poorly suited for machine tiltability.

The property has a combination of dark soil and blue lava rock, with areas of pahoehoe.

- h) Promote effective governance.*

This principle is not applicable.

The CDP also discusses strategies for the "enhancement" of the agricultural industry in Puna. The requested use would be consistent with two of these strategies.

Accordingly, the requested use would further the agricultural objectives of both the General Plan and Puna CDP.

D. County Zoning

The County zoning designation is Agriculture A-3a. The minimum lot size for this zoning district is (3) acres. The subject site is 3 acres and considered a conforming lot of record. All structures on the property are permitted. What is being requested will require improvements to the property in the form of constructing a much-needed Certified Community Kitchen that would serve the Puna Community in many ways. While allowed in the Agriculture zone of the zoning Code, it is not allowed in the State Land Use Agricultural District. As such, a Special Permit is being required, which if approved would make the construction of a Certified Community Kitchen possible.

E. Special Management Area

The property falls outside the Special Management Area. No SMA permit is required. A discussion of the project's relationship to the Coastal Management policies, however, is Chapter VIII of this report.

F. Other Permitting Considerations

HACA is planning to obtain all the other permits required by the County relating to the construction of the Certified Community Kitchen.

7. INFRASTRUCTURAL CONSIDERATIONS

A. Water

Water needs for the volunteer fire station trucks are currently met by the 5000 gallons catchment tank situated near the Fire House. Our area reflects an amount of 202 inches of average rainfall, which is more than adequate to supply these water needs.

In addition, a potable storage water tank, size to be determined by the Architect and to meet the requirements as specified by the County Planning Department for a Certified Community Kitchen of this size and nature, will be installed.

B. Wastewater

A new septic tank with the grease trap adaptation and leach field would be installed in accordance with the Engineers and Department of Health to meet the needs and requirements for a commercial kitchen of this size.

C. Drainage

The US Corps of Engineers Flood Insurance Rate Map (FIRM), the area of the requested use is situated within Zone X (refer Flood Hazard Assessment Report already submitted). Said designation refers to areas determined to be outside of the 500-year flood plain.

We have noticed slight ponding of water around the Fire House and planned to address this issue by installing a proper drainage system in front of the building to address and divert water from entering the building. The Architect will design and come up with a solution that would include in the stamped plans to be submitted for county approval. Any site work involving significant drainage improvements will not be done without appropriate clearance from the County Department of Public Works and will be secured prior to proceeding.

D. Access and Traffic Implications

a) General

According to our knowledge, Moho Road, on which the property is located, is owned and maintained by the County of Hawai'i. The road is 20 feet wide, and the surface is a paved one. The property is situated approximately 2.3 miles from Highway 11 on the Makai side. Since the property is a corner property, access to the parking areas is from the secondary

non-paved Po'ola Road, also 20 feet wide. The larger new parking area to be provided will have a green zone barrier to prevent people from entering the road, other than the two official entry and exit points as depicted in the attached site plan.

The property has been utilized as the HACA Community Center since 1972. We anticipate a slight increase in traffic because of adding the Community Kitchen to the proposed Combined Community Center/Certified Community Kitchen Building. We plan to provide adequate onsite parking as determined and required by the County for a Certified Community Kitchen of this size and nature.

The property is on a secondary road that is not near schools. We do not anticipate generating any adverse traffic impacts on the local roadway infrastructure.

b) Complaint ZCV-2019-112E filed in 2019

Jessica Andrews, from the Department of Planning, brought it to my attention that there was a complaint filed regarding parking on the roadway by people attending the market stalls in 2019. I spoke to Mark Iwamoto on March 11, 2025 at which time he instructed me to get the current Hawaiian Acres Community Association President to write an Acknowledgement letter. He also confirmed his intention to close the Complaint on receipt of the letter.

A signed copy of the letter is included in this application, which was emailed to: planning@hawaiicounty.gov, Director of the Planning Department, Jeff Darrow, to the attention of Mark Iwamoto. Also included within is a copy of the email.

E. Other Utilities

Electrical, along with high-speed internet and cable would most likely be part of the services available at the building.

8. ENVIRONMENTAL CONSIDERATIONS

A. General Description

The property, consisting of 3 acres, is in the Hawaiian Acres subdivision located between Kea'au and Volcano in the Puna district, approximately 14 miles to downtown Hilo. The subject site is 2.3 miles from Hwy 11 on the Makai side of Moho Road.

The property is situated at approximately 800-foot elevation. The average rainfall for this area is 202 inches annually. The mean annual temperature varies from 59 degrees to 80 degrees Fahrenheit throughout the year with the warmer months occurring during the summer. Because we are on the windward side of the island, we receive cool, trade wind breezes. These breezes also bring rain, which makes for lush greenery.

a) Soils

The topography of the site is fairly level.

The Land Study Bureau Overall Master Productivity Rating for the area where the property exists shows "C" as being the closest proximity classification. This area is considered fair, which denotes soil that is moderately deep, fine soil material. The color is very dark brown, and the parent material is volcanic ash, with outcrops of pahoehoe. This type of soil is well drained and very poorly suited for machine tiltability.

The property has a combination of dark soil and blue lava rock, with areas of pahoehoe.

A. Flora and Fauna

Although there were no professional surveys conducted of the flora and fauna resources of the site, I do not believe that rare or endangered flora or fauna resources are likely to be found within the subject site.

Approximately 2 acres of the 3-acre property have already been cleared and there are a few well established pine trees, palms and other shrubs like ti leaf, gardenia, and orchid plants. We would have to clear another $\frac{3}{4}$ acre of the property to provide a sufficient footprint for the planned parking area. This section is predominantly populated by nonnative Paperbark trees.

We are planning to plant and maintain a green strip barrier along the boundaries on both sides of the proposed new Certified Community Kitchen building, to provide privacy on both fronts to neighbors and passing vehicles.

This site is not known to be a habitat for any rare or endangered wildlife. Given its elevation, however, it could be possible to find the Hawaiian Hawk (I'o) and Hawaiian Owl (Pueo).

It would appear that the construction of the Certified Community Kitchen would not have any significant negative impact, if at all on the flora and fauna resources in the area. The proposed green boundary strip plants and flowers would attract various kinds of birds and bees.

B. Archaeological Resources

As most of the site has been fully improved, no commissioned archaeological inventory survey was conducted. Given the previous bulldozing that has

occurred, it is very unlikely that there would be any archaeological or cultural resources on the subject site.

Please note that in the event any inadvertent discoveries are made during any future land disturbance activity relating to the use of the property, work will cease, and the Planning Department and the State DNLR will immediately be notified. Their clearances will be obtained before proceeding further.

C. Valued Cultural Resources

The recent Hawai'i State Supreme Court's "PASH" and "Ka Pa'akai O Ka 'Aina" decisions require decision makers to consider a project's impact to Native Hawaiian gathering and fishing rights. Specifically, there must be a discussion of the cultural, historical, and natural resources and associated traditional and customary practices of this site and the impact of this project to these resources and practices.

In this situation, the subject site is not adjacent and/or proximate to the shoreline. As such, gathering of marine life and coastal access is not an issue.

The cultural impact if any appears to be non-existent. However, in the event legitimate gathering claims are made by Native Hawaiians, we intend to respect and honor such claims and provide the needed access onto the subject site.

D. Volcanic and Earthquake Hazards

The United States Geological Survey (USGS) classifies the area of Hilo as Lava Flow Hazard Zone 3 on a scale of ascending risk 9 to 1. There is very little that can be done to mitigate this situation and reflects an ongoing threat to all residents and businesses in these areas.

The entire island of Hawai'i falls within Earthquake Zone 4, according to the County Building Code. The appointed Architect and Engineer will incorporate certain structural requirements into their plans and during the permitting process to address this seismic hazard.

E. Other

There should be little, if at all, increase to the ambient noise levels. Normal farm machinery or equipment noise would be louder. The noise levels should not exceed the levels previously generated by having the Community Center building in operation. In addition, the plan is to have a Kitchen Manager on duty to control noise, we will have rules in place and respectful/considerate hours of operation for the Certified Community Kitchen.

The air quality in this area is very good and rarely affected by natural, agricultural and/or vehicular emissions. Vehicular traffic to and from our property should not significantly increase over the current levels. The use itself is non-noxious, and no tour buses will be allowed to our property.

If approved, this request should have little or no significant short- or long-term noise, air quality or visual impacts.

7. PLANNING AND LAND USE CONSIDERATIONS

A. Surrounding Land Uses

The land use character of this area is 3-acre Ag land lots (zoned A-3a), but to be honest, not much active large-scale farming is taking place in Hawaiian Acres. There are a substantial number of vacant/undeveloped lots which makes for a very rural feel in the area. The presence of a **Certified Community Kitchen** most likely would encourage more farming and agricultural activities, since it would create more opportunities for farmers to safely process and sell their products.

Given the existing and zoned conditions and varying accesses, the proposed **Certified Community Kitchen** would not be incongruous with the emerging rural-residential and rural-agriculture pattern of this area.

B. Agricultural Impacts

The requested use is intended to complement and enhance the existing rural-agricultural ambiance of this area. The **Certified Community Kitchen** would provide a facility and opportunity to allow farmers to process and market their product more effectively. It should enhance rather than detract from the strength of the agricultural industry, especially considering our extensive fruit farming activities in the region.

C. Economic Impacts

The **Certified Community Kitchen** most probably would create a multitude of well-needed job opportunities and potential business ventures, which previously were not possible.

D. Relationship to SMA objectives and CZMP

In reviewing this project against the Special Management Area (SMA) objectives, policies, and guidelines of County Planning Commission Rule No. 9 as well as the Coastal Zone Management Program (CZMP) outlined in Chapter 205A-2, HRS, the following findings are noted:

a. Recreational Resources

The subject site is situated more than 7.5 miles from the shoreline. Additionally, this site does not serve as a *mauka-makai* access to the coastline. As such, the requested use should not have any adverse impact on the recreational resources of the area.

b. Historical Resources

As the subject property has been bulldozed extensively previously and several structures are present, it is very unlikely that the site has any residual archaeological or cultural resources. Nonetheless, should there be any inadvertent discovery of any archaeological features in conjunction with the use and/development of any aspect of this parcel, work will stop and appropriate clearances from the State DLNR and County Planning Department will occur before said activity is resumed within the affected area(s).

8. SCENIC AND OPEN SPACE RESOURCES

The subject parcel is located about 2.3 miles, makai side of Highway 11. The dwelling is not visible with the naked eye from either the shoreline or from Highway 11. Accordingly, the visual impact of this project on the coastal area should be non-existent.

9. COASTAL ECOSYSTEM

As no improvements are contemplated, the existing structure and associated improvements should not result in any increase in the volume of rainwater on the site. Currently, rainwater is naturally drained on site and given the ground and soil condition, rapidly dissipates into the ground.

Given the above plus the fact that the site is more than 7.5 miles from the shoreline, the proposed Certified Community Kitchen should not create any adverse impacts to the area's coastal ecosystem.

10. ECONOMIC USES

After the 2018 volcanic eruption in Leilani Estates, there were finally signs of Hawaii's economy turning around, until the 2020 COVID Pandemic hit. Four years later, the economy is much better, but the economic future of Hawai'i is still somewhat uncertain.

All things considered, it is important to continue with projects such as this that indirectly enhance and emphasize Hawai'i Island's business opportunities and the agricultural industry.

This project, working within the framework of existing regulations, may help stabilize and provide some assistance to our island's economy. It would undoubtedly create immediate job opportunities during the construction of the building and in the long run create jobs in both the farming community and business ventures. This would indirectly create new sources of revenue taxes and income for the county.

It would strengthen our community and could potentially benefit the entire Puna region.

11. COASTAL HAZARDS

The subject area is designated Zone "X" (areas of minimal hazard) on the Flood Insurance Rate Map. As such, there would be minimal hazards resulting from floodwater that cannot be properly addressed during the normal review and approval of any additional improvements to the site by the County.

Further, the site is more than 7.5 miles from the shoreline and not within the County's Civil Defense Tsunami Evacuation Zone.

12. MANAGEMENT DEVELOPMENT

While this function is more applicable to the "authority" or approving agencies, the request is intended to operate within the confines of the existing Zoning Code and Special Permit. The subject site is zoned A-3a and the requested use and design/development parameters (parking, height, setback, etc.) are already consistent with said zoning. In that regard, this project would be consistent with the policy of "us(ing), implement(ing), and enforce(ing) existing law effectively to the maximum extent possible in managing present and future coastal zone management.

13. PUBLIC PARTICIPATION

There is a statewide public advisory board called Marine and Coastal Zone Management Advisory Group (MACZMAC) that has the task, among other matters, of advising the lead agency (Office of State Plan) on coastal management issues. This includes a direct or indirect review of certain requests that may have statewide coastal zone management implications.

Public participation in the review of the permitting process is also achieved through the posting of a sign on the property notifying the public of the filing of this application. Additionally, notices to surrounding property owners of the submittal of a Special Use Permit application and another separate notice informing owners of the date of the Hilo Planning Commission's required public hearing as well as the rights to request participation via a contested case hearing are mailed.

So far, we have received an overwhelming amount of support from the community and have held several meetings and potlucks to gather residents' input and feedback regarding the construction of the **Certified Community Kitchen**.

HACA has been transparent and has updated the members on both the Hawaiian Acres Facebook page and the official Certified Community Kitchen Website; www.mohokitchenhi.org, specifically created to inform the local community members on developments regarding all aspects of the proposed kitchen.

14. BEACH PROTECTION AND MARINE RESOURCES

The subject property is not a coastal property, as previously stated, it is situated about 7.5 miles from the closest shoreline.

15. STATED CONDITIONS OF APPROVAL IN SPECIAL USE PERMIT #845, ISSUED SEPTEMBER 17, 2014

Find enclosed comments below each item in regard to the Special Use Permit #845 (SPP 93-000006) stated conditions of approval from 1 to 13.

1. The applicant, successor or assigns shall be responsible for complying with all stated conditions of approval.

Agree

2. Final Plan Approval shall be secured from the Planning Department for the farmers market and related improvements within one year from the effective date of this amendment. Plans shall identify structures, fire protection measures, paved and gravel parking stalls and paved driveway access (chip seal, concrete or asphalt concrete), and landscaping buffer associated with the proposed uses. Parking shall comply with the requirements of Chapter 25 (Zoning Code). Detailed landscaping plans shall include landscaping buffers in the form of trees and shrubbery along the northeast and northwest property boundaries of the project.

I am not sure as to what was submitted in regards to plans to obtain Final Approval, but I have included a site plan with this application, detailing and indicating all the above-mentioned items. The site plan proposed a bus stop sign be placed in front of the old location of the Community Center building and permanent no-parking signs be installed, where the claimed parking offense took

place. This would prohibit any parking along this section of the roadway area. In addition, the Farmers Market's future stall location is going to be on the Northeast side of the Certified Community Kitchen on the grass area surrounded by ample parking. There is also going to be a green barrier strip along the entire newly proposed parking area that would discourage parking or entering the roadway, other than the official entry and exit locations.

3. The applicant shall secure and finalize all building permits for all existing structures from the Building Division-Department of Public Works within one (1) year from the effective date of this amendment.

Done and completed according to your records.

4. All parking for the community association building/emergency shelter and the farmers market shall be on the subject property. Parking shall be prohibited on Road 8 or Road C for these uses.

Acknowledged and will be adhered to. Due to the Community Center Building burning down on February 19, 2023, there has been little to no activities arranged on the property. Even the official Farmers Market has been halted.

