



REAL ESTATE, PROPERTY MANAGEMENT, INSURANCE

parker & company

823 OLIVE AVENUE, WAHIAWA, OAHU 96786 • PHONE 622-4125

April 13, 1976

LAND USE COMMISSION
STATE OF HAWAII

APR 20 1 15 PM '76

7391

Eddie Tangen
City & County Planning Commission
City Hall
Honolulu, Hawaii

Dear Mr. Tangen:

The subject of sandmining at Mokuleia is now arousing many of the residents at Mokuleia to seek the stopping of the sandmining. I was going through some of the newspaper articles and ran across one printed in the Honolulu Advertiser dated March 24, 1973 written by Harold Hostetler quoting you as follows:

"All of the conditions required of the Warren Corporation to sandmine should insure 'enough cops around to prevent the rape of the land.'"

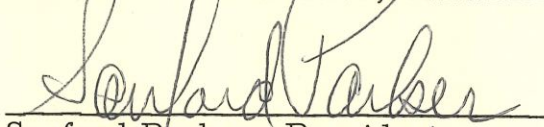
I think if you would visit the makai sandmining operation at Mokuleia you will find that the land has been "raped" and will probably never be brought back to its original grade.

We have formed a Mokuleia Improvement Association and will fight this sandmining operation to the limit of our ability. I personally feel that you probably agree with our action.

I would appreciate very much if there is any advice you could give us on how to proceed with our fight against the sandmining. My office phone number is 622-4125.

Very truly,

PARKER & COMPANY, LIMITED


Sanford Parker, President

SP/et

April 27, 1976

Mr. Sanford Parker, President
Parker & Company, Ltd.
823 Olive Avenue
Wahiawa, Hawaii 96786

Dear Mr. Parker:

This is in response to your letter of April 13, 1976 relating to sandmining operations at Mokuleia, Oahu.

On March 23, 1973, the Land Use Commission approved Special Permit SP73-146 to allow Warren Corporation to conduct the sandmining operations subject to a total of 19 conditions imposed by the City Planning Commission. In approving the permit, the Land Use Commission felt that sufficient safeguards to protect the interest of the community were contained in the 19 conditions.

It is noted that one of the conditions provided that in the event all of the conditions are not complied with, the Planning Director may take action to terminate the use or halt its operation until such time full compliance is obtained. Therefore, should you have any complaints relating to the sandmining operation, you may bring them to the attention of the Department of Land Utilization, City & County of Honolulu.

Thank you for your interest in this matter.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

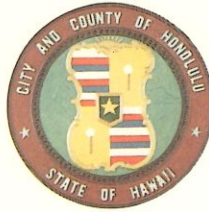
5867

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

629 POHUKAINA STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

PAUL DEVENS
MANAGING DIRECTOR



GEORGE S. MORIGUCHI
DIRECTOR

WILLIAM E. WANKET
DEPUTY DIRECTOR

June 4, 1974

RECEIVED (CS)

JUN 7 1974

State of Hawaii
LAND USE COMMISSION

Land Use Commission
250 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Tatsuo Fujimoto

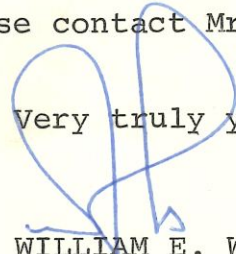
Gentlemen:

Special Use Permit
Mokuleia - Warren Corporation

The Special Use Permit (SP73-146) issued to the Warren Corporation for sand mining in Mokuleia has been modified as indicated in the attached letter. These modifications were found to be minor in nature and, thus, it was unnecessary to take them to City Council.

If you have any questions, please contact Mr. Carl Smith of our staff at 546-8042.

Very truly yours,


WILLIAM E. WANKET
Deputy Director

WEW:fm
Attach.

RECEIVED

JUN 7 1974

State of Hawaii
LAND USE COMMISSION

(CS)

April 2, 1974

Mr. Warren Kobatake, President
Warren Corporation
669 Ahua Street
Honolulu, Hawaii 96819

Dear Mr. Kobatake:

Modification of Conditional Use Permit (72/CUP-12)
Mokuleia, Tax Map Key 6-8-03: 11, 15, 16, 17, 19,
20, 30, 33, and 35

We have reviewed your letter requesting modifications of certain conditions imposed on the subject operation by the City Council. We find that the modifications requested are minor in scope and can be handled without going back to the City Council.

Your first request is a modification of Condition 9 eliminating the requirement to cover loads on trucks entering the site. Condition 9 is hereby modified as follows:

"Positive dust control methods such as maintaining the moisture content of all excavated, processed, and fill materials at the point where fly dust is non-existent beyond the boundaries of the mining areas as defined on Exhibit 'A', and the covering of the loads of all trucks leaving the mining areas shall be used. Loads on trucks employed in transporting fill material to the excavation site shall be thoroughly watered and may be uncovered. Watering equipment shall be on site at all times."

Your second request is for a modification of Condition 10 extending your on-site working hours. Condition 10 is hereby modified as follows:

"Hours of operation shall be from 7:00 a.m. to 7:00 p.m., Monday through Friday, provided, however, that truck hauling shall be permitted only between the hours of 8:00 a.m. to 6:00 p.m. on those days. Except for screening and reclaiming between the hours of 7:00 a.m. and 7:00 p.m. on Saturdays, no operations shall be permitted on Saturdays or Sundays. No operations shall be permitted on State or Federal holidays which are so defined in the operator's labor union contract. On- and off-site repair and service of vehicles and equipment shall not be construed to be 'operation' within the meaning of these conditions."

Mr. Warren Kobatake, President
Page 2
April 2, 1974

Your third request is for a modification of Condition 11 to permit an expanded mining increment of five acres. Condition 11 is hereby amended as follows:

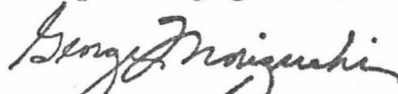
"Mining operations shall be done in progressive five-acre increments with three acres being mined, one acre being used as an operating base and one acre being reclaimed at any single point in time."

Your final request is for a modification of Condition 17 to permit 60 loads of sand per day to be removed from the site. This proposal has been reviewed and found satisfactory by the Police Department, the Department of Education, and the Waialua PTA. Condition 17 is hereby amended as follows:

"Upon certification by the Department of Education that the agreed upon improvements to Waialua High School have been completed, no more than 60 loads of sand per day shall be taken from the mining area. The applicant after 6 months of operation and upon submission of supporting documentation as may be required by the Director of Land Utilization, may request an increase in the number of loads per day. The Director of Land Utilization may grant an increase or reduce the number of loads per day and may require those improvements which may be necessary to minimize the impact of increase traffic loads."

All other original conditions shall apply. If you have any questions, please contact Mr. Carl Smith of our staff at 546-8042.

Very truly yours,



GEORGE S. HORIGUCHI
Director of Land Utilization

GSM:nt

April 3, 1973

Dr. Otto Degener
P. O. Box 89
Mokuleia Beach
Waialua, Oahu 96791

Dear Dr. Degener:

Thank you for your letter of March 21, 1973 regarding the Warren Corporation's special permit, which was received in this office on March 27, 1973, since it had been incorrectly addressed.

The Land Use Commission voted to approve the special permit to Warren Corporation, subject to the conditions stipulated by the City Planning Commission. For your information, we are enclosing a copy of the staff memorandum which was presented to the Commission prior to taking action on this special permit.

Should you have any further questions, please feel free to contact this office.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

CERTIFIED

No 878324

MAIL

MAR 23 1973

hot meeting

All local residents and friends interested in the proposed sand-mining operations in Mokuleia should be advised of a State Land Use Commission hearing scheduled for this Friday, March 23, at the commission's board room in Honolulu.

The commission will take action on the proposed request by the Warren Corp., who want to sand-mine large lots in the Mokuleia area, including some choice beachfront land near the polo fields. A large turnout at the State Land Use Commission hearing this Friday could help determine the results of the Commission's vote on the matter.

The meeting is scheduled to begin at 2:30 p.m. this Friday, in the fourth floor, Board Room number 404 of the Queen Liliuokalani Building, 1390 Miller Street, Honolulu. The public is encouraged to attend.

9101

HAWAII RESIDENT

RURAL ROUTE BOXHOLDER

WAILUA, HAWAII

96791

Never give or take any product without being certain it is the correct one. When pharmacists compound a prescription, we check the label at least three times.

1. When we take it off the shelf.
2. As we weigh or count out the number.
3. After compounding we again check label before we replace bottle on shelf.

Follow our example and you will avoid trouble.

POST AN ANTIDOTE CHART . . .

. . . inside the door of your medicine cabinet

If you have not already received your free copy of "COUNTERDOSES FOR THE HOME," ask for it at your local pharmacy.

Or, if you prefer, we will be glad to mail you a copy without obligation. Just call 293-9231 and leave your name and address.



North Shore Pharmacy

NEXT TO KAHUKU COMMUNITY HOSP.

MON.-FRI. 9-5PM SAT. 9-1PM

TEL. 293-9231

293-9514

Box 89, Mokuleia Beach, Waialua, Oahu.
March 21, 1973.

RECEIVED

MAR 27 1973

State Land Use Commission,
Board Room 404,
Queen Liliuokalani Bldg.,
1390 Millers St., Honolulu.

State of Hawaii
LAND USE COMMISSION

Dear Mr. Tangan and Fellow Commissioners:

I am writing you concerning a matter mentioned
in the enclosed newspaper clipping.

I have been a resident taxpayer of Mokuleia Beach, Waialua, Oahu, since 1936. My wife and I here strenuously protest the request by the Warren Corporation or any other concern to sand-mine land in the Waialua area. Such action would reduce the value of our property; and debase the entire area with dust, truck traffic, noise, and a horrible nuisance of a hole so near the water table that it will breed swarms of mosquitoes. The result would be somewhat like the infamous nuisance to which I and other residents, living near the University of Hawaii, were exposed in the '20s due to quarrying at Moiliili!

How does the company expect to fill the enormous puka, when once excavating is begun? Will it be a garbage dump or auto graveyard topped with stinking mudpress and inflammable bagasse? This would continue and aggravate the nuisance for many years after the sand had been mined, profit realized, and perhaps the company liquidated. Or will bulldozers scrape away the foothills of Mt. Kaala and dump the earth "stolen" from the Waianae Range into the enormous man-made hole? This would cause mauka landslides and other soil erosion. Rainfall falling on such denuded terrain would rush downhill to flood our low-lying makai property and smother our fringing reef to dwath and decay.

The fringing reef is presently our only deterrent against the otherwise far more dangerous winter storm waves and to our recurrent tsunami. It is common knowledge that when the reef fronting the Castle & Cooke club house area at Mokuleia was blasted for an improved swimming hole that the full force of ordinary ocean waves washed away the entire front lawn and the tennis courts. Bulldozing the foothills to fill the puka is a double-edged sword: wrecking the northern part of the Waianae Range and wrecking the Mokuleia-Kawaihapai reef not for just a few decades but for ever more - the damage is irreversible.

Should vandalism of the Mokuleia area be permitted for the making of a "fast buck" or otherwise, the individuals and companies involved should be obliged to post multimillion dollar bonds so that residents of the area have recourse for damages to their property by appealing to the Courts.

Aloha,

Dr. Otto Degener

Botanist, University of Hawaii, 1925-27
Naturalist, Haw. Nat. Park, 1929

Cc to local newspapers.

STATE OF HAWAII
AND USE COMMISSION

P. O. BOX 2359, HONOLULU, HAWAII 96804

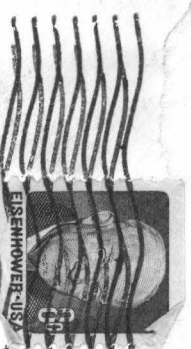
Rec'd lue 3/27/73



- ☒ Moved, left no address
- ☐ No such number
- ☐ Moved, not forwardable
- ☐ Addressee unknown

Mrs. Theodore Wrobel
~~68-615 Farrington Highway~~
~~Wai'alea, Hawaii 96791~~

NOT HERE



1757 Aloha Dr.

Kailua, Hi. 96734



March 27, 1973

Mr. Warren Kobatake
Warren Corporation
669 Ahua Street
Honolulu, Hawaii 96819

Dear Mr. Kobatake:

The original of the attached letter approving the special permit request by Warren Corporation (SP73-146) to conduct sand mining and borrowing operations on land identified as Tax Map Key 6-8-3: 33 and 35; and portions of 11, 15, 16, 19 and 20, Mokuleia, Oahu; subject to the conditions stipulated by the Planning Commission of the City and County of Honolulu; is on file in the office of the Planning Commission, Honolulu, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.
cc: Allen Marutani

March 27, 1973

City Planning Commission
City and County of Honolulu
629 Pohukaina Street
Honolulu, Hawaii 96813

Attention: Mr. Robert R. Way
Planning Director

Gentlemen:

At its meeting on March 23, 1973, the Land Use Commission voted to approve a special permit to Warren Corporation (SP73-146) to conduct sand mining and borrowing operations on land identified as Tax Map Key 6-8-3: 33 and 35; and portions of 11, 15, 16, 19 and 20; situated within the State Agricultural District at Mokuleia, Oahu; subject to the conditions stipulated by the Planning Commission of the City and County of Honolulu.

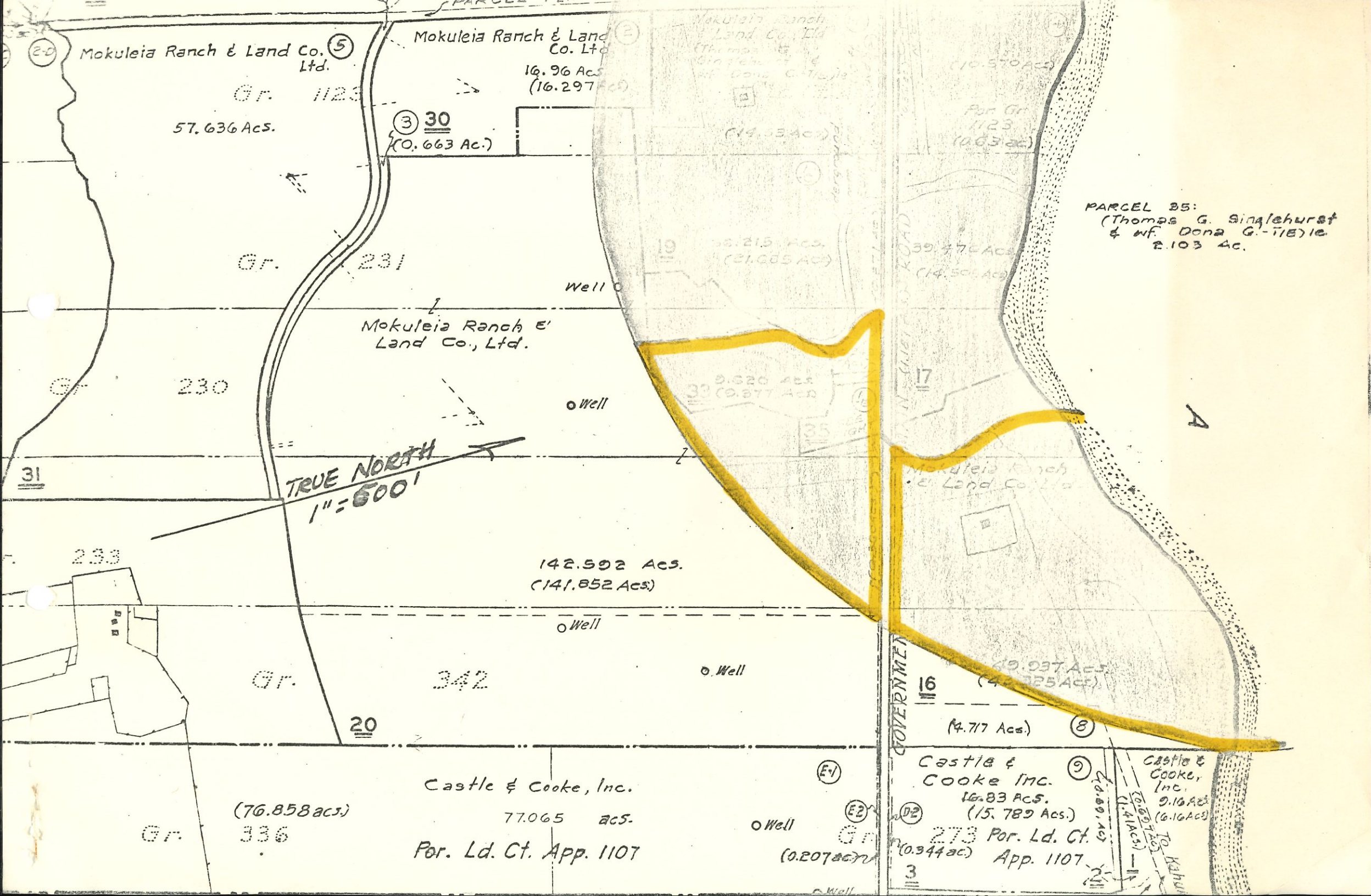
A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Warren Corporation
Allen Marutani
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation



Mokuleia Ranch & Land Co. Ltd. (5)

57.636 Acs.

(3) 30
(10.663 Ac.)

Mokuleia Ranch & Land Co. Ltd.
16.96 Acs.
(16.297 Acs.)

Mokuleia Ranch & Land Co. Ltd.
(Thomas G. Singalehurst & Wf. Dona G. TIE)ie
(14.53 Acs.)

(10.570 Acs.)
Por Gr 1123
(0.63 ac.)

PARCEL 35:
(Thomas G. Singalehurst
& Wf. Dona G. TIE)ie
2.103 Ac.

Gr. 231

Mokuleia Ranch & Land Co., Ltd.

Well o

o Well

31

TRUE NORTH
1" = 600'

230

33
9.620 Acs.
(9.877 Acs.)

17

Mokuleia Ranch & Land Co. Ltd.

142.592 Acs.
(141.852 Acs.)

o Well

o Well

Gr.

342

16

9.937 Acs.
(4.325 Acs.)

(4.717 Acs.)

(8)

Castle & Cooke, Inc.

77.065 acs.

Por. Ld. Ct. App. 1107

(76.858 acs.)

336

Gr.

(E1)

o Well

(E2)

Gr.

(0.207 acs.)

Castle & Cooke Inc.

16.83 Acs.
(15.789 Acs.)

273 Por. Ld. Ct.

(0.344 ac) App. 1107

3

Castle & Cooke, Inc.

9.10 Acs.
(6.16 Acs.)

273 Por. Ld. Ct.

(0.344 ac) App. 1107

3

Castle

Cooke, Inc.

7

Kawaihapai Reservoir

ESM'T "18"
(5-FT. WD.)