5. The applicant shall provide traffic control attendant(s) to actively manage traffic flow and parking associated with the farmers market so that vehicles do not park or back up onto Road C and/or Road 8.

Acknowledged and will be adhered to. Refer to the enclosed letter addressed to the County, to the attention of Mark Iwamoto, regarding the single complaint ZCV-2019-122E filed.

6. The applicant shall provide signage indicating where vendors and visitors may park on-site.

Acknowledged and will be adhered to. Refer to the enclosed letter addressed to the County, to the attention of Mark Iwamoto, regarding the single complaint ZCV-2019-122E filed.

7. Hours of operation for the community center events shall be from 9:00 a.m. to 9:00 p.m.. daily.

Acknowledged and will be adhered to.

8. The farmers market shall be limited to one day a week and shall limit the amount of vendors to 20.

We request that the number of the Farmers market stalls be increased from 20 to 25.

9. No amplification of music or speakers at events will be allowed on the property.

Acknowledged and will be adhered to.

10. Should any remains of historic sites, such as rock walls, terraces, platforms, marine shell concentrations or human burials be encountered, work in the immediate area shall cease and the Department of Land and Natural Resources Historic Preservation Division (DLNR-HPD) shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the DLNR SHPD when it finds that sufficient mitigative measures have been taken.

Acknowledged and will be adhered to.

11. If the applicant fails to comply with the conditions of approval or causes complaint(s) relating to any interference or nuisance and is unable to resolve them with the surrounding community, the Planning Director shall investigate and, if necessary, suspend the permit. The Planning Director shall then refer the matter to the Planning Commission to revoke the permit. Upon appropriate findings by the Planning Commission, if the applicant fails to comply with the conditions of approval or has caused any unreasonable interference or nuisance on the surrounding community, the permit may be revoked.

Acknowledged and in agreement.

12. The applicant shall comply with all applicable County, State and Federal laws, Rules, regulations and requirements including the Department of Public Works Building Division for temporary tent permits.

Acknowledged and in agreement.

13. If the applicants should require an additional extension of time, the applicants shall submit their request to the Planning Commission for appropriate action. Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director may initiate procedures to revoke the permit.

Acknowledged and in agreement.

16. JUSTIFICATIONS FOR REQUEST

In determining whether the requested use is an "unusual and reasonable use" and this should be permitted within the agricultural District, certain guidelines are used. These guidelines and their relationship to the requested use follow.

A. Relationship to Land Use Law and Objectives

The subject request will not be contrary to the Land Use Law, of which the purpose is to preserve, protect and encourage the development of lands in the State for their best uses in the interest of public welfare. Approving the special permit to approve the construction of the Certified Community Kitchen would not diminish agricultural activity in the area. It would in turn promote, encourage, and motivate more farming and develop a sense of self sustainability within the community. The Certified Community Kitchen would provide a facility where farmers and entrepreneurs would be able to process and add value to their product. The kitchen would enable farmers to extend the shelf life of their product, diversify, be able to grow their business and even explore the idea of exporting goods.

B. Relationship to General Plan and Other Planning Requirements

On the LUPAG Map, the subject property is designated "as" Extensive Agriculture.

The Extensive Agricultural land includes lands that are not capable of producing sustained, high agricultural yields without the intensive application of modern farming methods and technologies due to certain physical constraints such as soil composition, slope, machine tiltability, and climate."

Notwithstanding the *Extensive Agriculture* designation, the proposed Certified Community Kitchen will not result in the reduction of any currently cultivated land. As such, the requested Amendment to the Special Use Permit #845 would not be inconsistent with the General Plan LUPAG designation, and no amendments would be required.

The requested Certified Community Kitchen could add to interest in Native Hawaiian plants and other local agricultural crops, and thus indirectly help foster the interest and growth in the coffee, cacao and related agriculture industry. In that regard, the requested use would fulfill the General Plan's agriculture objective.

The request would also not be contrary to the goals, policies, and standards of the General Plan and Puna Community Development Plan.

In addition to the above, all applicable requirements of the **Zoning Code** and/or other permits can and will be complied with during the plan submittal and permitting phase.

The site is not within the **Special Management Area (SMA)**. As such, a SMA Permit would not be required.

C. Impacts to Surrounding Properties

As noted above, the land use in this area is generally rural/residential in nature and except for the subject property there are very limited, if any, agricultural activities in this area. For the most part, the immediately surrounding lots are used and/or zoned for residential and agricultural purposes.

As described before, nuisance issues such as noise can be easily controlled or addressed.

Relative to the Certified Community Kitchen, the impacts would be generally no different than a typical residence in terms of noise, traffic and related infrastructure.

Further, there should be little additional traffic resulting from this project. There would be sufficient on-site parking, eliminating the need for any off-site or roadside parking.

Thus, the traffic, visual and noise impacts-with the mitigation noted herein-resulting from the request to surrounding properties should not be significant.

The fact that the property is situated in a subdivision that is zoned A-3a provides the opportunity for neighboring dwellings to be spread out. In addition, we propose planting a green strip along the two long boundaries of the Certified Community Kitchen to provide privacy and sound barriers.

D. Infrastructural and Government Services Impacts

The proposed use would not unreasonably burden public agencies to provide roads and streets, sewer or water service improvements. We would be installing a potable water storage tank and septic tank and leach field as specified by the engineer to service the wastewater needs of the Certified Community Kitchen.

Access to the property is via Moho Road, a 20 foot wide paved road that connects to Highway 11. Moho Road is more than sufficient to allow emergency vehicles to access the site.

The Fire Stations are located in Kea'au and Pahoa, 6 and 9 miles from the subject property. Police service is available from the same locations as the fire stations. In addition, a volunteer Fire House is located on the property. These public agencies already service this area, as there are homes in this area. As such, the project should not result in an extension of, or place an unreasonable burden on these services.

In summary, there is a limited public infrastructure downside to allowing the construction of the Certified Community Kitchen.

E. Suitability of the Site

The use of the site to construct the Certified Community Kitchen will not result in the removal of any potentially agriculturally usable land.

There has been no flooding or other natural disturbance on the subject site. As such, there are no environmental restrictions over the use of this site for the requested use.

F. Altering Character of Land

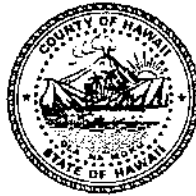
The goal is to retain the general character and ambiance of this area. Further, the improvements required associated with the requested use should not result in significant alteration of the existing character of the area.

G. Unusual Conditions or Trends

The Certified Community Kitchen will serve both locals and visitors who want to learn and experience more of Hawaii's agricultural industry within a residential/rural/agricultural environment.

In doing so, it indirectly provides interest and more support for the island's agricultural products. The increased demand for the product translates to greater economic return for an important agricultural activity. In so doing, lands including the subject property can be put to more productive agricultural uses rather than lying fallow.

Stephen K. Yamashiro
Mayor



County of Hawaii

PLANNING COMMISSION

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 Fax (808) 961-9615

CERTIFIED MAIL

July 22, 1993

Hawaiian Acres Community Association
PO Box 368
Kurtistown, HI 96760

Gentlemen:

Special Permit Application (SPP 93-6)

Applicant: Hawaiian Acres Community Association

Request: Establish a Volunteer Fire Station, Community Center
and Related Improvements

Tax Map Key: 1-6-52:2

The Planning Commission at its duly held public hearing on July 15, 1993, voted to approve the above application. Special Permit No. 845 is hereby issued, to establish a volunteer fire station, community center and related improvements on approximately 3 acres of land within the State Land Use Agricultural district. The project site is located on the east (towards Keaau) side of Captain's Drive between its intersections with McCoy Road and Kaleponi Road, Fern Forest Subdivision, Keaau, Puna, Hawaii.

Approval of this request is based on the following:

The granting of this request would promote the effectiveness and objectives of Chapter 205, Hawaii Revised Statutes, as amended. The State Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State of Hawaii.

00459

JUL 22 1993

In the case of the Agricultural Districts, the intent is to preserve or keep lands of high agricultural potential in agricultural use. The land on which the proposed use is located is classified as "E" or "Very Poor" by the Land Study Bureau for agricultural productivity and not classified by the ALISH Map. The subject property has not been in active agricultural production and would not be taking high potential agricultural lands out of use nor will the requested use have an adverse impact on the overall agricultural activity in the area. Although the granting of the proposed volunteer fire station and community association building/emergency shelter would allow the establishment of a non-agricultural use on the property, the proposed use would allow for the establishment of the community's basic protective services and be in the best interest of the general welfare of the Hawaiian Acres community. Therefore, the proposed use shall not be contrary to the objectives of the State Land Use Law for the Agricultural district.

The desired use will not adversely affect the surrounding properties. Surrounding uses include vacant lands with scattered residential and agricultural uses. Although there are no adjacent neighbors at the present time, it is recommended that a landscaping buffer be established and determined at the time of plan approval review, along the northwest (rear) and northeast property (side) property boundaries to minimize any noise impacts upon future residents.

The desired use will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, police and fire protection. Sewer will be by cesspool and water will be provided by a water catchment system. Access to the property is by approximately 1 mile of County paved roads and 1.1 miles of private paved and unpaved roads. The property is on the corner of Road 8, which is an asphalt-paved, single-laned 10-foot wide roadway; and Road C, which is an unpaved road with a 40-foot right-of-way. Although the roads leading to the subject property are not paved to County standards, the public safety benefits of the proposed uses outweigh the burden that unpaved roads place on public agencies. More specifically, the construction of a volunteer fire station would decrease emergency response time to a growing community that is located a considerable distance (3-5 miles from Highway 11) away from an existing fire station. Also, the construction of a community service building would allow for community activities to be held

within the subdivision, in the immediate vicinity where the residents actually live. The use of the building as an emergency shelter would also provide a basic service to the community. In addition, all requirements of the Department of Health, Department of Public Works and Fire Department shall be complied with prior to the establishment of the proposed uses as a condition of approval.

Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established. The fact that the subdivision was created without adequate infrastructure is a tremendous burden on the County. There is a definite need for the proposed uses. The efforts of this community to take action and assume responsibility to increase their public safety needs through the construction of a volunteer fire station is laudable. In addition, the community center building/emergency shelter would also provide a place where activities can be held and where a sense of "community" can be fostered.

The land upon which the proposed use is sought is unsuited for the uses permitted within the district, however, the proposed use will not interfere with permitted uses. The proposed volunteer fire station, community association building/emergency shelter and related improvements will be used by the existing residents and essentially support existing and future community development by providing a much needed public safety service.

The proposed use will not substantially alter or change the essential character of the land and the present use. The subject property is approximately three acres in size and with an existing structure presently used as the community service building. There is also a tractor shed on the property. The construction of a volunteer fire station and the continued use of the property by the association will not displace agricultural uses.

The request will not be contrary to the General Plan and official Community Development Plan and other documents such as Design Plans. The General Plan Land Use Pattern Allocation Guide (LUPAG) map designates the area for Orchards. The proposed use is consistent with the goal of the Land Use Element of the General Plan which is to "Designate and allocate lands in appropriate proportions and mix and in keeping with the social, cultural, and physical environments of the County" and "The

county shall encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment." The proposed use also meets the goal of the Public Facilities Element of the General Plan which states "Encourage the provision of public facilities that effectively service community needs and seek ways of improving public service through better and more functional facilities which are in keeping with the environmental and aesthetic concerns of the community."

Approval of this request is subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. The applicant, its successors or assigns shall indemnify and hold the County of Hawaii harmless from and against any loss, liability, claim or demand for the property damage, personal injury or death arising out of any act or omission of the applicant, its successors or assigns, officers, employees, contractors and agents under this permit or relating to or connected with the granting of the permit.
3. Final Plan Approval shall be secured from the Planning Director for the volunteer fire station, community association building/emergency shelter and related improvements. Plans shall identify structures, fire protection measures, paved parking stalls and paved driveway (chip seal, concrete or asphalt concrete), and landscaping buffer associated with the proposed uses. Parking shall comply with the requirements of Chapter 25 (Zoning Code). Detailed landscaping plans shall include landscaping buffers in the form of trees and shrubbery along the northeast and northwest property boundaries of the project.
4. Construction of the volunteer fire station and community association building/emergency shelter and related improvements shall be completed and a certificate of occupancy issued within five years from the effective date of this special permit.
5. Should any unidentified sites or remains such as artifacts, shell, bone or charcoal deposits, human burials, rock or coral alignments, pavings or walks be encountered, work in

the immediate area shall cease and the Planning Director shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the Planning Director when it finds that sufficient mitigative measures have been taken.

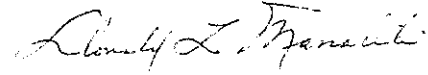
6. Driveway access shall meet with the approval of the Department of Public Works.
7. The applicant shall comply with all applicable county and state laws, rules, regulations and requirements, including the Department of Health, Fire Department and the Department of Public Works.
8. Upon compliance with all conditions of approval, in conjunction with the application for a certificate of occupancy and prior to the opening of the volunteer fire station, community association building/emergency shelter or any related improvements, the applicant shall provide, in writing, a final status report to the Planning Director.
9. An extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances: a) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence; b) granting of the time extension would not be contrary to the General Plan or Zoning Code; c) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and d) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year). Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director shall initiate procedures to revoke the permit.

This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.

Hawaiian Acres Community Association
July 22, 1993
Page 6

Should you have any questions, please feel free to contact Rodney Nakano or Susan Gagorik of the Planning Department at 961-8288.

Sincerely,



Donald L. Manalili, Chairman
Planning Commission

RKN:jdk
LHawai01.PC

xc: Honorable Stephen K. Yamashiro, Mayor
Planning Director
Department of Public Works
Department of Water Supply
Corporation Counsel
Fire Department
Department of Health
County Real Property Tax Division
State Land Use Commission
Department of Land & Natural Resources
Plan Approval Section



County of Hawai'i

WINDWARD PLANNING COMMISSION

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

SEP 17 2014

Ms. Diana B. Miller, President
Hawaiian Acres Community Association
P.O. Box 368
Kurtistown, HI 96760

Dear Ms. Miller:

Special Permit No. 845 (SPP 93-000006)

Applicant: Hawaiian Acres Community Association

Request: Amendment to Special Permit No. 845 to Allow Additional Uses Within the Community Center, Including a Farmers Market, and a One-Year Time Extension to Comply With Condition No. 4 (Construction Timeline for the Community Center and Volunteer Fire Station)

Tax Map Key: 1-6-052:002

The Windward Planning Commission, at its duly held public hearing on September 4, 2014, considered the above-referenced request for an amendment to Special Permit No. 845 to allow additional uses within the community center, including a farmers market, and a one-year time extension to comply with Condition No. 4 (construction timeline of the community center and volunteer fire station). Special Permit No. 845 was originally approved to allow the establishment of a volunteer fire station, community center and related improvements situated on three (3) acres of land within the State land Use Agriculture District. The property is located at the northeast corner of the intersection of Road 8 and Road C within the Hawaiian Acres Subdivision, Kea'au, Puna, Hawai'i.