ESM'T "10"
(5-FT. WD.)
[5414]

[0.699 Ac.]

Pump 5

Por. Ld. Ct. App. 107

196.921 Ac.
(126.077 Ac.)

(5.223 Ac.)

ESM'T "21" (4.659 Ac.)

ESM'T "1" (16-FT. WD.)

9

30 FT. RD. ESM'T "B"
[0.580 Ac.]

TRUE NORTH
1" = 500'

(19.21 Ac.)
State of Hawaii

40.59 ACS.
PAR. 4 [0.903 Ac.]

(20.68 Ac.)
PAR. 5
[1.146 Ac.]

Ld. Ct. App.

824
(16.51 ACS)

Mokuleia Ranch & Land Co. Ltd.

57.636 ACS.

Mokuleia Ranch & Land Co. Ltd.

16.96 ACS.
(16.297)

(3) 30
(0.663 Ac.)

Mokuleia Ranch & Land Co. Ltd.

Gr. 231



Mokuleia sand mine approved

By HAROLD HOSTETLER

Advertiser Environment Writer

The controversial sand-mining operation proposed for Mokuleia was approved yesterday by the State Land Use Commission.

But in granting a special permit to Warren Corp., the commissioners ordered the operation to follow the 19 conditions recommended by the Honolulu planning director and the City Planning Commission.

Under the double permit procedure for special permits in the State agricultural district, an applicant must still get a conditional use permit from the City Council. That permit recommendation contains the same 19 conditions.

BEFORE THE VOTE was taken, the Land Use Commission listened to 4½ hours of testimony. Like two hearings before the City Planning Commission in January, the forum pitted the residents of Mokuleia against several consultants hired by the Warren Corp.

The residents objected to the potential noise, dust and traffic congestion and hazards they said Warren Corp. would create by opening up the sand mine near the Mokuleia polo field. The company's consultants cited statistics to show there would be few environmental problems.

Warren traffic consultant William Hong summed up much of the applicant's rebuttals when he said truck traffic congestion on the steep Kaukonahua Road hill toward Schofield Barracks "is not going to get any better, but it's not going to get that much worse."

UNDER THE CONDITIONS of the permit, Warren would mine 38½ of the 152 acres of property owned by Mokuleia Ranch & Land Co. along Farrington Highway, and fill in the quarry with dirt from a "borrow pit" on ranch land a half mile away.

The company would be limited to 20 truckloads a day. It would have to hide the quarry with trees and other greenery and stay far back from the property line and from mature ironwood and monkeypod trees on the site.

Eddie Tangen, commission vice chairman, said he felt all of the conditions would insure "enough cops around to prevent a rape of the land" — a reference to some of the residents' fears. Tangen said he didn't feel enforcing noise and traffic rules should be the commission's concern, since those were regulated by other State and City agencies.

Residents had testified the State and City noise regulations were too lenient, and that speeding and other traffic violations by truck drivers was not being discouraged by law enforcement.

WARREN CORP. must still get the conditional use permit from the City Council, based on the same 19 conditions. Although the City Council conceivably could remove some of the conditions, the conditions still would apply because the Land Use Commission made them a part of the State permit.

Allen Marutani, attorney for Warren Corp., said his client could live with the conditions, although they would increase costs.

Some residents complained Warren Corp. had not fulfilled backfilling conditions in a sand mine at Haleiwa, leading them to believe the firm would ignore conditions at Mokuleia, too.

The Mokuleia conditions limit operations to three acres at a time.

IN OTHER ACTION, the Land Use Commission approved a special permit to Pacific Concrete & Rock Co., Ltd., to use its Makakilo quarry as a sanitary landfill for solid waste disposal, and to open up a new quarry on the opposite side of the subdivision.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

March 23, 1973
2:30 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-146 - WARREN CORPORATION (Mokuleia)

The City Planning Department has transmitted the records and proceedings of a special permit application by Mr. Warren Kobatake, President of Warren Corporation to conduct sand mining operations on land identified as Tax Map Key 6-8-3: 11, 15, 16, 17, 19, 20, 30, 33 and 35, situated within the State Agricultural District at Mokuleia, Oahu.

The subject property comprises approximately 152 acres and is situated along both sides of Farrington Highway about 1/2 mile east of Dillingham Airfield at Mokuleia. Presently, the land includes uses such as cane and pasture lands, the Crowbar Ranch and polo field. With the exception of a group of single family residential units known as Mokuleia Beach Estates on the makai side of the highway, the surrounding area is characterized by ranch and cane lands.

Warren Corporation proposes to conduct their sand mining operations in a 152 acre area which contains a sand deposit lying 6 to 12 inches below the ground level which ranges from 6 to 8 feet in depth. The topsoil will be stripped and stockpiled in 1 acre increments. The sand will be retrieved and processed, and the mined area will be reclaimed. No more than 3 acres (one acre each for extraction, working area and reclamation) will be utilized at any one time for the operation. Equipment such as front end loaders, water trucks, conveyors, a bulldozer, screener and generator will be used on site. Up to 8 semi-trailer dump trucks of between 20 to 25 cubic yard capacity will be used for hauling from the site. It was estimated by the petitioner that up to 80 truckloads per day would be taken from the mining operation. However, according to the City Planning Department, the estimated daily operation will only yield from 36 to 46 loads per day. Tradewinds from Waialua to Kaena Point prevail 80 to 90 percent of the time, thus minimizing "discomfort to the homes in the immediate vicinity". The operation is estimated to span a 15 year period, averaging 10 acres per year and about 112,000 cubic yards per year. In total, approximately 1.7 million cubic yards of sand will be excavated and the same amount of fill material will be utilized.

Fill material for reclamation of the areas which have been mined will be obtained from a 36 acre area situated approximately 3/4 mile

mauka of the sand mining operation. The borrow site will be leveled and a silting basin of 10 to 15 acres will be created in order that silt from the 2 streams passing through the borrow site may settle before it reaches the ocean.

Hours of operation proposed by the petitioner are:

7:00 a.m. to 5:30 p.m.	Monday thru Friday
8:00 a.m. to 4:30 p.m.	Saturdays
No operations	Sundays and driving adverse weather conditions

The petitioner advises that there are only 2 major suppliers of sand: 1) HC&D, which supplies 90% of all concrete sand and which utilizes natural beach sand, and 2) Pacific Concrete and Rock Co. which uses the more expensive manufactured sand. Approximately 600,000 cubic yards are needed annually by the concrete industry. HC&D's source of beach sand will end by 1974. In the past, the applicant has supplied sand to public beaches such as Kuhio Beach, Hanauma Bay, Magic Island and Fort DeRussy.

At the public hearing of January 24, 1973, Dr. Goro Uehara of the University of Hawaii, Department of Agronomy and Soil Science testified that there are 3 major sources of sand in Hawaii:

1. Beach sand - which is visible along all the beaches of Hawaii and of which the major source is at Molokai.
2. Deep sea sand - the mining of which is not an alternative at this time because of the consequences on the reef environment. Dr. Uehara quoted the following from "A Literature Review of the Effects of Sand Removal on a Coral Reef Community" by James Levin:

"1.5 Summary and Recommendations

Sand mining and other dredging activities alter the reef environment by producing suspended and deposited sediments, removing the original bottom-water interface and deeper substrate material, creating new deep water areas, and possibly causing the release of chemicals from the sediments. All of these conditions can adversely affect the life of a coral reef community. In some instances the effect may be of short duration with the rapid re-population of an area; in others the effects may be of long duration with the ultimate degradation of the reef community."

3. Sand deposits on land - these deposits are beach sand located inland and not on the beach and represents an old relic

shoreline which developed nearly 30,000 years ago. This is the type of sand found in the subject area, at Bellows Field, Waimanalo, and Kailua, where the sandy areas extend quite far inland. However, most of the areas where these deposits occur have been urbanized and the largest remaining area which is relatively open is at the Mokuleia-Kaena Point area.

Submittal by Petitioner:

1. Letter dated April 28, 1972 from Mr. H. E. Anderson, Vice President and Secretary of Mokuleia Ranch and Land Co., Ltd. authorizes the petitioner to act as agent on behalf of that firm to apply for and procure a Conditional Use Permit for the sand mining operations.
2. Letter dated October 11, 1972 from Warren Corporation, in part advising the City Planning Department that there are 2 outstanding leases which will expire before mid 1974 involving the Crowbar Ranch and the polo field operation. However, these areas "will be affected long after 1974". The ultimate use for the Mokuleia Ranch property will be for grazing dairy calves.
3. Letter dated December 7, 1972 from J. Gordan Cran, Ranch Manager of Mokuleia Ranch and Land to the petitioner transmitting a Backfill Material Plan for the Proposed Sand Mining Operation. This plan indicates that most of the 36 acre borrow area is in cane cultivation but that the land has a high percentage of rock. A 10 to 15 acre sediment basin will be constructed when 2 streams meet in order to prevent silt from flowing out to the ocean. At the outlet, a dike will be constructed to prevent erosion by overflow water. The end result will be "increased agricultural productivity from the land involved, reduction of erosion and sediment reaching the sea, plus the economic benefit to the County and State".
4. Letter dated October 6, 1972 from Attorney Allen I. Marutani, Warren Corporation to the Office of Environmental Quality Control transmitting copies of Environmental Assessment and Environmental Impact Statement prepared by F. Hertlein and Associates, Environmental Consultants.

In summary, the Environmental Assessment states that:

- "a. Air pollution by fugitive dust from the operations at Mokuleia should not constitute a problem when all facts are considered.

- "b. Noise levels resulting from proposed sand mining operations at Mokuleia can be expected to comply with requirements of the CZC if the precautions listed in this report are implemented.
- "c. Wave erosion of the area being proposed for mining should not be a factor to contend with because of the 150 foot setback which will preserve the present beach area."

Comments received from governmental agencies by the City Planning Department are as follows:

No Comments or Objections - The Board of Water Supply, City Building Department, Honolulu Redevelopment Agency, State Department of Transportation, Department of Education, Federal Housing Administration, Federal Aviation Authority had no objections or comments.

Traffic - The City Traffic Department asked that matter be referred to the Department of Transportation, which had no objections. The Police Department foresees no traffic control problems.

Dust - The Department of Public Works noted that the applicant anticipates moist soil conditions. The Air Sanitation Branch of the Department of Health voiced no objections provided that air pollution regulations are complied with.

Ground Water - The Department of Health expressed concern over possible contamination of the ground water table by the proposed fill material. The Department of Land and Natural Resources advised that existing wells within the excavation area must be capped in accordance with applicable statutes. The Board of Water Supply foresaw no threat to any of their installations.

Noise - All agencies agreed that the proposed berms would be effective. The Department of Public Works suggested that they be moved back sufficiently so as not to affect Farrington Highway.

Setback from Highway - The Department of Land and Natural Resources and the Soil Conservation Service recommended a minimum setback of 30 feet to provide for vegetative screening.

Shoreline Setback - The Corps of Engineers foresees no ill effects provided a setback of 150 feet from the line of vegetation is observed.

A letter dated March 16, 1973 has been received from Mr. Ramon Duran, Deputy Director of the City's Department of Recreation,

advising that their Long Range Plan shows a proposed Makaleha Beach Park on that portion of the subject property lying makai of Farrington Highway. He urged that this makai area be excluded from consideration in order to preserve the many mature trees, the removal of which could destroy the character of the site. There are no acquisition funds at present; however, if the area is preserved, a General Plan amendment and CIP funds will be requested.

COUNTY RECOMMENDATION

At its meeting on February 28, 1973, the City Planning Commission voted to recommend that this request be approved subject to the final approval of the State Land Use Commission and subject further to obtaining a Conditional Use Permit from the City.

General Plan: Agriculture mauka of Farrington Highway, Residential makai of Farrington Highway; Ordinance No. 2443, May 7, 1964.

Detailed Land Use Map: None adopted for this area.

Development Plan: None adopted for this area.

Existing Zoning: AG-1 Agricultural District.

At the public hearing held by the City Planning Commission, Mr. Jacob Y. W. Ng, President of Waialua High School PTA, testified that classroom work at Waialua High and Intermediate School would be disrupted by the increase in truck-trailer traffic on Farrington Highway. He noted that some of the classrooms are located only 12 feet away from Farrington Highway; that the auditorium is 50 feet away and the cafeteria 200 feet away from the highway. Traffic hazards during the morning and afternoon hours will be increased. Congestion on Kaukonahua Road will occur since the gravel hauling trucks will be able to maintain speeds of less than 15 m.p.h. on the hilly, winding road. To alleviate these problems, Mr. Ng suggested alternative measures such as air conditioning and soundproofing of classrooms by the petitioner, rerouting of trucks during school hours; night hauling and restriction on use of Kaukonahua Road.

Other considerable testimonies in opposition to the request were presented by Fred Rodriguez, Marcus Bright, Sanford Parker, Vincent Mazza and Ms. Thelma Kihano of the Mokuleia Beach Colony; Lorrin F. Thurston, Charles D. Reid, George L. Sheetz and Mrs. Theodore Wrobel, nearby property owners; Jack Morse, attorney for certain residents in the area; Mrs. Allen Levear, concerned citizen; and Miss Kathleen Maurer of the Department of Social Services. Some of the major concerns expressed by the above related to the inadequacy of the Environmental Impact Statement, the need for a study on the long term

effects of tourism development in the area; the stripping of trees and other vegetation from the area; and the adverse impact on the health, safety, and comfort of the residents, students and motorists in the area which would be caused by the generation of dust, noise, and traffic during mining and hauling operations.

Testimony presented by Miss Maurer for the Department of Social Services and Housing stated that the project is "environmentally destructive and aesthetically objectionable". However, by letter dated February 2, 1973, Mr. Myron Thompson, Director of that agency, requested withdrawal of the statement made by Miss Maurer and further noted that the State's position on environmental concerns is made by the Office of Environmental Quality Control.

Apparently because of the many concerns encountered, the public hearing by the City Planning Commission on January 17, 1973 was kept open and continued on January 24. Action by that agency on February 7 was deferred to February 21 for further information, and again deferred to February 28 when action was taken.

Following are the conditions imposed by the City Planning Commission on this Special Permit as recommended by the City Planning Director:

1. Sand mining shall be permitted only in the areas designated as Increments 1 and 2 as shown on Exhibit "A" on file with the Planning Department and which shall be made a part of this Conditional Use Permit.
2. Thirty-foot setbacks will be observed from the right-of-way of Farrington Highway. Mining shall be prohibited within these setbacks. The setbacks shall be planted with vegetation sufficient to screen the mining activity from Farrington Highway. Landscape plans for the planting of the setbacks shall be submitted to the Director for his review and approval. No mining shall be permitted until such time as the vegetative screening has become established at such a height as to effectively block the view of the operation from passenger vehicles passing on the highway.
3. Fifty-foot setbacks shall be established along both sides of any stream within the areas to be mined. No mining shall be permitted within these setbacks.
4. A 150-foot setback shall be established from the vegetation line along the beach. No mining shall be permitted within this setback.

5. A single point of access shall be established by the applicant to each of the areas to be mined subject to the review and approval of the Director.
6. Prior to obtaining a grading permit:
 - a. The applicant shall submit detailed grading plans showing existing topography and drainage, grading to be accomplished, the sequence of excavation and final topography and drainage in the areas to be mined for the review and approval of the Chief Engineer and the Planning Director. Such plans shall be subject to review and comment by the Soil Conservation Service.
 - b. The applicant shall submit detailed plans showing existing and proposed topography and drainage of the borrow area and precise engineering plans of the silting basin and its associated dam and drains for the review and approval of the Chief Engineer and the Planning Director.
 - c. The recorded owner of the land encompassed by these permits shall be required to file with the Bureau of Conveyances or the Assistant Registrar of the Land Court of the State of Hawaii, a declaration of the above-mentioned restrictive conditions; and
 - d. A certified copy of the documents as issued by the Bureau of Conveyances or Assistant Registrar shall be presented to the Planning Department as evidence of recordation prior to issuance of a grading permit.
7. Before commencing operation, the plans for clearing the existing vegetation, disposing of the stripped vegetation and screening of the sand to eliminate foreign materials must be submitted to the Department of Agriculture for their approval.
8. Noise levels of the operation as measured at the boundaries of the areas to be mined as shown on Exhibit #1, shall not exceed the standards set in Section 21-232 of the CZC. In the event the standards imposed by the CZC are not met, the applicant shall take appropriate corrective measures as approved by the Director.
9. Positive dust control methods such as maintaining the moisture content of all excavated, processed, and fill materials at the point where fly dust is nonexistent beyond the boundaries of the mining areas as defined on Exhibit "A", and the covering of the loads of all trucks leaving or entering the

mining areas shall be used. Watering equipment shall be on-site at all times.

10. Hours of operation shall be from 8:00 a.m. to 5:00 p.m., Monday through Friday. No operations shall be permitted on Saturdays, Sundays, or State or Federal holidays.
11. Mining operations shall be done in progressive one-acre increments with one acre being mined, one acre being used as an operating base, and one acre being reclaimed at any single point in time.
12. The areas which are mined shall be reclaimed by backfilling to the original grade with materials which are acceptable to the Department of Health. All fills will be topped by at least six inches of fertile topsoil and planted with a suitable vegetative covering. In no instance shall a sanitary waste backfill method be used.
13. The existing Casurina trees in Area 2 which are marked in green on Exhibit 1 shall be conserved. No mining shall take place within 20 feet of the stand of trees.
14. In the event all conditions as set forth herein are not complied with, the Planning Director may take action to terminate the use or halt its operation until such time full compliance is obtained.
15. Any major modifications to the conditions stated herein shall be subject to approval of the City Council.
16. The City Council may at any time impose additional conditions, when it becomes apparent that a modification is necessary and appropriate.
17. No more than 20 loads of sand per day shall be taken from the mining area. The applicant, after six months of operation and upon submission of supporting documentation as may be required by the Planning Director, may request an increase in the number of loads per day. The Planning Director may grant an increase, or reduce the number of loads per day and may require those improvements which may be necessary to minimize the impact of increased traffic loads.
18. The Department of Health Environmental Health Division shall conduct field inspections of the mining, reclamation and soil removal sites as necessary to assure compliance with the environmental measures contained herein.

19. The applicant shall submit regularly on a six-month basis a report indicating the status of the operation, noting his affirmative actions taken to comply with the conditions herein contained. This report shall also contain:
- a. A measurement of noise emitted at the perimeter of the site during a normal working day.
 - b. Observations of fugitive dust.
 - c. A report on replanting activities, including the areas replanted and the type of vegetation planted.
 - d. A report of any citizen's complaints relating to the operation along with the actions taken to ameliorate those complaints.