Approval of this amendment is subject to the following amended conditions: (material to be deleted is bracketed and struck through, with added material underscored)

- [1. ~~The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.~~

SEP 17 2014

2. ~~The applicant, its successors or assigns shall indemnify and hold the County of Hawaii harmless from and against any loss, liability, claim or demand for the property damage, personal injury or death arising out of any act or omission of the applicant, its successors or assigns, officers, employees, contractors and agents under this permit or relating to or connected with the granting of the permit.~~
3. ~~Final Plan Approval shall be secured from the Planning Director for the volunteer fire station, community association building/emergency shelter and related improvements. Plans shall identify structures, fire protection measures, paved parking stalls and paved driveway (chip seal, concrete or asphalt concrete), and landscaping buffer associated with the proposed uses. Parking shall comply with the requirements of Chapter 25 (Zoning Code). Detailed landscaping plans shall include landscaping buffers in the form of trees and shrubbery along the northeast and northwest property boundaries of the project.~~
4. ~~Construction of the volunteer fire station and community association building/emergency shelter and related improvements shall be completed and a certificate of occupancy issued within five years from the effective date of this special permit.~~
5. ~~Should any unidentified sites or remains such as artifacts, shell, bone or charcoal deposits, human burials, rock or coral alignments, pavings or walks be encountered, work in the immediate area shall cease and the Planning Director shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the Planning Director when it finds that sufficient mitigative measures have been taken.~~
6. ~~Driveway access shall meet with the approval of the Department of Public Works.~~
7. ~~The applicant shall comply with all applicable county and state laws, rules, regulations and requirements, including the Department of Health, Fire Department and the Department of Public Works.~~
8. ~~Upon compliance with all conditions of approval, in conjunction with the application for a certificate of occupancy and prior to the opening of the volunteer fire station, community association building/emergency shelter or any related~~

improvements, the applicant shall provide, in writing, a final status report to the Planning Director.

- ~~8. An extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances: a) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors, or assigns, and that are not the result of their fault or negligence; b) granting of the time extension would not be contrary to the General Plan or Zoning Code; c) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and d) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year). Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director shall initiate procedures to revoke the permit.]~~
1. The applicant, successor or assigns shall be responsible for complying with all stated conditions of approval.
2. Final Plan Approval shall be secured from the Planning Department for the farmers market and related improvements within one year from the effective date of this amendment. Plans shall identify structures, fire protection measures, paved and gravel parking stalls and paved driveway access (chip seal, concrete or asphalt concrete), and landscaping buffer associated with the proposed uses. Parking shall comply with the requirements of Chapter 25 (Zoning Code). Detailed landscaping plans shall include landscaping buffers in the form of trees and shrubbery along the northeast and northwest property boundaries of the project.
3. The applicant shall secure and finalize all building permits for all existing structures from the Building Division-Department of Public Works within one (1) year from the effective date of this amendment.
4. All parking for the community association building/emergency shelter and the farmers market shall be on the subject property. Parking shall be prohibited on Road 8 or Road C for these uses.

5. The applicant shall provide traffic control attendant(s) to actively manage traffic flow and parking associated with the farmers market so that vehicles do not park or back up onto Road C and/or Road 8.
6. The applicant shall provide signage indicating where vendors and visitors may park on-site.
7. Hours of operation for the community center events shall be from 9:00 a.m. to 9:00 p.m., daily.
8. The farmers market shall be limited to one day a week and shall limit the amount of vendors to 20.
9. No amplification of music or speakers at events will be allowed on the property.
10. Should any remains of historic sites, such as rock walls, terraces, platforms, marine shell concentrations or human burials be encountered, work in the immediate area shall cease and the Department of Land and Natural Resources-Historic Preservation Division (DLNR-HPD) shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the DLNR-SHPD when it finds that sufficient mitigative measures have been taken.
11. If the applicant fails to comply with the conditions of approval or causes complaint(s) relating to any interference or nuisance and is unable to resolve them with the surrounding community, the Planning Director shall investigate and, if necessary, suspend the permit. The Planning Director shall then refer the matter to the Planning Commission to revoke the permit. Upon appropriate findings by the Planning Commission, if the applicant fails to comply with the conditions of approval or has caused any unreasonable interference or nuisance on the surrounding community, the permit may be revoked.
12. The applicant shall comply with all applicable County, State and Federal laws, rules, regulations and requirements including the Department of Public Works-Building Division for temporary tent permits.

Ms. Diana B. Miller, President
Hawaiian Acres Community Association
Page 5

13. If the applicants should require an additional extension of time, the applicants shall submit their request to the Planning Commission for appropriate action. Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director may initiate procedures to revoke the permit.

This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.

Approval of this permit is based on the reasons given in the attached Findings Report.

Should you have any questions, please contact Daryn Arai of the Planning Department at 961-8142.

Sincerely,



Myles Miyasato, Chairman
Windward Planning Commission

LHawnacresCAspp845wpc

Enclosure: PC Findings Report

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
State Land Use Commission
State DLNR-HPD
Plan Approval Section
Mr. Gilbert Bailado

COUNTY OF HAWAII PLANNING COMMISSION FINDINGS

HAWAIIAN ACRES COMMUNITY ASSOCIATION AMENDMENT TO SPECIAL PERMIT NO. 845

The applicant, Hawaiian Acres Community Association (HACA), is requesting several amendments to Special Permit No. 845. The amendments include allowing additional uses within the community center, a farmers market, and a one-year time extension to comply with Condition No. 4 (construction timeline of the community center and volunteer fire station). Special Permit No. 845 was originally approved on July 15, 1993 to allow the establishment of a volunteer fire station, community center and related improvements situated on three (3) acres of land within the State Land Use Agricultural District.

The first request is for additional uses to be allowed as part of the community center including exercise/fitness programs, instructional classes, and fund raising events. The exercise/fitness classes would include exercise classes, Kung Fu, Karate, yoga and dance classes. Instructional classes would include gardening, conservation techniques, musical instruments, crafts, languages and other diverse areas. HACA does not anticipate more than 2 classes a day with 10 to 15 people between the hours of 9:00 a.m. and 9:00 p.m. Fund raising events to raise funds for HACA, which would consist of events such as bake sales and auctions of donated goods held about twice a year.

The second request is to allow a farmers market, which will be held one day a week for approximately 4 to 6 hours. The number of vendors will be capped at 20. There will be a 20-foot by 30-foot canopy tent to house the vendors and possibly musicians (not amplified). It is anticipated that there will be approximately thirty (30) visitors on site at any given time and approximately one hundred (100) visitors for the 6-hour period.

The third request is to allow a one-year time extension to comply with Condition No. 4 (complete construction of the volunteer fire station, community association building/emergency shelter and related improvements). The applicant is requesting the time extension to complete construction and receive a final inspection for the volunteer fire station, which is basically a structure to park the fire truck. Additionally, the applicant will need to submit for a change of occupancy permit to convert the existing dwelling into the community center and apply for temporary tent permits for any temporary tents that remain on site for the farmers market.

Granting of the amendment request would not be contrary to the original reasons for the granting of the permit. The use would continue to be an unusual and reasonable use of lands situated within the Agricultural District and will not be contrary to the objectives of Chapter 205, HRS, as amended. The land upon which the existing use is sought is unsuited for the uses permitted within the district. It is classified as "E" or "Very Poor" for agricultural productivity by the Land Study Bureau and unclassified by the Agricultural Lands of Importance to the State of Hawaii (ALISH) Map.

Additionally, with conditions of approval being added to minimize any potential impacts from traffic or noise, the use should not adversely affect surrounding properties. A condition of approval has been added requiring that the applicant secure Final Plan Approval from the Planning Director to allow for the review of the expanded community center use and the farmers market plans to insure there is enough parking and landscaping to help mitigate traffic, visual and noise impacts.

Lastly, the continued operation will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, and police and fire protection. The Police Department expressed concerns in their comment letter that establishing a farmers market has the potential to create added congestion and parking issues in an area that is not sufficiently developed for the potential traffic the market would create, thereby creating unsafe conditions. In response to these concerns, conditions of approval will be added requiring that all parking for the farmers market be located onsite. There will also be conditions added to require that the applicant provide signage indicating where vendors and visitors may park on-site and to have traffic control attendant(s) to actively manage traffic flow and parking associated with the farmers market so that vehicles do not park or back up onto Road C and/or Road 8. The applicant is proposing to have all parking located on site with a total of 35 available parking spaces.

Therefore, based on the above, the granting of the amendment requests would not be contrary to the original reasons for the granting of this permit.

Approval of these requests would not be contrary to the General Plan or the Zoning Code. The amendment request continues to be consistent with the Land Use Pattern Allocation Guide (LUPAG) Map component of the General Plan, which is located in an area identified as Extensive Agriculture. This category includes lands not classified as Important Agricultural Land and includes lands that are not capable of producing sustained, high agricultural yields without the intensive application of modern farming methods and technologies due to certain physical constraints such as soil composition, slope, machine tillability and climate. Other less intensive agricultural uses such as grazing and pasture may be included in the Extensive Agriculture category.

Additionally, the request continues to be consistent with the Land Use Element of the General Plan, which states to "Encourage the development and maintenance of communities meeting the needs of its residents in balance with the physical and social environment."

Lastly, the request is consistent with the Zoning Code as the applicant has previously submitted a Special Permit and received approval from the Planning Commission to allow the establishment of a volunteer fire station, community center and related improvements situated on three (3) acres of land within the State Land Use Agricultural district. The applicant is now requesting to amend the original Special Permit to allow additional uses within the community center, a farmers market, and a one-year time extension to comply with Condition No. 4 (construction timeline of the community center and volunteer fire station). Therefore, the amendment requests would not be contrary to the General Plan or the Zoning Code.

Lastly, this approval is made with the understanding that the applicant remains responsible for complying with all other applicable governmental requirements in connection with the approved use, prior to its commencement or establishment upon the subject properties. Additional governmental requirements may include the issuance of building permits, the installation of approved wastewater disposal systems, compliance with the Fire Code, installation of improvements required by the American with Disabilities Act (ADA), among many others. Compliance with all applicable governmental requirements is a condition of this approval; failure to comply with such requirements will be considered a violation that may result in enforcement action by the Planning Department and/or the affected agencies.

Based on the above considerations, the amendment requests to Special Permit No. 845 are approved by the Planning Commission.

1	Candidates	No. of votes
2	Linda Brush (President)	24
3	Sandy Margriter (Vice President)	24
4	Rachel McClintick (Secretary)	24
5	Kris Heimstra	46
6		
7	Write in:	
8	Aaron Truitt	1
9	Alex Shade	1
10	Susann Tita (Treasurer)	1
11		
12	Alex Shade	25
13	Aaron Truitt	21
14	Angelic Ebbers	21
15	Jack Russell Brauherr	20
16	Deb Dixon	20
17	Susann Tita	16
18		
19		
20	Write in:	
21	Helen Tupai	5
22	Sterling Van Doren	5
23		

(HACA) Board Meeting Agenda

3/15//25 4:00 - 5:00 PM HST

I. Call to Order

A. Roll Call of Board Members

Linda Brush, Rachel Anna McClintick, Angelic Ebbers, Alex Shade, Aaron Truitt, Susan Tita, Jack Russell Braurer

B. HACA general members

1. Scott Clarkson, Shannon Matson, Joana Haberman, Abraham Antonio

2. Quorum: 7 Board Members, 4 Community members

C. Approval of Minutes

II. Reports

A. President (Linda Brush)

1. Landscaper hired

III. Regarding CRF funds for Firehouse siding; email our IRS letter to Matt Kleinfelder.

A. Treasurer (Linda/Rachel)

Need to appoint a new Treasurer, as Kris H. has officially pulled out.

JB Services is the org that HARC is going to get a quote from for doing their billing/dues.

B. Vice President (Sandy Margriter)

C. Secretary (Rachel McClintick)

D. Committee Reports

1. Moho Build Committee: Report given by Joanna Haberman.

2. Project Manager Report (Riaan Mattheus, not present)

3. Community Watch Comm.,

Aaron Truitt: cameras are up on



MOHO ROAD

8 ROAD

MOHO ROAD

406 FT

871 FT

444 FT

20 FT

135 FT

EXISTING
PLAYGROUND

PAVILION
RESTROOMS
GRILLS

SCHOOL BUS

FIRE
HOUSE

FARMERS
MARKET
AREA

CATCH
MENT

30'x70' BUILDING
HACA OFFICES
EVENT SPACE
CERTIFIED KITCHEN
PUBLIC RESTROOMS

POTABLE
CATCH-
MENT

5000 GAL
SEPTIC

DUMPSTER
RECYCLING
COMPOST

BOLLARDS

BOLLARDS

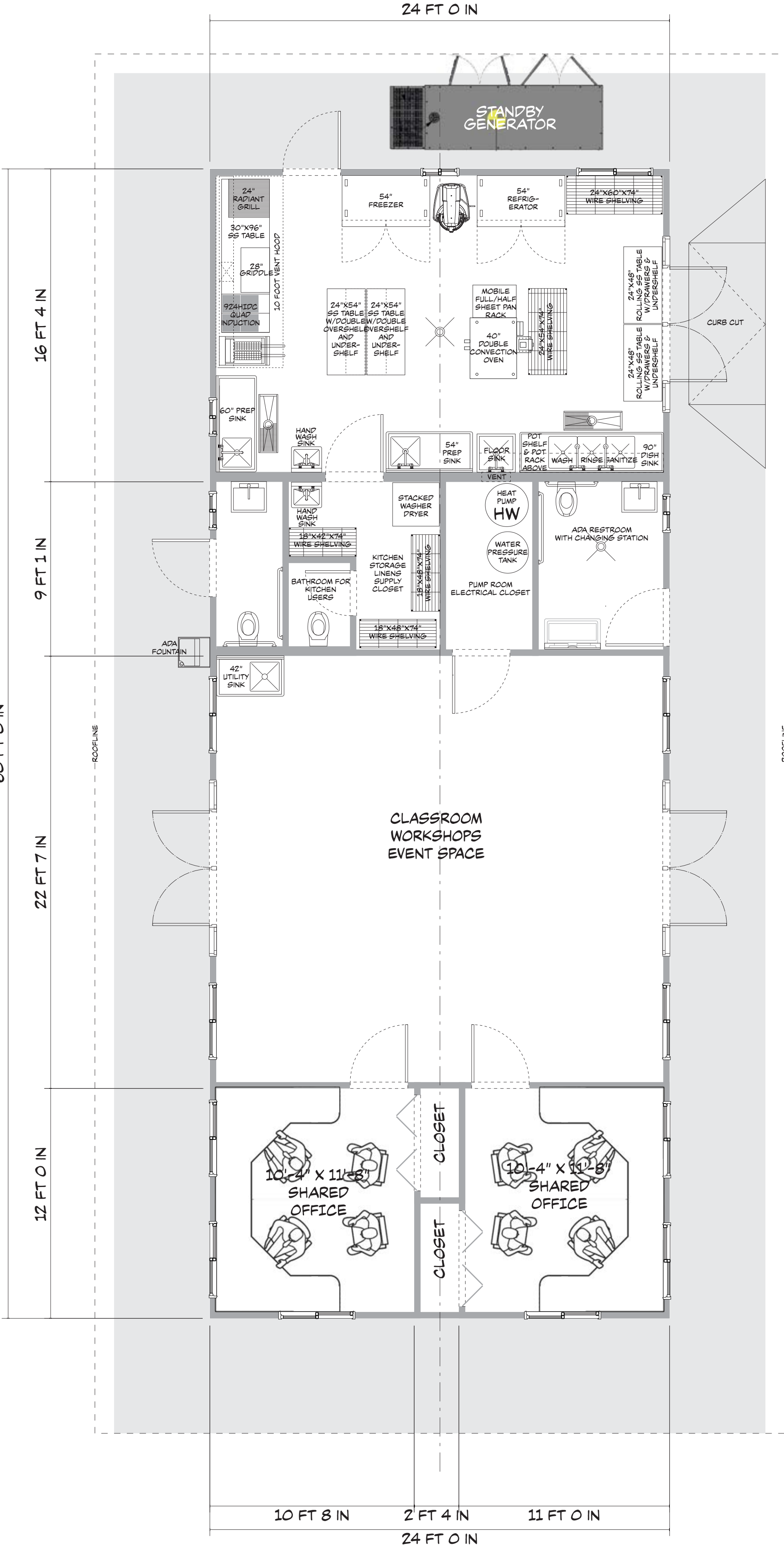
PO'OLA ROAD

C ROAD

PO'OLA ROAD

0 20 30 100 Feet

16 FT 19 FT 10 FT
40 FT
19 FT
16 FT 19 FT
150 FT



Department of Health - Wastewater Branch
Individual Wastewater System (IWS) - Construction Inspection Report
For Big Island, Hawaii Use Only

Please Print or Type

Inspector's Name: KERRY ECKERT Date of Inspection: 6/11/07 PIPE
FINAL

TMK: (3) 1-6-052:002 IWS File #: 35836

Project Name: HAWAIIAN ACRES
COMMUNITY ASSOC. Address: CR. ROAD 8 & ROAD C

Subdivision: HAWAIIAN ACRES Area: PUNA

IWS Contractor: ALL SERVICE License #: BC-18318

Telephone #: _____ Fax #: _____

Grease Interceptor (If applicable): Make / Model: _____ Size: _____

Septic Tank / Aerobic Unit (circle one): Make / Model: CHEMTAINER Size: 1250 GAL.