In order to clarify questions relating to environmental and pollution problems, an Environmental Impact Statement was submitted to the Office of Environmental Quality Control by the petitioner as requested by the City Planning Department. It was indicated by the City Planning Department that the Office of Environmental Quality Control did not comment directly on the proposal but served only as a coordinating agency to solicit comments from other governmental agencies. In answer to a direct question by the City Planning Department on the adequacy of the EIS, the Office of Environmental Quality Control responded that the original submission and the ensuing dialogue between the applicant and the various agencies are sufficient to provide "an adequate description of the proposed operation and its probable environmental impacts". The Office of Environmental Quality Control suggested that:

- "1. the Environmental Health Division, Department of Health be requested to monitor the operation for conformity with environmental standards;
- "2. the Soil Conservation Service be requested to review the final grading plans; and
- "3. the applicant be required to submit, every six months, a report on his operation including a measurement of noise and fugitive dust levels."

ANALYSIS

A review of the proposed sand mining operation as it now stands under the 19 conditions imposed by the City Planning Commission shows the following:

1. The size of the area to be excavated has been reduced to approximately 38.5 acres, or less than 1/3 of the original proposal of 152 acres. Staff planimetric measurement of the map transmitted by the City Planning staff shows that the area mauka of Farrington Highway designated as Area 1 contains approximately 17.5 acres. Area 2, situated makai of Farrington Highway, contains approximately 21 acres. These figures do not include the 150 foot setback from the shoreline, the 30 foot setback from Farrington Highway, the 50 foot setback from the stream, nor the line of trees in Area 2 which are to be preserved. The total area of Increments 1 and 2, including the setbacks, shore and treeline comprises approximately 66 acres.
2. Under condition #10, the hours of operation have been restricted to more reasonable hours to coincide with normal residential working hours. Further, no operations are allowed on weekends or holidays, when beaches in the area are utilized by the general public.
3. Actual sand mining operations will be limited to a small 3 acre area at any given time.
4. Conditions have been established to enable various governmental agencies and individuals such as the Planning Director, Chief Engineer, Department of Agriculture, Soil Conservation Service, Department of Health, and the City Council to monitor and control the objectionable aspects of the sand mining, borrowing, filling and hauling operations.

It is the staff's conclusion that adequate and reasonable safeguards have been imposed to control the entire operation, particularly its nuisance aspects. Under condition #14, the Planning Director may act to terminate the operation if all the conditions stipulated are not complied with.

Based on the above considerations, the staff finds that the proposed use meets the guidelines for an "unusual and reasonable" use within the Agricultural District in that:

1. It is not contrary to the objectives sought to be accomplished by the Land Use Law;
2. The need for additional sources of sand to supply Oahu's construction needs have become pressing;

3. The agricultural potential of the area to be mined and the borrow area would ultimately be increased; and
4. The resulting use--that of grazing--would not substantially alter the essential character of the land and the present use.

Staff therefore recommends approval of this Special Permit as conditioned by the County.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

March 23, 1973 - 2:30 p.m.

Board Room
Queen Liliuokalani Building
Honolulu, Hawaii

COMMISSIONERS PRESENT: Goro Inaba, Chairman
Eddie Tangen, Vice Chairman
Alexander Napier
Sunao Kido
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Approved
AUG 30 1973

COMMISSIONER ABSENT: Shelley M. Mark

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Gordan Furutani, Planner
Benjamin Matsubara, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Persons appearing before the Commission during today's proceedings were duly sworn in by Chairman Inaba.

ACTION

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APPLICATION BY WARREN CORPORATION (SP73-146) FOR A SPECIAL PERMIT TO CONDUCT SAND MINING OPERATIONS AT MOKULEIA, WAIALUA, OAHU

Mr. Tatsuo Fujimoto, Executive Officer, presented the staff memorandum recommending approval of the special permit as conditioned by the County Planning Commission (see copy of report on file).

A letter dated March 23, 1973 from James P. and Kathleen Conahan, residents of Waialua, opposing the application on the basis of the increased traffic hazard which will be created by the mining operation, was read into the record by Mr. Fujimoto (see copy of letter on file).

Reflecting on the extensive conditions which had been imposed by the County in its approval of the special permit, Commissioner Sakahashi commented that the accompanying costs which would be necessitated by these restrictions would be ultimately passed on to the consumer, resulting in higher prices, and wondered whether some of these could be minimized.

Mr. Fujimoto explained that some of these conditions were being imposed to minimize the adverse impact to the environment. Moreover, the Commission could not approve the special permit with less restrictive conditions. He further advised that the area to be excavated has been reduced to approximately 38.5 acres of the original proposal of 152 acres; and the total area of increments 1 and 2, including the setbacks, shore and treeline, comprises approximately 66 acres.

Commissioner Sakahashi requested a clarification of the necessity for a declaration of the restrictive conditions with the Bureau of Conveyances, as stipulated by the County. Mr. Benjamin Matsubara, Deputy Attorney General, advised that this was to ensure that the conditions would run with the land and prevail in the event the sand mining operation changes ownership.

Petitioner's representative, Mr. Allen Marutani's request that his testimony be held in abeyance until all other testimonies had been presented was granted by Chairman Inaba.

Testimonies of the various organizations and citizens who participated in the discussion are summarized below:

Mrs. Joyce W. Wrobel, owner and occupant of real property in Mokuleia, expressed her opposition to the special permit request due to the excessive and unhealthy dust and noise pollution, dangerous traffic condition, beach pollution, which will occur from the sand mining operation. She stated that her primary concern centered around the possible danger to children from the water accumulation and heavy equipment in the mining area (see copy of testimony on file).

Mr. George Sheets, representing the Mokuleia Beach Estates residents, conveyed the information that a great number of deprived children were taken down the Canyon Road to spend a night on the beach during the week, and expressed concern over the traffic hazard that may result from the proposed sand mining operation. He felt that an impartial Environmental Impact Statement should be conducted by some proper organization.

Mr. Jacob Ng, President of Waialua High & Intermediate School PTA, submitted that the PTA was opposed to any development which will impede the educational opportunities of the children, and claimed that the sand mining operation at Mokuleia, without necessary remedial actions, will compound an already adverse condition at Waialua High and Intermediate School. Remedial actions recommended by the PTA included action by appropriate state agency to sound proof and aircondition all classrooms fronting the highway, and to insure that the safety of the JPO's directing traffic and students across the highway be substantially increased through some program (see copy of testimony on file).

To support his contention that the noise level in the classrooms from the passing trucks disrupted the teaching process, Mr. Ng played a tape of sound effects which was recorded in the classroom.

Mr. John Parker, resident, recalled that the City Planning Commission had approved the special permit on the petitioner's justifications and also on the basis that Mokuleia Ranch was not deriving sufficient income from the ranch operation to support the waterfront properties, that there was a pressing need for sand in the construction industry. He argued that the area could be better utilized for outdoor recreation purposes for the people, by the preservation of the trees and beautiful surroundings. Mr. Parker also claimed that Mr. Robinson, President of Pacific Concrete and Rock Co., Ltd., had stated that he felt the needs of the construction industry could be met. Mr. Parker also alleged that there were conflicting data in the traffic study presented before the Planning Commission by Mr. William Hong, consulting engineer to Warren Corporation, and the study conducted by the Department of Transportation regarding the heavy truck movements in the area.

Mr. James Conahan, resident of Waialua and home owner, argued that the proposed use would put money in the petitioner's pocket at the expense of destroying the beauty and tranquility of the area. The additional activity would aggravate the existing heavy traffic flow in the Waialua, Mililani and Melemanu areas and create a hazardous situation. However, should the Commission approve the special permit, Mr. Conahan suggested that the applicant be required to carry substantial liability insurance to cover liability suits resulting from traffic injuries to children and others. In addition, he recommended that the Warren Corporation be required to appear before the Commission on a yearly basis for renewal of the permit to enable the Commission to monitor their performance in terms of the conditions imposed. Mr. Conahan submitted that the residents' rights should influence the decision of whether to allow the quarry operation and concluded that the request was against the wishes of virtually everyone living in the area.

To place the matter in proper perspective, Vice Chairman Tangen stated that Mr. Conahan's views concerning the disruption of the tranquility or complaints regarding the traffic problem were not matters before the Commission. Furthermore, the Department of Transportation had determined that the proposed operation would not overload the existing traffic.

Mr. Conahan took exception to the Department of Transportation's position but did concede that it would not affect traffic flow if the sand mining operation were set at 8:00 a.m.

Vice Chairman Tangen further advised that under the County's condition, only 20 truck loads of sand per day were permitted to be mined and not 80 truck loads as stated by Mr. Conahan. Mr. Conahan rebutted that under item #17 of the County's condition, the petitioner may request an increase in the number of loads per day.

Ms. Valerie Mau read a statement prepared by Mrs. Ruth Gay, instructor in Botany, University of Hawaii, dealing specifically with the floral components on the land makai of the highway. Concern was expressed over the consequences of long-term biological loss of the plant communities on the future socio-economic value of the land. It was urged that the Commission consider the number of woody plants that will be removed, what specific protective measures will be adhered to in preserving the remaining trees, the source and quality of soil that will be used as backfill, the revegetative process, etc. Mrs. Gay recommended that approval of the special permit be withheld until satisfactory answers to the above questions can be provided (see copy of statement on file).

Mrs. Evelyn Fahrenwald, property owner, circulated two photos to support her contention that the sand mining operation would result in an "eye-sore" for the residents in the area. She submitted that she chose Mokuleia as her place of residence for health and aesthetic reasons. She spoke of the hazardous conditions and the noise pollution being created by the trucks on the highway and particularly the danger to the elementary school children, should one of the cane roads be used as an alternative route for the trucks. Mrs. Fahrenwald also denounced land speculation for profit without regard for the environment or the people.

Commissioner Sakahashi noted that this was one of the few remaining areas where sand mining was possible and wondered whether Mrs. Fahrenwald ever considered the plight of the people who needed housing, to which she replied that she shared this concern but felt that the sand should only be used to improve the beaches for the enjoyment of all people.

Ms. Madelyn Orr, speaking for Cynthia Brown representing the Sierra Club, read from a prepared statement touching upon the large-scale alteration of the environment and the loss of aesthetic amenities along the shoreline. Among the recommendations for the preservation of the environment were effective control of noise levels, dust and soil runoff; protection of existing vegetation, capping of artesian well; and close attention to grading procedures (see copy of statement on file).

Mr. Frederick Casciano, researcher at Look Laboratory, University of Hawaii, submitted that he was appearing before the Commission to share information he had gathered about off-shore sand mining from his involvement in the sand recovery project for the past 5 years. He stated that he wished to refute a statement that was made before the Planning Commission that off-shore sand mining, as an alternative, was not technically feasible. To support his premise, he cited several projects that had been successfully operated at Redondo Beach, Key Biscayne, the North Sea, and quoted cost factors involved and remarked on the quality of the sand.

In response to Commissioner Sakahashi's understanding that Hawaii's off-shore area was limited, Mr. Casciano replied that their studies had been conducted in Hawaii and all of the sand has not been explored or inventoried. The University was presently working with small contractors, through model testing and model scales, to develop a system to operate sand mining from small crafts which they believe will be economical. A test to pump up 10,000 to 20,000 yards of sand has been scheduled for this summer, primarily for small operations.

Mr. Keith Woodell, resident of the area and teacher for 25 years, refuted the statements made by Mr. William Hong before the Planning Commission regarding the rate of speed of the trucks traveling from Thompson Corner to the Wilikina intersection. He stated his views were supported by results of interviews held with the truck drivers by a member of the Police Department which found that the trucks were traveling between 5-10 miles an hour, creating a very hazardous situation. Mr. Woodell claimed that a high percentage of the major accidents between Red Hill and Waialua involved trucks. He also asserted that the truck movement was constant from 8:00 a.m. to 6:00 p.m.

Commissioner Sakahashi inquired whether Mr. Woodell could offer any alternative or solution to the concerns he had expressed, since there was a need for the sand and Warren Corporation had as much right as others to use the highway. Mr. Woodell replied that he had approached the Police Chief in Wahiawa about the dangerous traffic situation but it appeared that they placed greater emphasis on control of vehicular traffic from passenger cars than from the trucks.

Mr. Woodell further contended that in the long range planning, there should be more concern over the detrimental effects to the land, and no amount of controls set up would hide the scar which will be left by the "sterile operation" performed on the land by Warren Corporation. He concluded that the power within the Commission's hands was a spiritual one.

Chairman Inaba granted the requests of both Mr. Jack Morse and Ms. Kathleen Maurer to defer their testimonies until after the petitioner's presentations.

Mr. Allen Marutani, attorney for the applicant, advised that the petitioner's testimony will be presented by various individuals and called on the following to make their presentations:

Mr. Gordon Cran, Manager of Mokuleia Ranch since 1959, submitted that much of the ranch's income in the past has been derived from the sale of sand which has been accelerated in recent years due to the increased demand. He stated that property assessments have steadily risen along with the appreciation in property values, particularly for the area under discussion, on which they were presently paying approximately \$150.00 per acre in taxes, and no agricultural pursuit would generate that kind of income.

Mr. Cran pointed to the areas marked on the map where sand was available, beneath the top soil, and added that this had been narrowed down to Areas 1 and 2 so that the net acres to be mined will be substantially less than the total area. It was reported that presently the land was being used for cattle ranching and there were no plans for implementation of a higher use in the area at the present time.

The borrowing pit site was chosen for its good soil quality which would greatly improve the area where the sand will be removed. On the silting basin in the borrow pit area, the Soil Conservation engineer recommended going below the present stream level to minimize sedimentation into the sea. The exposed area would be very minimal since the cuts will be deep, and later the area will be revegetated. The entire area will remain in pasture while this operation is being carried on. At the conclusion of the operation, the borrow pit will be leveled back to be equal or better in productivity.

Mr. Cran recalled earlier statements regarding the tranquility of the area and agreed that this was generally true during the week, but that a chaotic situation existed during weekends from motorcycle traffic and screaming sky divers. He reiterated that the ranch had been engaged in the sand business for many years and the application was merely a request to dig sand from the existing sand deposits.

Mr. Cran circulated photos showing the sediment basin, vegetation on the beach property from which sand had been removed, and the grasslands area.

In response to concerns that were expressed over the traffic problem, adverse effects to the environment, Mr. Cran submitted that every effort was being made to maximize production while minimizing the "rape" of the land. Good land management was the best they could offer and it was essential to realize returns from the land.

Commissioner Sakahashi referred to an earlier discussion regarding the suggestion that the petitioner carry substantial liability insurance for their trucks. Mr. Marutani advised that each vehicle was insured for liability in the amount of \$100,000 per person and \$300,000 per occurrence.

Mr. Fred Hertlein, President of Hertlein Associates which is a part-time operation, and environmental consultant to the petitioner, submitted that as head of the Industrial Hygiene Unit at Pearl Harbor Naval Shipyard, it was his responsibility to determine anything that could be considered as a health hazard to the employee resulting from dust, noise, contaminants, etc. A wide variety of scientific measuring equipment was employed in this respect. Mr. Hertlein summarized his findings as follows:

1. Using laboratory results of the type of sand and dust found in the area and wind velocity of 20 miles an hour which will be the maximum at any time, the dust fallout will not travel any farther than 105 feet which can easily be contained within the boundary and, therefore, should not cause any dust problem. Due to the wind direction, should any dust be air borne, it will blow into the mountains and away from the residential area. Moreover, under the County's condition, petitioner was required to keep watering equipment on site at all times to maintain the moisture content of excavated, processed and fill materials to assure that flying dust will be non existent beyond the boundaries of the mining area. Petitioner will also be bound by the dust control criteria of Chapter 43, Air Pollution Control, of the State Department of Health, which states that no person shall cause or permit any dust to be emitted into the atmosphere above the limit of 150 microgram per cubic meter. It was explained that these regulations were quite stringent and will adequately control the dust problem.

2. The Hawaii Vehicle Noise Code under the Comprehensive Zoning Code is one of the tightest and strictest in the United States and will act as a protective device for the residents in keeping noise at acceptable levels. Therefore, petitioner's trucks will not be allowed to generate any more noise than is technically allowed under the CZC. The City, as well as the petitioner, will be required to monitor this aspect of the operation.
3. There was only minor movement on the shoreline and the Army Corps of Engineers did not feel that there would be an inundation into the land. The proposed operation would not be conducted at the expense of the environment because the area will be revegetated and restored.

Commissioner Kido questioned the conflicting report by the County and that of Mr. Hertlein's regarding the wind direction. Mr. Hertlein replied that according to his data from the U. S. Weather Bureau, it was indicated that the wind direction was primarily east, north-easterly, and that this should not change significantly.

Responding to Commissioner Sakahashi's comment regarding the substantial conditions imposed by the County, Mr. Hertlein reflected that this would certainly increase the petitioner's operating costs.

Mr. William Hong, testified that in his role as consulting engineer to Warren Corporation, he was asked to make a traffic study on truck operations and heavy truck movements on Kaukonahua Road from Thompson Corner to Wilikina Drive. This included a report of the existing traffic condition on Kaukonahua Road, super-imposing additional traffic that Warren Corporation will generate upon the existing traffic, and an assessment of the effects of the additional movement on the existing traffic. Mr. Hong's findings are summarized below:

1. Kaukonahua Road is 20 feet wide with grades varying from 4 to 7%, $4\frac{1}{2}$ miles long with 2 traffic lanes. There is almost no pedestrian traffic. At the steepest grade, the combination trucks travel at approximately 17 miles an hour and pick up speeds of up to 45 miles when they reach the flat portion near Wilikina Drive. Light vehicles travel at 45 miles. Mr. Hong elaborated in detail the methodology employed in comparing data relative to the percentage of trucks against the total traffic on Kaukonahua Road during peak and off peak hours. He concluded that during the morning peak hours, 1% were

trucks, 4% during the afternoon peak hour and 9% during the off peak hours. In comparison with downtown traffic, this could be considered of low density.

2. From the records available to him, Mr. Hong reported that there were 82 accidents on Kaukonahua Road between 1970-72. Most of these occurred during the early morning hours or late afternoon and involved collision with fixed objects or running off the road. None of these involved trucks, thus attesting to the excellent safety records of the trucks.
3. From the results of his analysis of the average operating speed and the number of trucks that will be added to the traffic from the petitioner's operation, Mr. Hong concluded that there will be no adverse effects on the existing traffic conditions at Kaukonahua Road.

Commissioner Yamamura questioned whether there was any place on Kaukonahua Road where trucks could pull off ^{to} the side to allow the smaller vehicles passing room. Mr. Hong replied that on an up-hill grade, it would be difficult for a truck to slow down. However, he did recommend that the truck drivers be instructed to pull off to the side whenever possible to accommodate the traffic flow.