Disposal System:

_____ Trenches / Bed (circle one):
of Trenches / Bed: _____ Length: _____ Width: _____

Gravel & Lining verified: Yes / No (circle one)

Soil Replacement: Yes / No (circle one)

_____ Seepage Pit CESSPOOL CONVERSION
Diameter: 8' Depth: 14' Pit Lining Type: NATURAL
If not lined, attach justification

House Construction: Completed / Partial / Staked (circle one)

Setback Distance between IWS and the Following (shortest distance) are measured and recorded on as-builts. At least three (3) distinct points referenced:

Buildings: 17' Property Line: 70' Stream: N/A

Ocean at vegetation line: N/A Wells: N/A

Item Verified: Yes / No / NA

Manhole / Inspection Ports to Grade YES

Existing Cesspool:

Abandoning Large Capacity Cesspool Receiving
Less Than 1000 gallons per day NA
(If you answer YES, please submit "LCC Backfilling
Completion Report" Form)

3/17/07

Filled and Abandoned NA

Pumped and Cleaned Before Reuse as Seepage Pit YES

Three (3) Feet of Suitable Soil Below Trench / Bed NA
(Masonry Sand or Equivalent)

Site Evaluation: (Note: Soil percolation test is required during IWS plan submittal)

Soil Percolation Tests Conducted at a Minimum Depth of
Three (3) Feet NA

Soil Profile Observation at a Minimum Depth of Five (5) Feet
Submitted During Design NA

If you answer NO to one of the questions above, please attach a site evaluation / percolation test form showing the three (3) feet percolation test and the soil profile observation at a minimum depth of five (5) feet.

List of Changes Made to Approved IWS Plans: _____

As the engineer performing the above final IWS inspection, see the following statement (check one):

X The IWS has been installed in strict accordance with the plans that were submitted and approved of by the Department of Health.

_____ The noted deficiencies and / or changes to the approved plans have been addressed by the homeowner, contractor, and myself and the final as built IWS is acceptable to me.

_____ The final construction of the IWS cannot be completed for the following reasons:

_____ The construction of the IWS is not in accordance with the approved plans and I do not accept the changes made to the plans designed by me.

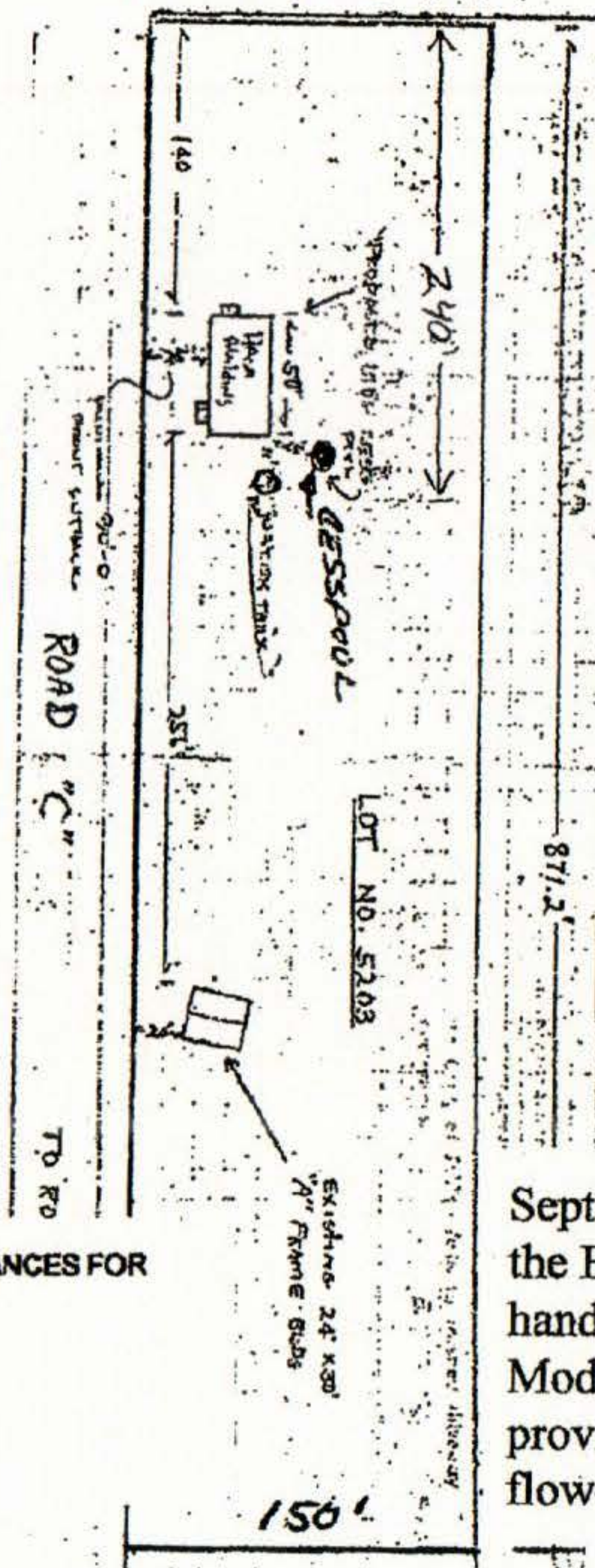
Ronald M. Nickel
Signature, Stamp

7/5/07
Date

Enclosures: As-Built Plans, Stamped and Signed by Engineer Photographs of Treatment Unit, Disposal System, Overview of IWS

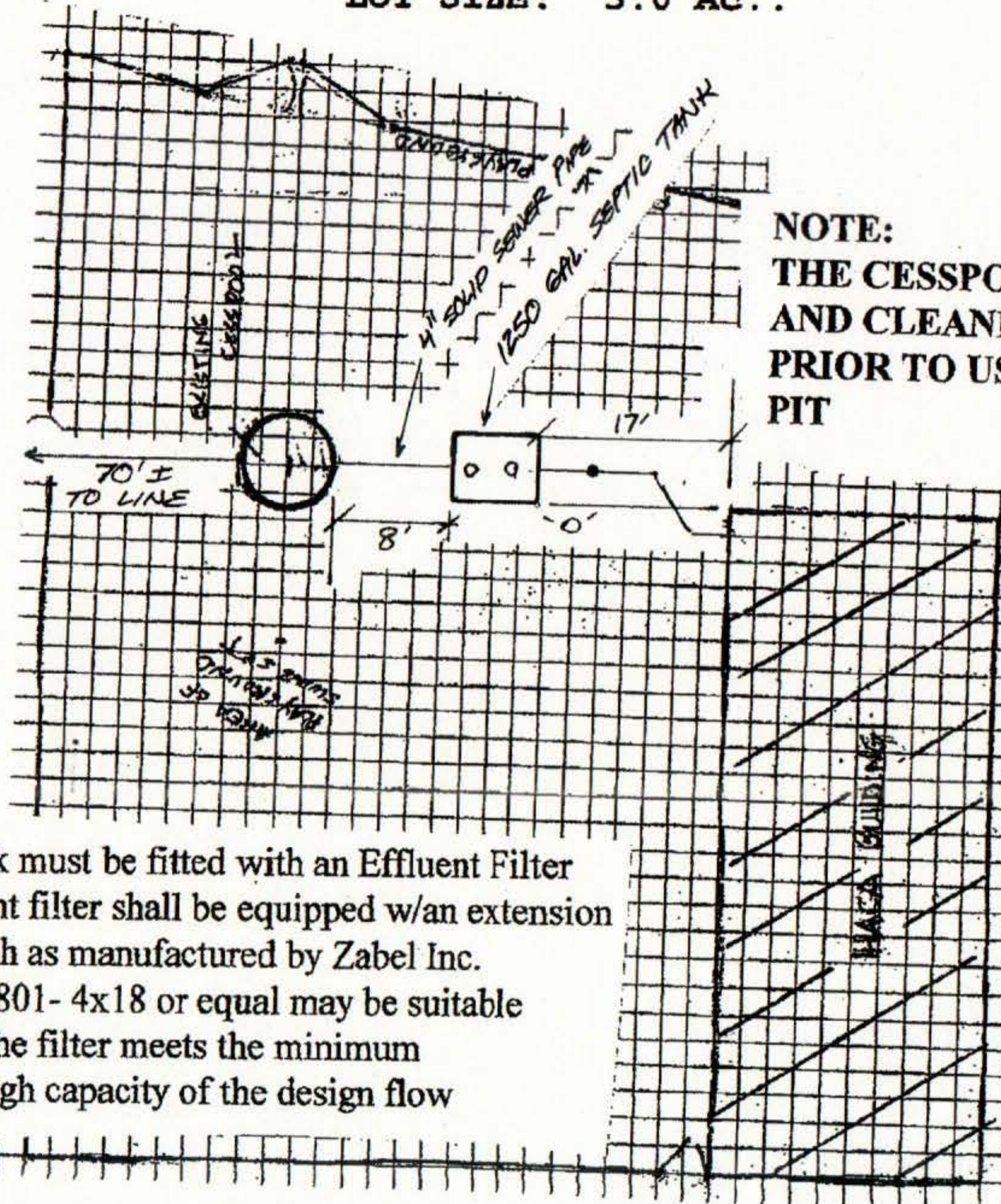
NORTH

ROAD #8

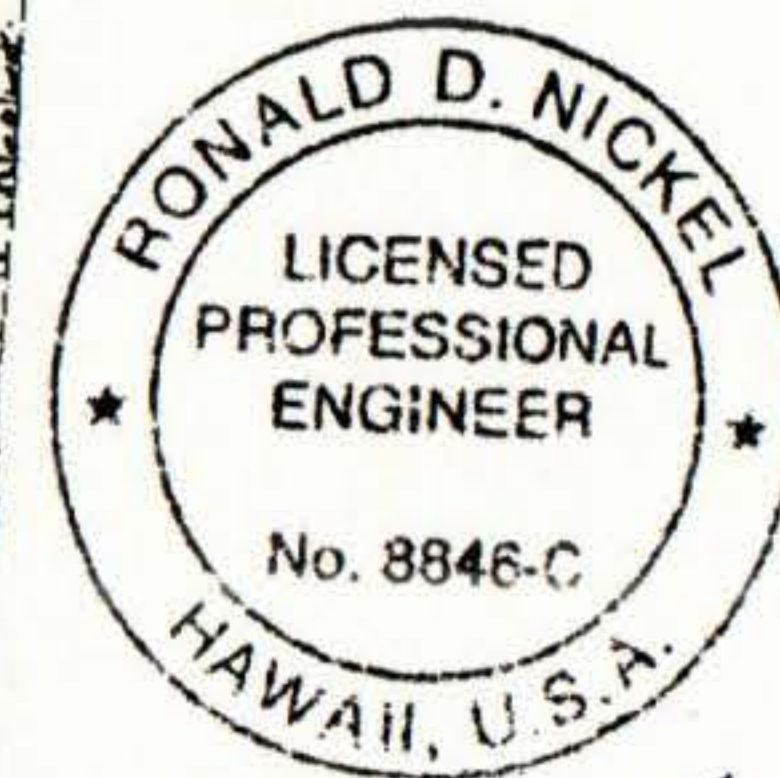


NOTE: MINIMUM SEPERATION DISTANCES FOR
 SEPTIC TANK
 PRPOERTY LINE - 5'
 BUILDING LINE - 5'
 STREAM OR POND - 50'
 LARGE TREES - 5'
 SEEPAGE PIT - 5'

NEW OWNER: HAWAIIAN ACRES COMMUNITY ASSOC.
 TMK(3) - 1-6-052:002
 LOCATION: CR. ROAD 8 & ROAD C
 LOT SIZE: 3.0 Ac..



NOTE:
 THE CESSPOOL MUST BE PUMPED
 AND CLEANED OF ALL SOLIDS
 PRIOR TO USING IT AS A SEEPAGE
 PIT



AS BUILT
 6/11/07

06/11/2007 02:11

9658123

RON NICKEL

PAGE 04/04

NOTES

Septic system must be installed by either of the following
 licensed contractors: C-9 cesspool; C-37 plumbing; the "A"
 general engineering; C-37a sewer and drainline; and C-43
 sewer, sewer disposal, drain and pipe laying.

Construction of the system shall start only after
 the County Building Permit is reviewed and approved by the
 Department of Health.