Mr. James Higa, Vice Chairman of the Legislative Committee of the Home Builders Association of Hawaii, representing over 400 members, supported the request by Warren Corporation on the bases that there are virtually no known inland mining sources available on Oahu and sand is a necessary element in the construction industry and its use will increase in the future (see copy of letter on file).

Mr. Elroy Chun, Assistant Manager of General Contractors Association of Hawaii with a membership of 400, submitted that the gradual depletion of natural sand, an important ingredient for building materials, will become a serious cost item. Use of local sources of sand was encouraged to help keep construction costs level. Since the mining operation would not cause significant degradation of the environment but will ultimately improve the appearance of the area, it was recommended that the special use permit be approved (see copy of letter on file).

At the conclusion of the testimonies on behalf of the applicant, Mr. Allen Marutani summarized the presentations as follows:

1. The number of trucks on Kaukonahua Road will be minimal. There has not been one accident reported in the past 3 years which involved a truck. The recommendations by Mr. Hong regarding the operation of the trucks, especially near the school, will be strictly observed by the applicant's drivers.
2. The Hawaii Noise Code was one of the strictest in the nation and the petitioner would be subject to citation for any violation.
3. Dust will be controlled through observance of recommended setbacks and the use of water.
4. Under the conditions imposed by the City Planning Commission requiring the various governmental agencies such as the Department of Health to conduct field investigations from time to time, the Department of Agriculture to approve stripping of vegetation and requiring the applicant to submit semi-annual reports regarding its replanting program; the concerns expressed by the citizens will be adequately regulated and controlled.
5. There will be an increase in the public need for the use and removal of the sand for the construction industry, the reclamation of the beaches, and for the golf courses.
6. Contrary to the allegations and accusations of "rape" and "surgical removal" of the land, it will result in a more beautiful and improved area with the addition of top soil, and revegetation will also increase the productivity of the land.
7. The silting basin that will be created in the borrowing area will act as a catch basin for the runoff dirt and foreign substance that would otherwise enter into the ocean, so that this would have a positive effect on the environment.

In conclusion, Mr. Marutani urged the Commission to approve the request by Warren Corporation whose operation will be strictly monitored by the various governmental agencies and which permit could be revoked at any time for any violation of the conditions imposed by the County. Moreover, the petitioner will be providing a valuable service to the public by supplying material which is in critical demand by the construction industry.

Thereafter, Chairman Inaba called on Mr. Jack Morse to present his testimony.

Mr. Jack Morse, attorney for certain residents in the area, observed that much of the data contained in the staff report was based on information submitted by the applicant to the City Planning Commission. Mr. Morse's presentation refuted testimonies presented in support of the petition, as summarized below:

1. The statement by Mr. Hertlein that wind velocity in the area never exceeded 20 miles an hour was specious in view of some observations recorded at Dillingham Air Field by the Weather Bureau of winds up to 25-30 miles an hour. This did not report gusts of wind which would be the most culpable in stirring up dust. The wind direction was also incorrectly reported.
2. The noise in the classroom recorded with a decibel meter sustained the earlier testimony by Mr. Ng regarding the noise level.
3. In checking with Mr. Kam of the Department of Transportation, it was found that the statement in the staff report that the Department of Transportation did not have any objections to the traffic increase was simply an opinion that this will not damage the highway.
4. Mr. Hong's testimony regarding traffic conditions were quite misleading. There are big ironwood trees and tremendous curves along the highway, and there would be no way a truck can pull off to the side. An interview with the truck drivers revealed that they were traveling between 5-10 miles an hour on Kaukonahua Road and not 17 miles as indicated by Mr. Hong. There have been many near accidents from cars attempting to pass the trucks on the narrow steep road.
5. Another sand mining operation by Warren Corporation in Haleiwa ended up in a civil law suit by 12 residents over the noise and dust problem. Many promises have been made by Warren Corporation today, but these should be considered in light of their past performance.
6. Mr. Conahan's suggestion that petitioner be required to carry substantial liability insurance was a valid one, and this should also be required of the landowner to assure a continuity of the coverage.
7. The crux of the problem, that of the probable need for the sand, had been overlooked. No doubt there was a need for sand. However, the previous statements by

Mr. Casciano of the University of Hawaii regarding the possibility of offshore sand mining, and by Mr. Robinson of Pacific Concrete before the Planning Commission that they manufactured 150,000 tons a year from a source that would be good for 15 years, proved that the need was not anywhere near the crisis point as petitioner would have us believe.

Upon questioning by Commissioner Kido regarding the date of the wind velocity reading, Mr. Morse replied that although the figures he quoted were those recorded during 1942-44 by the Weather Bureau, he did not believe that the wind patterns have changed. Commissioner Kido further wondered whether the very stringent conditions imposed by the County, plus the proposed reclamation of the mined area would not tend to ameliorate the land and increase the agricultural productivity. Mr. Morse argued that a real need for the sand had not been demonstrated by the applicant; there was no assurance that agriculture will be pursued on the reclaimed land; it would compound the existing traffic problem; and adverse effects to the environment will result.

Miss Kathleen Maurer, private citizen, presented photos of the proposed mining area. She charged that the size of the proposed operation and the time period involved clearly indicate massive potential for environmental change. From her observations within the classroom, she noted that the trucks were abiding by the noise code but the code was unrealistic in this instance since it was necessary for the principal to stop the use of this room.

She suggested that the Commission require a quality impact statement and further evaluate other alternatives.

Miss Maurer concluded that before permission is granted to remove the sand, the citizens deserved to know that other areas with similar unique features of open space will exist in the future.

At the conclusion of all testimonies, Vice Chairman Tangen reflected that much discussion had taken place dealing with problems of noise, traffic, road conditions, truck movements, rape of land, need for park, etc. However, these concerns were matters under the jurisdiction of the County and other State agencies. Insofar as the scarring of the land was concerned, petitioner's program to restore it will result in an improvement of the land. Under the recommendation of the staff for approval of the special permit subject to the 19 conditions imposed by the County which covered virtually every conceivable situation that may arise, and the County Planning Director's authority to revoke

the permit for any infraction of the conditions, Vice Chairman Tangen stated that he was satisfied there were sufficient safeguards to protect the interests of the community. Therefore, he moved that the special permit be approved, subject to the conditions imposed by the County, which was seconded by Commissioner Kido.

Commissioner Sakahashi questioned whether the Land Use Commission could mandate the Department of Health to conduct field inspections of the mining operation as necessary to assure compliance with the environmental measures, as stated in condition #18. Mr. Benjamin Matsubara, Deputy Attorney General, advised that this type of activity fell under the normal duties of the Department as part of the statutory requirements and should not be construed as a mandate from the Land Use Commission.

Chairman Inaba called on the Executive Officer to poll the Commissioners and the motion was carried as follows:

Ayes: Commissioners Sakahashi, Wung, Yamamura, Vice Chairman Tangen, Commissioners Napier, Kido, Chairman Inaba

Absent: Commissioner Mark

APPLICATION BY PACIFIC CONCRETE & ROCK CO., LTD. (SP73-147) FOR A SPECIAL PERMIT TO ALLOW SANITARY LANDFILL AT PUU PALAILAI, EWA, AND ROCK QUARRYING OPERATIONS AT PUU MAKAKILO, EWA, OAHU

Since the staff report had been circulated earlier in the meeting, it was unanimously agreed to dispense with the presentation of the staff memorandum (see copy on file). Chairman Inaba called on the petitioner to present his testimony.

Mr. Robert B. Robinson, President of Pacific Concrete and Rock Co., Ltd., advised that in a meeting with the Navy two weeks ago over the probable effects of the proposed quarry operation on the Navy's water distribution system at Barbers Point, the Navy had indicated that they did not feel there would be any adverse effects. Therefore, petitioner was prepared to proceed with the operations which will amount to \$4,000,000 without benefit of further blast studies. However, they were willing to do whatever was necessary to insure that there will be no damage to the Navy's water tunnel and will be liable for any damage that may occur.

Mr. Robinson stated that the President of the Makakilo Community Association had endorsed the land fill operation and favored the site selection before the City Planning Commission.

TECHNEWS HAWAII

Department of Planning
and Economic Development

Hawaii Technological Information Center

Room 725, Kamamae Building Telephone: 548-4622, 51
Honolulu, Hawaii 96804-3 548-3058, and 548-3059 2

Number 14

Edited by David L. Jones, Manager, HAWTIC

March 1973

This issue of **TechNews Hawaii** is to be devoted largely to the reporting of technically innovative products which are either manufactured in Hawaii or distributed through local firms. These items are not intended as advertisements, but are mentioned editorially because of their unique qualities which we believe merit your attention. If you have such a product, we should be happy to learn about it and to mention it in a future issue of this newsletter, if it is of general scientific or technical interest. In this way we hope to provide encouragement for businesses in Hawaii. Moreover, from time to time we also mention really innovative products or ideas from outside Hawaii. When this is done, our motives are any or all of the following: first, it will alert you, the reader, to a potentially useful product or method; second, it might stimulate a local company to manufacture, represent, or stock such items, making them available locally; third, it may cause a reader to bring to our attention a similar product or service already available in Hawaii; and finally, it may encourage the manufacturer or originator of such an item to seek Hawaiian marketing and/or manufacturing facilities, thus furthering the economic development of Hawaii. Please note that it is NOT our intent to create mainland or foreign competition for local businesses, and we shall always welcome any information on local products or services of which we are not now aware.