SITE PLAN FOR SEPTIC SYSTEM

THIS WORK WAS PREPARED BY ME OR UNDER
 MY SUPERVISION AND CONSTRUCTION OF THIS
 PROJECT WILL BE UNDER MY OBSERVATION

Ronald Nickel 3/17/07

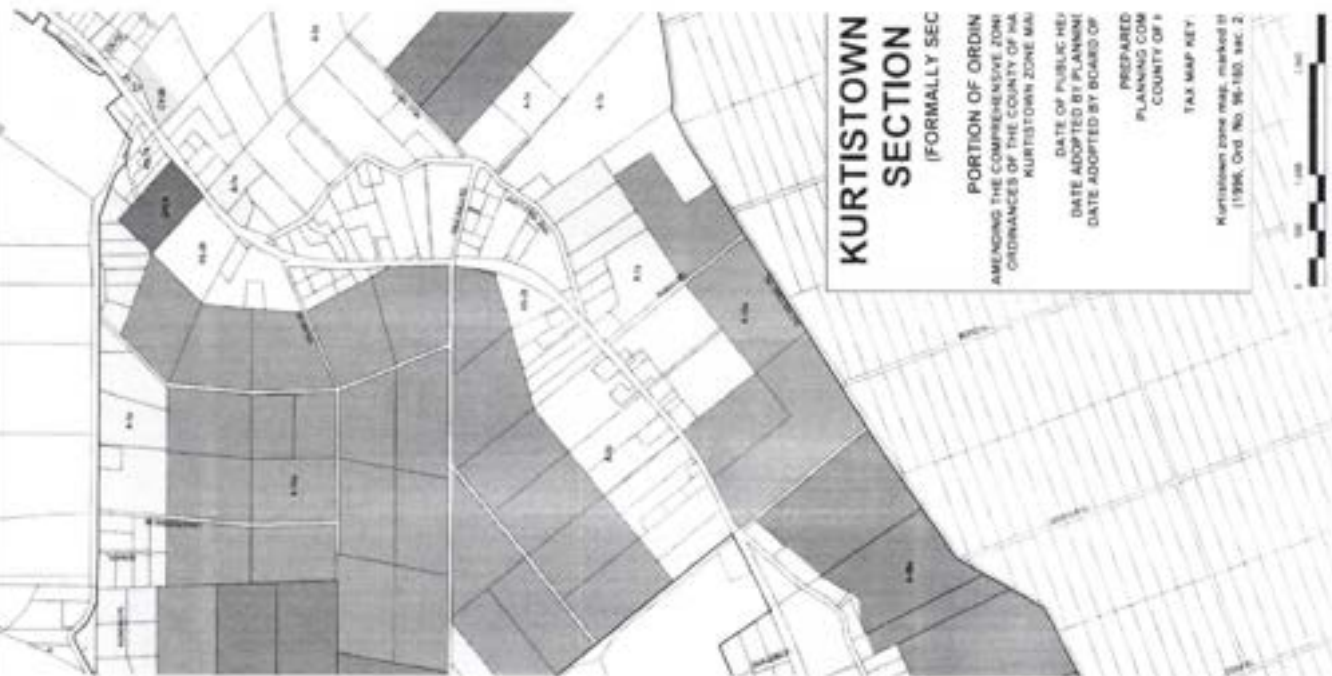
RONALD NICKEL P.E. 8846-C
 12-7109 KALAUNU ST., PAHOA, HI. 96778
 PH 965-9911











WADSWORTH

Mt. View

CRESESNT ACRES

EDEN ROCK ESTATES

**FERN FOREST
VACATION ESTATES**

8 MAUNA LOA DR
ALOHA ESTATES

ORCHID ISLE ESTATES

7:59

94%

19.55632481403115,-155.05196... X



weat

Opaele Rd

C Rd

Big Island Daylily

C Rd

A-1 C

Po'Ola Rd C Rd

Coast Rd



View

Go gle

19°33'22.8"N 155°03'07.1... X



Directions



Start



Save



SI



Overview



Legend

□ Parcels

Parcel ID	160520020000	Situs/Physical Address	16-1325 MOHO ROAD	Market Land Value	\$70,000	Last 2 Sales			
Acreage	3.0	Mailing Address	HAWAIIAN ACRES COMM	Dedicated Use Value	\$0	Date	Price	Reason	Qual
Class	AGRICULTURAL		ASSN	Land Exemption	\$70,000	n/a	0	n/a	n/a
			PO BOX 368	Net Taxable Land Value	\$0	n/a	0	n/a	n/a
			KURTISTOWN HI 96760 0368	Assessed Building Value	\$51,900				
				Building Exemption	\$51,900				
				Net Taxable Building Value	\$0				
				Total Taxable Value	\$121900				

Brief Tax Description n/a

(Note: Not to be used on legal documents)

*Hawaii County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. The 'parcels' layer is intended to be used for visual purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. The 'parcels' data layer does not contain metes and bounds described accuracy therefore, please use caution when viewing this data. Overlaying this layer with other data layers that may not have used this layer as a base may not produce precise results. GPS and imagery data will not overlay exactly.

Date created: 2/2/2025

Last Data Uploaded: 2/2/2025 5:57:33 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



Flood Hazard Map

Title:

Notes:

Map generated
on 02/20/2025



[Map Legend](#)

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

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March 14, 2025

Mr. Jeff Darrow, Director

Planning Department

COUNTY OF HAWAII

Hilo, Hawaii 96720

For Attention: Mark Iwamoto

Subject: Complaint ZCV-2019-122E: Special Use Permit # 845

16-1325 Moho Road, Kurtistown, Hawaii, TMK: 1-6-052-002

This letter serves as acknowledgement of receipt regarding the above complaint filed with your department regarding roadway parking relating to the vendor farm stalls on the above permit.

We reached out to Doug Schabell who had been serving as the President of the Hawaiian Acres Association, at the time of the complaint. We obtained this reply from him:

“We had moved the market to a Friday afternoon from 2 p.m. until 6 p.m.

During that time frame, the afternoon school buses dropped students off at the corner of 8 & C.

The market was prohibited from allowing customers to park along the roadway. However, parents would park on C road directly in front of the center and wait for their children.

Susan Tita, filed a complaint against HACA, claiming that it violated our S.U.P. for no parking on the roadway.

I responded the following Monday and explained the situation.

We further agreed to purchase signs to be placed along the roadway stating no parking.

We also blocked off the front 6 parallel parking spaces in front of the center with rope and used that space for vendor stalls.

The twelve signs were placed 1/2 hr. before the market. We used movable five gal. buckets half-filled with concrete for stability. They were returned to the center for storage after the event. I believe the total cost for signage, pipe, cement, and buckets was around \$1,200.

I also sent an email to Susan Tita and cc'd the planning dept with the information and our solution for fixing the issue."

As far as Doug is aware there have been no other complaints filed and that was the end of the matter.

Unfortunately, the Community Center burned down on February 19, 2023. Since then, there has been no Farmers Market, or restrooms on the property. Our plans are to continue the Farmers Market once the Certified Community Kitchen is completed.

The new Certified Community Kitchen Site plan proposed a bus stop sign be placed in front of the old location of the Community Center building and permanent no parking signs be installed, where the claimed parking offense took place. This would prohibit any parking along this section of the roadway area. In addition, the Farmers market future stall location is going to be on the Northeast side of the Certified Community Kitchen on the grass area surrounded by ample parking. There is also going to be a green barrier strip along the entire newly proposed parking area that would discourage parking or entering the roadway, other than the official entry and exit locations.

We submit this letter as per your instructions and in anticipation of you suggesting that you intend to close this complaint on receipt of this letter.

Should you have any questions on this matter, please feel free to contact me. Thank you very much!

Sincerely,



Linda Brush

President Hawaiian Acres Association

Phone: (808) 747 1256

Email: happygeckofarm808@gmail.com

Complaint ZCV-2019-122E: Special Use Permit # 845: 16-1325 Moho Road, Kurtistown, Hawaii, TMK: 1-6-052-002

hawaiiibigisland_/Sent



Riaan Mattheus <hawaiiibigisland1969@yahoo.com>

To: planning@hawaiiicounty.gov

Cc: Mark Iwamoto <mark.iwamoto@hawaiiicounty.gov>

Mar 12 at 1:31 PM

Aloha Mark

Please find enclosed acknowledgement letter from the current Hawaiian Acres Association President, Linda Brush as requested.

Yours truly,

Riaan Mattheus

Proposed Certified Community Kitchen, Project Manager

(808) 769 2419

1 File 45.6kB



Signed letter to Mark Iwamoto regarding complaint.pdf

46kB

C. Kimo Alameda Ph. D.
Mayor

William V. Brilhante, Jr.
Managing Director

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



County of Hawai'i PLANNING DEPARTMENT

Jeffrey W. Darrow
Director

Michelle S. Ahn
Deputy Director

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

March 19, 2025

Hawaiian Acres Community Association
Email: happygeckofarms808@gmail.com

Dear Hawaiian Acres Community Association:

SUBJECT: Closure Letter

Complaint: Vendors Parking on Roadway and using Parking Area

File No: ZCV-2019-112E

TMK: (3) 1-6-052:002, 16-1325 Moho Road., S. Hilo

We acknowledge receipt of your email dated March 14, 2025, stating that "no parking" signage was purchased and placed along the roadway to discourage parking. Further mentioned, in February of 2023, unfortunately the Community Center burnt down and since there have been no farmer's market activities taking place.

Based on the above, our department is closing the complaint referenced above.

Please be reminded, in the future farmers market vendors should not be utilizing any road "right of way" to conduct activities.

Should you have any questions, please feel free to contact Planning Inspector, Mark Iwamoto, of this office at (808) 961-8151.

Sincerely,

Jeffrey W. Darrow
Jeffrey W. Darrow (Mar 20, 2025 09:06 HST)

JEFFREY W. DARROW
PLANNING DIRECTOR

MI:sklo

V:\PL\PL\planning\public\Enforcement\TMK Files\ZONE 1 Sec. 1-5 to 1-9\1-6-052-020\ClosurEmarketparkingPCV-19-112E.doc

Mark (Mamonalu) and Rachel McClintick, Owners

Aloha Garden Of Peace

www.alohagardenofpeace.org/

16-2030 Ooaa Road

Kurtistown, HI 96760

To Whom it may concern,

Aloha!

This letter is in support of the Hawaiian Acres application for an incubator kitchen at the Hawaiian Acres Community Center. Hawaiian Acres, zoned agricultural, has approximately 3,500 property owners.

An incubator kitchen would be instrumental for our community and our property, the Aloha Garden Of Peace, to make value-added products to sell at a farmer's market. Additionally, we would love to take some classes on how to harvest and prepare traditional Hawaiian foods in a sustainable way using ingredients grown on our property such as ulu, kalo, uala, and others.

The mission of the Aloha Garden Of Peace is to sustainably feed ourselves and others; sell or give away food, seeds, plants, and trees; and hold educational workshops to promote a dialogue about the importance of everyone growing food. Our vision for the Aloha Garden Of Peace is that we are letting the light of sustainability shine bright; everyone is growing food, sharing with their neighbors of their abundance, and no longer relying on imported grocery store food, especially for fresh produce and anything that can be grown or made locally. The purpose of the Aloha Garden Of Peace is to be a demonstration site providing experiential learning for growing, harvesting, preserving, and preparing food for families and communities. A certified kitchen at the Hawaiian Acres Community center would help us fulfill our goals and so many more in the community and district at large.

Mark has been on the Hawaiian Acres Community Association board for 4-5 years in two different stints: 2014-2015 and 2022-present. I had a table at the market before it shut down mending and altering clothing. I didn't make any income to speak of, but the community bonds are what kept me coming back week after week.

Mamonalu (Mark) McClintick

808-365-4279

MarkA.McClintick@gmail.com

Rachel McClintick

808-365-3385

rachelannamcclintick@gmail.com

Anna Bicknell
AnnaBee Astrology
P.O BOX 10324 Hilo HI 96721
206-383-6022
anna.bicknell@gmail.com
www.annabicknellofficial.com

05/13/2024

To Whom It May Concern:

I am writing this letter in support of Hawaiian Acres Community Association's application for the County of Hawai'i's State and Local Fiscal Recovery Funds Food Security and Agricultural Initiatives Program Grant.

As a business owner that currently lives in Lower Puna / East Hawai'i, this project would benefit the community and myself immensely by providing a certified kitchen and educational programs to increase food security and self-sufficiency.

My business focuses on helping people step into their authentic power via understanding their personal astrology as well as making delicious treats for the community that I sell at local farmers markets.

Prior to my astrology business I was a pastry chef and restaurant consultant that worked mainly in cafe's helping them redesign their menus. As well as testing new products that focused on using local ingredients vs ingredients that had to be shipped in from else where.

This is an important step forward for the restaurant industry in my opinion. Sustainability of high quality ingredients has always been difficult in the restaurant world due to the fact it is hard to source a consistent and affordable supply from local farmers. This project would give the farmers and restaurant owners a direct supply to each other, no middle man needed, as well as a hub to do their business at.

During Covid 19 I had to abandon the pastry part of my business, as most restaurants were not doing well. I doubled down on the online Astrology portion of my business but now I am excited to get started cooking and baking again for the community.

My current business model is focused on merging both of my passions into one cohesive LLC. This certified kitchen would make it possible to cook and bake on a bigger scale and be able to serve more of the island.

One of my ideas for my business is an astrology based cook book, this project would allow me a clean space to design and test my recipes for the cookbook, as well run classes on both baking and astrology.

These are two passions of mine may appear to be unrelated. But to me, they are both part of my authentic expression that I am honored to have the time, space and resources to be able to cultivate.

My hope is that other people look at my business and are inspired to follow their heart's desire and create a sustainable business that they love.

A community that is focused around sharing their authentic gifts and talents with each other, whether that is astrology, farming, baking, soap making or any of the other amazing skills the people of East Hawaii have, is a community that is supportive of each other. A supportive community focused on keeping things local, helping their neighbors and creating a sustainable farming model for generations to come is exactly what will create more abundance, ease and peace for all the families that live here.

Thank you for considering this grant for our community.

Sincerely,

Anna Bicknell

To whom it may concern:

My name is Michelle Richter. I am the owner of Any Kine Wontons, llc. I have been in business since 2015. I have lived in Hawaiian Acres located in Kurtistown, HI. 96760 for 17 years. Our community of Hawaiian Acres desperately needs a certified kitchen to support the many farms and small business owners that reside here in the Acres. My business is licensed to wholesale value added products (frozen packs of wontons). It is also licensed to sell from a certified mobile food cart. I currently have to travel a total of 40 miles per day to a certified kitchen in Hilo in order to make, package, store and sell my products to my neighbors and my community here in the Acres. My mobile food cart also has to travel to Hilo to simply fill and empty its water tanks in a certified kitchen. During the Covid pandemic, I was unable to offer food sales daily to my community because the travel time, gas and resources were so difficult to obtain. Having a certified kitchen in our community would allow more access to locally grown food which needs to be processed (washed, packaged and stored). It would give more people the opportunity to manufacture value added foods as well. By doing this, it would boost our neighborhood economy and provide more food security for those living in this rural community. It would encourage more people to farm and have a place to sell their products. Thank you for your consideration.

Sincerely,

Michelle Richter
16-1475 Moho Rd
Kurtistown, HI. 96760

Aloha!

My family and I live in Hawaiian Acres. We are enthusiastically in support of getting a certified kitchen for our community!

We have a small farm and a certified kitchen would help us make value-added products.

More importantly, the community gathers around food. Having a space where our community can share foods, "break bread," and gather, has a value no dollar can measure. When the community center burned, my then one year old cried about it every day for a month because she missed the community that gathered there. The benefit to our farmers and greater community would be more than processing our farm produce.

A strong community center bolsters essential community connections and creates a resilience benefiting both the local economy and mental health of our residents.

Thank you,

Evelyn Libal and family

dba Ava Libal

Jim Powers
Cosmic Powers
15-2721 Maiko Street, 96778
541-829-2114
JimPowers49@gmail.com

May 16, 2024

Aloha: to the members of the Grant Committee,
I have learned that the Hawaiian Acres Community Association is applying for a Program Grant from the County of Hawai'i's State and Local Fiscal Recovery Funds Food Security and Agricultural Initiatives Grant Program.

I believe that the Lower Puna area would benefit from this project which would provide a certified kitchen along with an educational program to an area that is economically challenged. This project would increase self-sufficiency and food security for the people living in the area.

Also, by locating the training kitchen along with the future community center, is a smart idea as the two would benefit each other and would cost less to build as one project. The greater Puna district would benefit by an increase in the number of residents who become proficient in food growing and preparation. The multiplying effect of this project will be significant as each student learns to grow and prepare food for many others. This certified kitchen and the educational programs that come from it will provide new business possibilities for local residents. As a business owner, myself, I can envision ways in which it could enhance income potential and allow for more legalized production of food products. It would provide a place for residents to do more research, develop, and make more value-added products and legally sell them to more people.

I believe bringing a certified kitchen to Lower Puna would be truly beneficial for the area and bring multiple benefits.

I urge you to support this grant application.

Mahalo,
Jim Powers

Denis & Dawn Johnston
Dulcè
16-1172 Moho Rd
808.796.0026
Pastrymann1@gmail.com

05/13/2024

I am writing this letter in support of Hawaiian Acres Community Association's application for the County of Hawai'i's State and Local Fiscal Recovery Funds Food Security and Agricultural Initiatives Program Grant.

As a business owner in East Hawai'i, this project would benefit my community by providing a certified kitchen and educational programs to increase food security and self-sufficiency. During the Covid outbreak I watched first hand as our community struggled with food insecurities and especially our kupuna. I watched as Shannon Matson organized and then supplied many staples at a food giveaway in the Hawaiian Acres, located at the Community Center, now a shell of the building. Not long after Shannon started this food relief program I joined in and baked for our community especially the kapuna who were very strongly affected. Seeing up close how desperate these folks were affected me deeply and as such this is why I am writing this letter of encouragement for the proposed commercial kitchen.

Denis Johnston CEPC, CWPC
808.796.0026

Aloha,

I'm wanting to express my appreciation that Hawaiian Acres is applying for this Kitchen as we need it. I run a Family owned and hosted B&B in Hawaiian Acres and we were nominated by Hipcamp as one of the top 15 B&B's in all the state, but it's clear the pandemic didn't just affect us, but our entire community. We actually opened our B&B in the middle of the pandemic as we are isolated and a destination in and of itself for those wanting a nature getaway. We share homesteading practices like growing food, and canning, sourdough made from native staples like Ulu, Taro, Cassava, Ube, Sweet potatoes, etc... Our Goal is to give back to the land and share the education it has provided for us. It's important not just to have a kitchen, but a permitted structure we can gather at. Having a kitchen and bathroom for our community center would be the first steps in getting us our farmers' market back, which would help our entire community as we are an AG-1 zone. For whatever consideration there is, Please help :)

Mahalo and many blessings,
Patrick Faris
808.657.5799

Light, Love & Aloha,
Patrick Faris
Faris Forest Farm
1.808.657.5799
www.FarisForest.com

R. Garimo Pape

DBA: Garimo's Real Soap Studio – Est. 2007

<https://GreatBarsofSoap.com>

808-968-0728

To Whom it may concern:

In 1991, I established my first self owned food business after having many years of work experience in restaurants around the US. In 1996 I managed to build my own state certified kitchen where I manufactured, warehoused, packaged and distributed my blend of Chai spice through both wholesale and retail outlets.

It was in 2007 I decided I needed something different to do and decided because a soap shop would not require the cost of refrigeration and the disturbance of health inspectors, I rented a store front to set up a work studio and started soap production with chai scents so I'd easily be able to get my soaps into the stores that carried my Chai.

My two small businesses overlapped for a time but in 2014 I was able to sell my accounts and my chai recipe to the Monterey Bay Spice Company. Who is now if not the largest was at one time the largest online spice company (herbco.com) Scott started his company in my building and with the information of spice importers I turned him on to. In a short time, his business grew huge. Anyway, it's kinda cool to be able to google UP N' Atom Chai and see others all over the US still selling a product I formulated thirty-three years ago.

During the time of starting and growing my Chai business I attended small business mentoring classes at the community college and learned much about marketing and how to set pricing. I also took a class on html coding for building my own website for online sales and marketing. After time of operating a micro business in Santa Cruz, I caught the eye of an economics professor at UCSC and became an interviewed example on micro businesses for her class.

I regularly teach a hands on soap making class in east Hawaii. I think I may be the only instructor in the state that offers a hands-on class where students actually make a batch of soap in the class rather than watch an instructor's demonstration.

So I'm thinking I have a bit of life experience to share and now that I'm aging, it is my time to start mentoring when I can and help future entrepreneurial adventures.

That's why I support Hawaiian Acres Community Associations bid for the 'County of Hawai'i's State and Local Fiscal Recovery Funds Food Security and Agricultural Initiatives Program Grant'.

Having a certified kitchen with the establishment of the entrepreneurial incubator program wouldn't directly do much for my own business, but it will create a classroom space where I could offer classes for others. Programs like Product labeling standards and design.

Marketing: online, wholesale and retail, in person at community farmers markets.

Bookkeeping, filing GET forms online, getting set up the states program for 'Made in Hawaii with Aloha' contract and such. I imagine the certified kitchen could create its own website much like The Farm to Car site and offer the opportunity for products produced in the kitchen to be purchased in advance online and picked up on Farmers Market day. Budding entrepreneurs would then need to have learned product photography and how to list on online market websites...

Anyway, as a homeowner, business owner, manufacturer of agricultural value-added products, resident in Hawaiian Acres, and a current Hawaiian Acres Community Association Board of Directors member and chair of the Community Market Committee and co-director of the Community Market, for what it's worth, I am in support of this project being funded.

Mahalo for your consideration,

R. Garimo Pape

Wednesday May 8th, 2024

Joanna M. Haberman
Owner, Global Integrative Technologies, LLC
Kurtistown, HI

To Whom It May Concern,

As a multi-year resident of Hawaiian Acres, I am the founder of Global Integrative Technologies, LLC, a Generative AI company dedicated to assisting small to medium sized businesses in the state of Hawaii to utilize and integrate Generative AI solutions to enhance and grow their businesses. I am also pregnant, and working towards building my homestead now. A local commercial kitchen is not only desired but necessary for our community. I fully support the creation and implementation of an incubator-style commercial kitchen as an addition to our community center location. I make specialty breads, cookies, and other baked goods, and I have been trying to find community support not only to produce but also to sell my baked goods with locally sourced additions such as lemon, ginger, vanilla, and other flavorings. There are many challenges involved in packing up a booth setup, paying fees, and traveling to other neighborhoods just to sell what I make, so to have access to a commercial kitchen within 2 miles of my home is an amazing asset that will not only assist me in producing my baked goods, but help me to become a stronger contributor of a strengthened community. Due to the nature of our lives in Hawaiian Acres, there is a great deal of isolation. Many of us are very busy tending to our lives, and it can be difficult to go all across the area just to acquire individual goods.

Since we lost our community center building, there has been a significant lack of unity and camaraderie within the neighborhood. When I first moved here several years ago I looked forward to the weekly Community Market very much, not only for the social benefits, but also to have access to locally produced fresh food. This is an agriculturally zoned neighborhood, and we have not had a centralized location to share each of our unique offerings since the fire that destroyed our community center building. Although we have had financial support through insurance to rebuild, our community center building was very simple and did not even offer a basic kitchen. The residents of Hawaiian Acres both need and deserve more access and availability of space, which will absolutely include many more residents with access to a commercial kitchen.

The concept of having a community run and organized commercial kitchen has been met with great support from many food producers within the neighborhood already via social media, most notably that almost everyone in support simply needs an outlet space for both production and sales. Many residents already have offerings, however due to the nature of our neighborhood organization, which is the single largest subdivision in America, it can be challenging traveling on so many unpaved roads for miles just to meet for an exchange. Because the location of our community center is right off of a paved road that can be accessed from town, this location that we propose for the commercial community kitchen is ideal to broaden community support and create a larger customer base.

Further, the economic impacts of covid have been broad reaching, especially in regards to the cost of and access to food, especially locally produced goods. Import shipping alone rose from 3% to 18%, one year ago, which drove up the cost of absolutely everything at the bottom line. Because of the fact that Hawaii imports 90% of the food that is eaten here, and exports 90% of the food that is grown here, we are facing many larger challenges ahead when it comes to sourcing and providing food for our communities and families. This commercial kitchen space will help thousands of individuals just in our neighborhood to support each other on a much more local level, and in turn will help the greater community have access to locally produced food, as well as providing the opportunity for them to support local food producers. Every sustainability model that has been run about our long-term future includes the fact that we need to return to small-scale local agriculture production and sale, as the import and export of food is one of the largest driving factors of economic downfall.

I genuinely look forward to rebuilding our community center area with the commercial kitchen in order to develop a greater sense of unity and equity among all. Everyone here has something unique and special to offer, and as stated above, we not only need but deserve to be able to support ourselves locally, as neighbors, friends, and community members. The addition of an incubator-style commercial kitchen is exactly what Hawaiian Acres needs to begin a new era of thriving together, keeping our money, time, and connections locally based and close to home.

Best,
Joanna M. Haberman
Owner, Global Integrative Technologies, LLC
globalintegrativetechnologies@gmail.com
Kurtistown, HI

Linda Brush
Happy Gecko Farm
16-2157 Uau rd.
Mountain View, HI 96771
808-747-1256
Happygeckofarm808@gmail.com

May 12, 2024

To Whom It May Concern:

I am writing this letter in support of Hawaiian Acres Community Association's application for the County of Hawai'i's State and Local Fiscal Recovery Funds Food Security and Agricultural Initiatives Program Grant. As a business owner and farmer in Lower Puna, this project would benefit the community by providing a certified kitchen and educational programs to increase food security and self-sufficiency.

I worked part time as a tour driver for the cruise ships until march 2020 and didn't go back to work for almost 2 years due to Covid-19. I also sold kombucha, plants and produce at the Hawaiian Acres Community Farmers Market until it shut down September 2022. The market was small but thriving, and I am part of a group working to reopen it. A certified kitchen located next to the farmers market will enhance/increase the income potential of this area which has an above-average number of impoverished households.

I currently make several products that I share with friends, such as a turmeric, ginger, lemon juice and honey-fermented drink that I make exclusively from ingredients from my land. If I had access to a certified kitchen, I could research, develop and make more value-added products. I could upgrade my products with labels, work on marketing, and legally sell them to the public.

A recent post about the kitchen on our community's social media page has resulted in an outpouring of hopeful support. One longtime local resident points out that a certified kitchen has been the most requested improvement project for our community over many many years. Thank you for considering this grant for our community.

Sincerely,

Linda Brush
dba Happy Gecko Farm

Jane Brahm
Dba Jane Brahm
P.O. Box 403
Kurtistown, HI 96760
808-387-1150
janebrahmaloha@gmail.com

May 14, 2024

To Whom It May Concern:

I am writing this letter in support of Hawaiian Acres Community Association's application for the County of Hawai'i's State and Local Fiscal Recovery Funds Food Security and Agricultural Initiatives Program Grant. This grant would benefit our area by providing a certified kitchen and educational programs to increase food security and self-sufficiency in the Puna area.

I moved to the Big Island in 2016 from Honolulu where I have lived since 1979. I was eager to do some farming on a small scale to grow some of my own food. I am a 71 year old semi-retired lady and I would go to the Hawaiian Acres Community Market where I met a lot of like minded people that were also interested in doing a bit of bartering. Eventually I would go as a vendor selling Mamaki Tea that I grow on my property. I also made natural medicinal balms to sell.

I didn't make a lot of money however, I did get to meet some amazing people and obtain healthy homegrown food. Then came COVID.....no market, no community, lots of scarcity and fear. I helped another neighbor, Shannon Matson with food distribution for the community in need. It was a dark time. And then...the community center burned down.

I had a part time job that stopped during COVID. I have a small legal Airbnb on my property and guests stopped coming and my family on Oahu also were unable to visit as well. Many of my guests and my Oahu family and friends would go to the market to support our community when it was still in operation.

The plans to rebuild and add a certified kitchen would help rebuild our community. Hawaiian Acres and the surrounding areas have many low-income Hawaiian people plus other local people.

A recent post about the kitchen on our community's social media page has resulted in an outpouring of support. A longtime local resident says that a certified kitchen has been the most requested improvement project for our community for many, many years.

Mahalo nui for your time and consideration regarding this grant that would certainly kokua our community.

Sincerely,
Jane Brahm

To whom it may concern:

I got my GE License in 2019 and was getting ready to go to farmers markets and sell my produce when COVID happened. It caused a hardship on me because I had to wait til markets opened back up. At that time I had to use my savings to get by.

When markets opened up I sold my produce at the Hawaiian Acres Market until they closed down in 2022. I have been anxiously awaiting for when they reopen because it was such an enjoyable market.

I believe a commercial kitchen would greatly help the community advance their market when they do reopen by making it possible for more people to bring their products to market.

Thank you,

Kismene Raines
dba Kismene Raines

To Whom It May Concern,

I am a 20 year farmer and I make value-added products using the fruits from our farm. Currently I can only sell these products myself at a market, and cannot sell them online, as they were not cooked in a certified kitchen. Please support the construction of a certified shared kitchen space in our community!

Mahalo!
Deborah Ward
Laiku Farm

Aloha,

My name is Lisa Maria Martin, a resident in Volcano Hawaii for 5 years & business partner of Robuis LLC. I have been dba Lisa Maria Artista since 2012. I currently operate my business by vending at my local community center, Cooper Center, as well as on social media & online.

We wanted to write in support of the Hawaiian Acres application for a certified kitchen grant. My husband and I are big supporters of the arts, including our great love for the culinary arts. Currently we sell NY Style bagels & various desserts each Sunday morning at the CC Farmers Market. We both personally understand the importance of learning to cook/bake and how one can both contribute to improve one's own life & the community by having access to a community kitchen.

We have also raised 4 children together, teaching each of them the basics of cooking & baking. I can share that it has greatly enhanced my children's lives as they learned to navigate adulthood. It helps us all financially, socially, with health & weight control, and best of all, enhances our self esteem.

We love that it enabled us to become independent. We started our own food business during a time when my husband lost his job during the pandemic. It helped us stabilize our lives when he was not able to support us the way he traditionally did. It made it possible for us to continue living our lives without fear or worry for our future. We learned to cook years ago and now having a community commercial kitchen made it possible for us to live where we wish to stay.

Having a space to educate residents on cooking & food habits in a location like Hawaiian Acres will not only help people gain independence by learning a much needed life skill, it will only open doors of many possibilities for the residents there & those in the surrounding community.

I look forward to hearing how this project progresses! Please feel free to contact me with any questions you may have.

With much support,

Lisa Maria Martin
Business Owner
Cooper Center Council Member/Volunteer Coordinator

603-913-1992

lisamariaartista@gmail.com

<http://lisamariaartista.com>

Martha-Ann Aukai

PO Box 201

Kurtistown, HI 96760

808-756-4896 daaukais@gmail.com

May 16, 2024

To Whom It May Concern:

I am writing this letter in support of Hawaiian Acres Community Association's application for the County of Hawai'i's State and Local Fiscal Recovery Funds Food Security and Agricultural Initiatives Program Grant.

As a business owner and farmer in Lower Puna / East Hawai'i, this project would benefit the community by providing a certified kitchen and educational programs to increase food security and self-sufficiency.

My husband lost his job due to COVID and was unable to get additional help through PUA due to ongoing fraud under his name and the requirements for calling in and being on hold to get assistance. During this time we reworked our business to include more food items such as fruits, vegetables, and livestock.

We were able to sell our fruits and vegetables to a local market here in the Kurtistown area, have additional food to eat, and work on being a little more sustainable. Having a certified kitchen located next to the farmers market will enhance/increase the income potential, legalize production in a safe permitted facility especially for this area which has an above-average number of impoverished Hawaiian households.

This would also allow us to be able to use our local food items to create additional items such as jams, jellies, breads, and other baked items to expand our business and possibly take it to the next level.

Sincerely,

Martha-Ann Aukai

Mary Ewing
dba: MaryMade
Lower Puna, Hawaii

To Whom it May Concern:

My name is Mary. I have been in business for almost 9 years. I'm supporting Hawaiian Acres Community in choosing to apply for the certified kitchen grant for the Moho Road location. I was in business through the covid years. I have noticed that a lot of the small businesses, like mine, are supported mostly by other small business owners and tourists. With the shut down of businesses the only businesses allowed to stay open were big corporations. So a lot of money was taken out of communities and given to big businesses.

The island being shut down and not letting anyone visit the Island affected small businesses in a big way. When one business falls, sometimes we fall like dominos.

Right now with the aftermath of all that and poor spending decisions of our leaders, we are forced with high inflation. I see people who visit markets now are more choosy about what they buy. The craft vendors are having a hard time. So a lot of food vendors are popping up, because food sells. So you see, I along with many people will benefit with having this certified kitchen.

Mahalo,

Mary

Shannon Matson
P.O. Box 181
Kurtistown, HI 96760
(808)937-3037
Shann.matson@gmail.com

May 7th, 2024

To Whom It May Concern:

I am writing this letter in support of the Hawaiian Acres Community Association's application for a grant for a Commercial Kitchen. As a small business owner, farmer, mother, and community organizer in the Hawaiian Acres subdivision, I know this project would benefit my friends and neighbors in a multitude of ways by providing a certified community kitchen. A kitchen in our rural community would support a permanent farmers' market, community gardens, and educational programs to increase food security and self-sufficiency.

I was born and raised on Hawai'i Island. I have lived in numerous areas in my 4 decades and have now been living and working in Hawaiian Acres for 6 years, and the need for food self-sufficiency here is immense. It far supersedes that of almost all other areas on this island and our community members have been greatly affected by the economic downturn resulting from COVID-19. Since Spring of 2020 I have been helping with food distributions and typically the need greatly outweighs the amount of food/supplies we have allotted to give away. Many people in our neighborhood live without access to reliable electricity or water as neither of those infrastructure elements were included as part of our subdivision.

As a candidate for public office twice in the last 4 years, I have communicated with hundreds of community members and heard the same thing over and over again- people want/need a place to connect and a place to create value added products to sell and share with their community. We have an abundance of land here and a year-round growing cycle and need to be able to harness that and create spaces like this proposed project to support and sustain these sorts of food hubs. During times of crisis these hubs will be crucial to helping in recovery and providing a place of abundance and stability for rural communities in need. Please help us make this dream happen- it will bring a great benefit to our community.

Thank you for your time and considering this grant for approval.

Sincerely,

Shannon Matson

To whom it may CONCERN:

My name is Michele MacDonald, and I am currently a member of the Hawaiian Acres Community Association board. I have lived in Hawaiian Acres since 1999 with 9 acres, and am still working to protect native forest lands. I have been farming protea, orchids, and vegetables for approximately 50 years now, and have extensive experience in both farming and managing agricultural land.

The farmer's market was the best place to shop for me as an elder of the community, especially in regards to having closer access to food where I can shop outside near my home. It has become more challenging for me to travel to town since the onset of Covid out of consideration for my health and age, and I have definitely been impacted negatively by losing our community center and farmers market to the fire.

I very much support the development and creation of a commercial kitchen incubator, which will provide a great many benefits to the community at large, much more than we had previously. I see a new generation of food producers able to develop and sell their goods within the neighborhood, preserving the nature of our agricultural lands and processes. Based on my previous experience with farming, I know that this is an essential part of the community that requires full community support.

Michele MacDonald

To Whom It May Concern:

This is a letter of support for the Hawaiian Acres Community Center (HACC) to obtain Grant funding for the construction of a certified Kitchen in the new HACC facility.

As a Friday HACC market vendor for approximately 2 years (2018-2018)

I had the opportunity to take part in the weekly activity of community members Gathering to sell their crafts and farm produce. When local musicians came to this weekly event with both visitors and local children coming to play and exchange books or clothing, it often took on a joyous atmosphere.

As a regular vendor I rented space to conduct massage or reflexology sessions for community members.

With the market closing due to COVID-19 epidemic I lost 25% of my business for the next 2 years. I am currently on the HACC vendors list to resume participation once the new facility opens.

As a member of a multi-generational family with a small developing farm, we will be anxious to have an outlet for our cacao, tilapia, and excess hydroponic produce sales that would be able to meet Hawaii state health standards.

Respectfully,

Asenith D Mayberry MA. MAT
Native Wellness LLC (Owner)
GET ID# W14464965-01

Noah Hill
11-1770 Ahiukau St.
Mountain View, HI
907-231-6174
noahhill257@gmail.com

5/16/2024

To Whom It May Concern:

I am writing this letter in support of Hawaiian Acres Community Association's application for the County of Hawai'i's State and Local Fiscal Recovery Funds Food Security and Agricultural Initiatives Program Grant. As a young person and a developing farmer in Lower Puna / East Hawai'i, this project would benefit the community by providing a certified kitchen and educational programs to increase food security and self-sufficiency.

I got out of high school just as covid started. I started learning how to grow food self-sufficiency around then as well. Due to covid, I wasn't able to participate in learning programs or spend as much time on the farm as I would've liked to. Not only that but I wasn't able to start my own kombucha business very easily, and this has been a goal of mine.

If our community had a kitchen we could all use, I believe it would be super helpful for youth that don't have resources or knowledge in creating homemade foods. Also, living in the Puna area, myself as well as friends are living off grid. Which means not having access to an oven or sterile running water, which are both so important. For myself I could finally begin my kombucha business, which would be amazing for my learning and self-development.

I currently make kombucha for friends. If I had access to a certified kitchen, I could research, develop and make more value-added products. I could upgrade my products with labels, work on marketing, and legally sell them to the public. That would be so amazing!!

A recent post about the kitchen on our community's social media page has resulted in an outpouring of hopeful support. One longtime local resident points out that a certified kitchen has been the most requested improvement project for our community over many many years. This could truly create an impactful change for a great range of folks.

Thank you for considering this grant for our community.
Sincerely,

Noah

Devon Casey
OneLoveHeals
16-566 Keaau Pahoa Rd
512-715-4325
OneLoveHealsHawaii@gmail.com

05/15/2024

To Whom It May Concern:

I am writing this letter in support of the Hawaiian Acres Community Association's application for the County of Hawai'i's State and Local Fiscal Recovery Funds Food Security and Agricultural Initiatives Program Grant.

As a business owner and farmer in Hawaiian Acres, this project would benefit the community by providing a certified kitchen and educational programs to increase food security and self-sufficiency.

During Covid, I was unable to fully have our business operational as health practitioners, therapists and retreat facilitators. People were unable to travel and for the safety of our family and community, we stayed with social distancing and no contact to avoid the spread. Our business financially suffered and we took on other multiple jobs.

As part of our business, we support the advocacy of personal health and the health of our planet. We have been educating people on the benefits of growing their own food with permaculture principles in addition to teaching people to learn juicing and healthy lifestyle changes through cooking and food choices.

In addition, we have additional work as habilitation technicians and job coaches for our special needs population of Hawaii County. During Covid we remained active as essential healthcare workers, however, most places were closed leaving this population with minimal resources and social interaction to fulfill the goals of life skills and inclusion.

Before Covid, I also facilitated a drop-in youth group through our upcoming nonprofit OneLoveHeals.Org once a month for the LGBTQ+ community of Hawaii County, which also had to be canceled. Many of the youth expressed the desire to have a resource of being able to cook together as a social activity and sell their items to raise funds for this program.

A certified kitchen located next to the farmers market will increase the income potential for our community and youth coming of age wanting to learn cooking and farming skills in addition to enhancing connections and learning skills of an underserved community.

As a job coach for special needs, and health advocate for all with our business OneLoveHeals, and my husband as a therapist in clinical psychology and integrative health, we are excited about the potential of a commercial kitchen to personally use for our business and hope to advocate to have other agencies and businesses in the area have access to this facility for learning skills in cooking and farming allowing more financial opportunities for the Hawaiian Acres community which has an above average number of impoverished Hawaiian households.

Thank you for considering this grant for our community.

Sincerely,
Devon Casey and Tom Kirkham

Devon Casey LMT, CMLDT
One Love Healing Center
512-715-4325(HEAL)
OneLoveHeals.Com
OneLoveHeals.Org

May 15th, 2024

To Whom It May Concern,

Kate Palmer PhD, MA, CCP, CAS, CRC PO Box 322 Mountain View, Hawaii 96771
Katepalmer725@gmail.com

I am writing this letter in support of the grant application for Hawaiian Acres Community Association's Commercial Kitchen project. As a resident and property owner of Hawaiian Acres, I recognize the significance of this much-needed project for our subdivision as well as neighboring communities in the Puna district. The location of this kitchen would meet the needs of our socioeconomically disadvantaged and COVID affected families by increasing the ability of our community residents to engage in meaningful interactions through the farmers' market and gardens, sustain small farm and agricultural businesses, maintain cultural practices, and participate in opportunities for educational programs and services including nutrition, food safety, and production.

I moved to Hawaii full-time in 2019 in order to raise my family in a community that prides itself on taking care of its residents and where people assist their neighbors, family, friends, and others as part of their Ohana. One of the ways that the community does this is through improving food security by providing, packaging, and even delivering food and meals to our residents. Many of the people who have assisted our community in this way, especially during the pandemic, are those who are behind this potentially life-changing and community-changing kitchen project. Prior to my family's move to Hawaii, I lived in New York and have worked in historically disadvantaged areas of the state providing education and programming to parents, caregivers, and children with autism and related disabilities. One of the greatest challenges in these areas is food insecurity due to a lack of access to fresh, safe, and nutritious products: a food-desert. I have found that we are in a similar situation in Hawaiian Acres; we have a lack of access and infrastructure due to the rural nature of our subdivision.

This project will not only provide our residents of Hawaiian Acres and the larger Puna district community with safe and local food options, opportunities to increase the number of area businesses, and offer educational programming, but it will also give us a chance to bring our greater community together to create that sense of Ohana that my family and I fell in love with. The outcome of this endeavor would benefit residents of our community, but also bring a sense of pride island-wide. I graciously ask that you provide the grant for this transformative, momentous project.

Thank you,

Kate Palmer PhD, MA, CCP, CAS, CRC



Sylvia Dolena
Puna Rising Entrepreneur Hub
Pele Lani Farm, LLC
16-1860 Opeapea Rd-7, Mountain View, HI 96771
808 982-6377
msylviadolena@gmail.com

May 14, 2024

To Whom It May Concern:

I am writing this letter in support of Hawaiian Acres Community Association's application for the County of Hawai'i's State and Local Fiscal Recovery Funds Food Security and Agricultural Initiatives Program Grant.

In an underserved and economically depressed area (most of East Hawaii), a certified kitchen would not only provide a resource for food security, but also provide a resource for developing income streams for residents.

As a business owner and farmer in Upper Puna / East Hawai'i, this project would benefit the community by providing a certified kitchen and educational programs to increase food security and self-sufficiency.

With back-to-back disasters, the Kilauea eruption and COVID, many businesses were impacted including my farm and my workshop business.

My scheduled workshops were canceled and/or postponed until the COVID restrictions were lifted, almost 2 years later. My farm was covered with lava and completely inaccessible.

Now that Puna is in recovery mode, a commercial kitchen with the ability to provide local food products which could be sold at farmers' markets, catered at different venues including workshops, retreats, etc, would create jobs and livelihoods.

A certified kitchen located next to the farmers market will enhance/increase the income potential, legalize production in a safe permitted facility especially for this area which has an above-average number of impoverished Hawaiian households.

Currently I am growing Kalo and Ulu and If I had access to a certified kitchen, I could research, develop and make more value-added products. I could upgrade my products with labels, work on marketing, and legally sell them to the public.

As Director of the Entrepreneur Hub, I strongly support entrepreneurship and methods to support our residents in creating livelihoods utilizing their produce and skills.

A recent post about the kitchen on our community's social media page has resulted in an outpouring of hopeful support. One longtime local resident points out that a certified kitchen has been the most requested improvement project for our community over many many years. Thank you for considering this grant for our community.

Sincerely,

Sylvia Dolena

Owner, Pele Lani Farm LLC

Owner, Winning Edge Women's Leadership

Director, Puna Rising Entrepreneur Hub

Co-founder, Aloha Animal Advocates, HI Domestic non-profit

Director, Malama O'Puna. 501c3

President, Aloha Lokahi Association, 501c3

President, Kulia I Ka Nu'u Outreach Services

Vice President, Love Those Dog Paws, 501c3

Executive Coach, Hewlett-Packard Enterprises

To Whom It May Concern,

I hope this letter finds you in good health and spirits. I am writing to express my strong support for the proposed project to build a commercial kitchen for our community. The COVID-19 pandemic has brought unprecedented challenges to our lives, affecting not only our health but also the social and economic fabric of our society. One of the most significant impacts has been on food security and access to nutritious meals.

The establishment of a community commercial kitchen is a step towards resilience and recovery. It will serve as a central facility where meals can be prepared and distributed to those in need, especially during times of crisis. The kitchen will also provide a space for local food entrepreneurs to start or expand their businesses, fostering economic growth and creating job opportunities.

Moreover, the kitchen can host educational workshops on nutrition and cooking, empowering our community members with the knowledge to lead healthier lives. It will also encourage community engagement and provide a sense of belonging, as people come together to support one another.

The pandemic has shown us the importance of community solidarity and preparedness. A commercial kitchen is not just an investment in infrastructure; it is an investment in our community's future, health, and well-being.

I urge you to consider the positive impact this project will have and lend your support to make it a reality. Together, we can build a stronger, more resilient community.

Thank you for your time and consideration.

Sincerely,

Yuliya Lindsey

Saloha Bakery - Ukrainian Food Vendor

Steven Ikaika Rodenhurst
16-1027 Moho Rd, Kurtistown, HI 96760
(808)203-7450
ikaika.rodenhurst@gmail.com

May 15, 2024

To Whom It May Concern:

I am writing this letter in support of Hawaiian Acres Community Association's application for the County of Hawai'i's State and Local Fiscal Recovery Funds Food Security and Agricultural Initiatives Program Grant.

As a resident and high school football coach in Lower Puna / East Hawai'i, this project would benefit the community by providing a certified kitchen that could be used to prepare food to raise funds for our local sports teams for anything from team travel to new equipment.

During COVID, youth sports were severely impacted as teams were not allowed to or severely limited on play or travel. This robbed some players of the opportunity to play sports at the college level, and impacted younger athletes from developing skills for high school level competitions.

Now that we are rebuilding our programs and competing with teams inter-island as well as in other states, it is important we raise funds so these kids can take advantage of available opportunities to compete and build their skills. Puna is asset limited, income constrained, and employed (ALICE), so it is very unlikely that families are able to financially contribute to pay for travel and gear. A locally available certified kitchen would provide an amazing fundraising opportunity that does not rely on panhandling.

Thank you for considering this grant for our community.

Sincerely,

Steven Ikaika Rodenhurst

To Whom It May Concern,

I am writing this letter in support of the Hawaiian Acres Community Association's request for a commercial kitchen installation.

I personally would greatly benefit from having access to an affordable, conveniently located commercial kitchen here in Hawaiian Acres where I reside. Being a baker I have come across several establishments that want to carry my products in their storefronts, but I currently don't have access to a commercial kitchen and driving all the way into Hilo to rent space is not cost effective for me.

I can see countless future opportunities and benefits with having a readily available commercial kitchen for rent as part of the community center for Hawaiian Acres community members. This would create a safe, clean place for community gatherings, meetings and events. I know there are many members who are passionate about food and have their own products that could flourish if the community center was rebuilt with this asset in mind.

Thank you for your time and consideration.

Much Love & Aloha,

~Terra Carstensen
dba Terra Bakes

James Hoffman
Wao Kele Farmstead
P.O. Box 460 Keaau, HI 96749
(808)557-9904

5/15/2024

To Whom It May Concern:

I am writing this letter in support of Hawaiian Acres Community Association's application for the County of Hawai'i's State and Local Fiscal Recovery Funds Food Security and Agricultural Initiatives Program Grant.

As a small farm we produce vegetables, jams and jellies.

Like most, we were unable to attend markets during the COVID period and as a result had no outlet for any products.

Lack of access to an affordable commercial kitchen limited our sales to in-person farmer's markets. Our jams, jellies and butters could not be sold into the commercial marketplace. We could sell our leafy vegetables only as a whole item, and were unable to offer chopped salad mixes, pickled products, etc.

Were we able to have an affordable commercial kitchen in our immediate area, we would be able to greatly increase the amount and type of sustainably grown vegetables offered to the community. Our aquaponics system would be better utilized and improve the availability of locally grown products in our community.

Thank you for considering this grant for our community.

Sincerely,

James Hoffman

Marina Grace Monarrez
12-208 east pohakupele loop
808-333-1763
marinagrace777@gmail.com

May 17, 2024

To Whom It May Concern:

I am writing this letter in support of Hawaiian Acres Community Association's application for the County of Hawai'i's State and Local Fiscal Recovery Funds Food Security and Agricultural Initiatives Program Grant.

As a blossoming business entrepreneur in Lower Puna / East Hawai'i, this project would benefit the community by providing a certified kitchen and educational programs to increase food security and self-sufficiency. We need more good food in Lower Puna.

I couldn't work during Covid because I sell food at festivals and farmers markets and some catering. It's been hard to have access somewhere to give people good food.

This would be a huge benefit to my business because I hope to make food products but also have a place I could possibly sell my food at. I make Italian flour Sourdough Bread and that's one of my staples for French toast, breakfast sandwiches and lunch sandwiches, potatoes, ulu, tropical fruit coconut chia pudding parfaits, hearty and healthy locally grown soups and amazing salads and desserts! I would love to expand the menu more from there and already have the next 10 I would want in the list. This spot has the potential to get a lot of traffic and people from all directions. There are more people moving to Puna all the time and not enough quality food available. I would love to help alleviate this foundational human need for the community. Homemade locally made food is love and connection in community.

The lack of access to good food made by people locally is truly devastating. We can not keep depending on ships and the mainland and boxed stores to provide us with nourishment. Thank you for considering this grant for our community.

Sincerely,

Marina Grace

Additional comments from the community:

To Whom It May Concern,

I am strong in favor that the community center in Hawaiian acres get rebuilt as I frequented the venue for several years and enjoyed all the plants and ventures visit as well as events they would host

It is a crucial part of our community that we restore this valuable asset and encourage other vendors to come and participate as well as events. Please strongly consider that I represent a number of people that are in nearby Orchidland as well as Ainaloa and nearby Volcano!

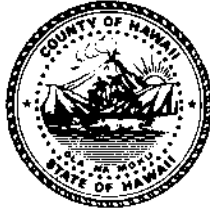
Mahalo for considering my request, feel free to contact me at any time!!!

Sherri Carden
808 990 6838

I support the plan to construct a certified kitchen in a new Hawaiian Acres community center. I believe it will be a tremendous asset to our local community.

Marian Fieldson

C. Kimo Alameda, Ph.D.
Mayor



Neil A. Azevedo
Acting Director

William V. Brilhante, Jr.
Managing Director

County of Hawai'i
DEPARTMENT OF PUBLIC WORKS
Aupuni Center
101 Pauahi Street, Suite 7 · Hilo, Hawai'i 96720-4224
(808) 961-8321 · Fax (808) 961-8630
public_works@hawaiicounty.gov

July 23, 2025

CERTIFIED MAIL W/ RESTRICTED DELIVERY

JOANNA HABERMAN
HAWAIIAN ACRES COMM ASSN
PO BOX 368
KURTISTOWN HI 96760

SUBJECT: GRADING VIOLATION

Site Address: 16-1325 Moho Rd. Kurtistown, Hi 96760
Tax Map Key: (3) 1-6-052:002

Our attention has been called to the grading work performed on the subject property. A search of our records shows that a grading permit wasn't issued for this work.

The grading work performed on the subject property is in violation of the Hawaii County Code. Specifically, Section 10-9 which states that a grading permit is required. A copy of the code can be found at <http://www.hawaiicounty.gov/lb-countycode/>.

You are directed to **cease any further work on the subject property** and submit a completed Grading Permit application through the County's Electronic Processing and Information Center within **forty-five (45) calendar days** from the date of receipt of this letter.

The Electronic Processing and Information Center can be accessed using the following link: <https://hawaiicountyhi-energovpub.tylerhost.net/Apps/SelfService#/home>. A grading plan certified by an engineer or surveyor shall accompany the application as required by Chapter 10 of the Hawaii County Code. The plan shall include property lines, location of any structures, limits of grading, existing and proposed contours, erosion and sediment control, and any drainage patterns or devices.

Approval of the application by the State Historic Preservation Division and the Planning Department are required prior to the approval and issuance by this department.

Planning Dept.
Exhibit 2

Should you have any questions concerning this matter, please contact Keanu Payao of the Engineering Division at (808) 961-8328 or at Keanu.Payao@hawaiicounty.gov.

A handwritten signature in blue ink, appearing to read 'Alan K. Thompson'.

FOR: ALAN K. THOMPSON, P.E.
Division Chief
Engineering Division

KP

Enclosure: Pictures

PHOTO INDEX
TMK: (3) 1-6-052:002



Picture No. 1



Picture No. 2



Picture No. 3



Picture No. 4



BUILDING DIVISION – DPW

COUNTY OF HAWAII – 101 Pauahi Street, Suite 7 – Hilo, Hawai'i 96720
Hilo Office (808) 961-8331 • Fax (808) 961-8410 Kona Office (808) 323-4720 • Fax (808) 327-3509

July 10, 2025

TO:

Jeffrey W. Darrow - County of Hawaii – Planning Dept.
County Of Hawaii Planning Department
101 Pauahi St. Ste. #3
Hilo, HI. 96720

SUBJECT: Amend Special Permit Application PL-SPP- 2025-000090

Applicant: Hawaiian Acres Community Association
Owner: Hawaiian Acres Comm Assn
Request: To Amend Special Permit No. 845 to Include the
Development and Operation of a Certified Kitchen, Expand
Community Uses on the Property, and Amend Condition 8 to
Allow an Increase in the Number of Farmer's Market Stalls
from 20 to 25

TMK: (3) 1-6-052:002; Kurtistown, Hawai'i

This is to inform you that our records on file, relative to the status of the subject discloses that:

- ☒ No Building permit was issued for work done on the premises.
The Owner is to obtain a Temporary Building Permit for the temporary structures utilized to operate the farmers market, as required per HCC 5-3-4 & 5-3-4(b)(1).
- ☐ No building permit was issued for the change of occupancy.
- ☐ At the time of completion, the subject complied with all Building Code regulations that were in effect.
- ☐ Variance from any building regulation (Building, Electrical, Plumbing, or Sign) was/was not granted.
- ☐ The following violations(s) still outstanding:
☐ Building ☐ Electrical ☐ Plumbing ☐ Sign
- ☒ Others:
The Owner is to obtain the requisite building permits per Hawaii County Code Chapter 5 Construction Administrative Code (HCC 5-3-1) prior to initiation of construction for, but not limited to, the following:

- **Construction of a mixed-use commercial structure (No permit obtained to date)**
- **Construction or conversion of an existing structure to a "Pavilion" with restrooms and grills (No permit obtained to date, existing structure permitted as "Community Center")**
- **Other alterations or additions to existing permitted structures, as needed**
- **Other: Handicap accessible routes & fencing over 6ft in height**

This status report reflects Building Division records only and does not include information from other agencies.

Should you have any questions regarding matters contained herein, please feel free to contact Joel Fitzgerald at phone no. (808) 961-8488.



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KĒKŪANĀŌ'A STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

July 8, 2025

COH PLANNING DEPT
JUL 10 2025 PM4:21

TO: Mr. Jeffrey Darrow, Director
Planning Department

REC'D HAND DELIVERED

FROM: Keith K. Okamoto, Manager-Chief Engineer

SUBJECT: Amend Special Permit Application (PL-SPP-2025-000090)
Applicant: Hawaiian Acres Community Association
Request: To Amend Special Permit No. 845 to Include the Development and
Operation of a Certified Kitchen, Expand Community Uses on the
Property, and Amend Condition 8 to Allow an Increase in the Number of
Farmer's Market Stalls from 20 to 25.
Tax Map Key 1-6-052:002

We have reviewed the subject application and have no comments or objections on the request, as the subject parcel is beyond the service limits of the Department's existing water system.

Should there be any questions, please contact Ms. Robyn Matsumoto of our Water Resources and Planning Branch at (808) 961-8070, extension 255.

Sincerely yours,

Keith K. Okamoto, P.E.
Manager-Chief Engineer

RM:makk

copy – Hawaiian Acres Community Association
Riaan Mattheus

Planning Dept.
Exhibit 4

... Water, Our Most Precious Resource ... Ka Wai A Kāne ...

The Department of Water Supply is an Equal Opportunity provider and employer.



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 916
HILO, HAWAII 96721-0916

MEMORANDUM

DATE: June 18, 2025

TO: Mr. Jeffrey W. Darrow
Planning Director, County of Hawaii

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Amend Special Permit Application (PL-SPP-2025-000090)
Applicant: Hawaiian Acres Community Association
Request: To Amend Special Permit No. 845 to Include the Development and Operation of a Certified Kitchen, Expand Community Uses on the Property, and Amend Condition 8 to Allow an Increase in the Number of Farmer's Market Stalls from 20 to 25.
Tax Map Key: (3) 1-6-052:002; Kurtistown, Hawai'i

In most cases, the District Health Office will no longer provide individual comments to agencies or project owners to expedite the land use review and process.

Agencies, project owners, and their agents should apply Department of Health "Standard Comments" regarding land use to their standard project comments in their submittal. Standard comments can be found on the Land Use Planning Review section of the Department of Health website: <https://health.hawaii.gov/epo/landuse/>. Contact information for each Branch/Office is available on that website.

Note: Agencies and project owners are responsible for adhering to all applicable standard comments and obtaining proper and necessary permits before the commencement of any work.

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

Clean Air Branch

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.
2. Control of Fugitive Dust: You must reasonably control the generation of all airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.
3. Standard comments for the Clean Air Branch are at: <https://health.hawaii.gov/epo/landuse/>

Clean Water Branch

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55.
 1. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55: <https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standard-comments/>.

Hazard Evaluation & Emergency Response Office

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at: <https://health.hawaii.gov/epo/landuse/>.

Indoor and Radiological Health Branch

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502, 11-503, and 11-504.
2. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
3. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at <https://health.hawaii.gov/irhb/asbestos/>.

Safe Drinking Water Branch

1. Agencies and/or project owners are responsible for ensuring environmental compliance for their projects in the areas of 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related to the Safe Drinking Water program: <https://health.hawaii.gov/sdwb/>.
2. Standard comments for the Safe Drinking Water Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Solid & Hazardous Waste Branch

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.
2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H, and 342I, and HAR Chapters 11-58.1 and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse, and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.
3. Underground Storage Tank Program – The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Wastewater Branch

For comments, please email the Wastewater Branch at doh.wwb@doh.hawaii.gov.

Sanitation / Local DOH Comments:

1. The proposed certified kitchen needs to meet the requirements of Chapter 50, Food Safety Code. Please call our office (Ph. 933-0917) for consultation and additional information.

Other

1. [CDC - Healthy Places - Healthy Community Design Checklist Toolkit](#)

recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.

2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Hawaii District Health Office, at (808) 933-0917.

From: [Tomomitsu, Mark S](#)
To: [Planning Internet Mail](#)
Cc: [Nagato, Jonathan](#); [Poudel, Chintan](#)
Subject: FW: Request for Comments | PL-SPP-2025-000090 | Hawaiian Acres Community Association | TMK: (3) 1-6-052:002
Date: Wednesday, June 18, 2025 11:21:17 AM
Attachments: [2025-06-12 Memo to Agencies for Comments \(PL-SPP-2025-000090\).pdf](#)
Importance: High

Dear Sir/Madame,

The DOH, Wastewater Branch (WWB) has the following comments to offer regarding the subject Subdivision Application.

1. The DOH, WWB has an Individual Wastewater System (IWS) File No. 35836, Final Approved for Use 7/16/2007 to serve the Hawaiian Acres Community Association (HACA) Building.
2. In order for the DOH, Wastewater Branch to be able determine if the approved IWS No. 35836 will is able to accommodate the additional wastewater generated from proposed Commercial Kitchen operations and expanded community uses and increase in the Farmer's Market stalls, a wastewater Engineer will need to provide design plan calculations to demonstrate that the existing IWS has capacity to accommodate the existing wastewater design flows and the additional wastewater flows generated from the proposed HACA commercial kitchen and from the additional community uses and market stalls. The wastewater Engineer shall also evaluate if the IWS is appropriate to treat and dispose the wastewater and/or an wastewater treatment works will instead be required for the treatment and disposal of the wastewater.
3. All wastewater systems are required to comply with Hawaii Administrative Rules, Chapter 11-62, Wastewater Systems.
4. Until all buildings generating wastewater are served by an approved wastewater system the DOH, WWB is not able to support the approval of the subject SPA.

We appreciate your consideration regarding this matter.

Thank you,
Mark

Mark Tomomitsu
Environmental Engineer | EMD/Wastewater Branch
Hawai'i State Department of Health | Ka 'Oihana Olakino
2827 Waimano Home Road, Pearl City, HI 96782
Office: (808) 586-4294

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August 1st, 2025

Mr. Jeff Darrow, Director

Planning Department

COUNTY OF HAWAII

Hilo, Hawaii 96720

Dear Mr. Darrow:

Subject: Amend Special Permit Application PL-SPP-2025-000090

Applicant: Hawaiian Acres Community Association

Owner: Hawaiian Acres Community Assn

Request: To Amend Special Permit No 845 to include the Development and Operation of a Certified Commercial Kitchen, Expand Community Uses on the Property and to Amend Condition 8 to Allow an increase in number of Farmer's Market Stalls from 20 to 25.

TMK: 1-6-052-002

In reference to the letter received from the Building Division - DPW, dated July 10th, 2025, we confirm receipt and acknowledge the content. We have not operated the Farmers Market since the Community Center burned down on February 19th, 2023. This resulted in us being unable to provide restrooms for attendees. In addition, as far as I am aware there has been no temporary structures built to operate the farmers market in the past, unless a pop up canvas canopy set up for the duration of the Farmers Market is considered a temporary structure.

We confirm that we will secure all necessary building permits as stipulated in your letter.

In reference to the Agency correspondence from the Waste Water Department, dated June 18th, 2025, we acknowledge receipt. We confirm our intent to appoint an Engineer, who would assist us to improve our waste water management system and make sure we comply with all your requirements.

Should you have any questions on this matter, please feel free to contact me. Thank you very much!

Sincerely,



Riaan Mattheus

Project Manager

Phone: 808-769-2419 Email: hawaiiibigisland1969@yahoo.com

Planning Dept. Exhibit <u>7</u>