Telephone/Intercommunications System: One of the most innovative and comprehensive telephone systems being produced anywhere in the world is now available here, from **Executone of Hawaii**. The present system capacity is 100 stations and up to 24 trunk (outside telephone) lines, and installations are expected to begin by June. Larger systems should be available early next year. Some of the most significant features of this new system are: (a) instruments are of the pushbutton rather than dial type, a time-saving and convenient feature which may be used regardless of whether you are in a "touch-tone" area. (b) Transfers: any incoming or outgoing call may be transferred to any other party in the system, or incorporated in a multi-station conference call, without losing the original party in the process, even for a moment. A "hold" button is provided for use when privacy is desired, but its use is optional. (c) Call forwarding: any station may have its calls automatically forwarded to another station simply by dialing that number and a code; for example, if Bill is going to be in Tom's office for awhile, he dials Tom's number and the "forward" code, and any calls coming in on Bill's phone will ring Tom's extension until the code is cancelled. (d) Remote call pickup: Larry is on vacation, and you hear his phone ringing. You don't need to dash across the hall to his office to answer it; just pick up your phone, dial Larry's number, and take the call. (e) Station

camp-on: if the station you dial is busy, touch a button, and you will be called back when the line is free; moreover, the party on the other station is alerted by a signal that someone is trying to reach him, although the signal cannot be heard by anyone to whom he is talking on an outside line. (f) Call override: selected stations may be equipped to break into existing calls in emergency situations; in such an event, only the "inside" party hears the break-in message. For privacy, any station may be programmed to reject the use of this mode. (g) Location of personnel: a series of automatic location methods is available to find someone who is not at his station. When the person hears such a signal, he simply picks up the nearest phone, dials his own number, and is connected to the calling party.

A number of optional features are also available with the system, including hands-free operation, multi-line "key" telephones, private outside lines in addition to the local station lines on one instrument, off-premises extensions, voice paging through the "hands-free" speaker in the set, and associated wireless pocket paging devices. The attendant's console contains features as innovative as the rest of the system; here we shall only say that it is designed to enhance the "total communications" concept with a minimum of time and effort. While the system's own features are its most convincing sales points, one would naturally conclude that such versatility would be expensive. Not so, according to the distributor; indeed, if your system requirements are for more than about 15 phones, it is quite possible, we are told, that the cost would be less than for ordinary switchboard and telephone equipment. To learn more about the system, call Roger Baker at Executone of Hawaii, Ltd., 533-3604.

Sand Mining: Under sponsorship of the Sea Grant Program, University of Hawaii researchers have developed a submarine sand recovery system, by means of which offshore undersea deposits of sand may be used for construction and for replacement of beach sand. Preliminary testing of the system has been done, with pumping of 50 cubic yards of sand per hour. Full-scale testing is scheduled for early this summer, provided the necessary permits and clearances can be obtained. Legislation is also pending to modify existing law to permit the mining of offshore sand under certain conditions. If all of these efforts are as successful as the equipment itself, the shortage of sand caused by the prohibition of beach sand mining should be alleviated. The system consists of a suction head connected by flexible hoses to a hydraulic power unit mounted on shipboard. Details of the system may be obtained from Frank Casciano of the University's Look Laboratory, 811 Olomehani Street, Honolulu 96813 - telephone 538-3381.

Specialized Typing Elements for Selectric Typewriters:

Doubtless almost everyone who reads this newsletter is familiar with the IBM Selectric typewriter in one form or another, whether as an office typewriter, composing machine, or computer input/output device. The unique feature of the Selectric is its golf-ball-like typing element which can be changed in an instant to give the user a choice of many typing styles and sizes. IBM itself, of course, produces dozens of standard typefaces and special-purpose symbol elements for the Selectric, but there are instances in which more specialized needs occur. This is where a Honolulu firm, **Camwil, Inc.**, enters the picture. Its business is the production of special typing elements for Selectric typewriters, and the modification of existing Selectric elements to insert one or more special characters such as a logo or trademark. Stock Camwil elements include Cyrillic (Russian), Greek, Katakana (Japanese), a special element with many accent marks with which most European languages may be written, an element for the construction of organic chemistry symbols, fonts for computer use and optical scanning, and even an element for typing electronic symbols. The latest stock element from Camwil is a check-writing head; used in combination with a cushioned backing sheet, it enables the user to emboss checks with perforated numerals to prevent alteration of amounts. An element is also being produced with rearranged characters to enable users of the Dvorak Simplified Keyboard (DSK) system to use the Selectric typewriter. For more information, or to discuss your special needs, call or write Camwil, Inc., 835 Keeaumoku Street, Honolulu, HI 96814—phone 955-0766.

Illuminated Display Boards: Wherever the need exists for large, illuminated, highly legible displays which can be continuously updated, a local firm, **Trans-Visual Electronics**, can supply them. These displays are difficult to describe in words, so make a point of seeing them if you can. Typical applications would be at airports for announcing flight departure and arrival times; in shopping centers, fairs, amusement parks, and similar crowded areas for displaying announcements, advertising, news bulletins, bus departures, and the like, or for helping locate lost children; and in schools or universities for announcements and news bulletins. These displays are brightly illuminated even in high ambient light conditions, and at first glance appear to consist of innumerable

small lights. Closer examination shows that the letters and numerals are made up of a matrix of small discs, magnetically positioned, which fluoresce in ultraviolet light provided by a row of tubular lamps below the display. There are therefore no lamp replacement problems except for the few relatively long-lived UV tubes, and no banks of high-current motorized switching contacts. The information may be entered in the display and updated by means of punched tape, Teletype keyboard, or other method, from a remote location. The equipment is manufactured in the United States, and parts and service are readily available. For specifications and further details, get in touch with Trans-Visual Electronics, Inc., 1600 Kapiolani Blvd., Suite 1317, Honolulu 96814—telephone 946-1681.

Pocket Calculators with a Difference: One of the newest and hottest products to appear in recent months is the pocket calculator. Ranging in size from smaller than a cigarette pack to dimensions that would stretch even an overcoat pocket, most of the miniature marvels are capable only of the four basic arithmetic functions plus a few added refinements such as floating decimal, constant storage, and even printed results. However, in the true pocket-size category there are two calculators which differ very significantly from the rest. Made by **Hewlett-Packard**, the HP-35, designed for the engineer or scientist, and the HP-80, developed for the business and financial world, have features rivaling many large desk calculators in their 6" x 3.2", 9-ounce compactness. The HP-35 has single-key operations for +, -, ×, ÷, square root, trig functions, log₁₀, log_e, powers, and reciprocals. It also has π and e to 10 significant digits, a storage register, automatic decimal point positioning, and true floating decimal operation giving dynamic range from 10⁻⁹⁹ to 10⁹⁹. The HP-80, like the HP-35, has the basic arithmetic operations, roots, powers, and storage, but instead of trig and log functions, it features such operations as percentage, standard deviation, rate of return for compounded amounts, future value of annuities, amortization schedules, yield to maturity of bonds, linear regression analysis, accrued interest, and other business and financial calculations. One of its features is a 200-year calendar stored in memory. Both calculators operate on AC or rechargeable battery pack. For additional details, write or call the Honolulu office of Hewlett-Packard at 2875 S. King St., Honolulu 96814; phone 955-4455.

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STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

March 23, 1973

RECEIVED

MAR 29 1973

State of Hawaii
LAND USE COMMISSION

MEMORANDUM

TO: Mr. Tatsuo Fujimoto, Executive Officer
Land Use Commission

SUBJECT: Special Permit Application
Warren Corporation - SP73-146 - Mokuleia, Waialua, Oahu

We have reviewed subject application and foresee no adverse effects on agriculture.

Thank you for this opportunity to comment on this matter.

FREDERICK C. ERSKINE
Chairman, Board of Agriculture

EAGLE-A
TYPE-ERASE

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP73-146 - WARREN CORPORATION

DATE March 23, 1973

PLACE Queen Liliuokalani Bldg.
Honolulu, Hawaii

TIME 2:30 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
SAKAHASHI, STAN	✓			
WUNG, LESLIE	✓			
YAMAMURA, TANJI	✓			
TANGEN, EDDIE	✓			
NAPIER, ALEXANDER	✓			
MARK, SHELLEY				✓
KIDO, SUNAO	✓			
INABA, GORO	✓			

Comments:

Motion: *Pass*

I move that the special permit application be approved
subject to the conditions imposed by the County.

RECEIVED

MAR 23 1973

The golf course green is built with approximately 500 cubic yards of beach sand or coral sand which ~~were~~ ^{are} readily available. These sands ~~were~~ ^{are} deposited by wind and wave action and occur on the coastal plains, mainly as narrow strips along the coast.

Today's hearing pertains to a deposit of sand which our golf courses can use on their greens as top-dressing material.

The Capability Classification or suitability of soil for most kinds of crop by the S.C.S. classification for these sand deposits is classed as Class II if irrigated and Class VI if non-irrigated. There are seven classes where Class I is land with few limitations, Class III is land with severe limitations and requires special conservation practices, and Class V is land largely to pasture or woodland. Therefore, many homes are built on these sand deposits because of the agricultural limitations.

The golf course managers are aware that beach sand will not be available after 1975. We need approximately 500 cubic yards of sand to maintain our top-dressing program on greens for 18 holes. We also need another 500 yards if one green is rebuilt. Last year, Pearl Country Club used 6,000 cubic yards of sand for its fairway.

At present, there are 22-18 holes golf courses and 6-9 holes golf courses on Oahu. With ^{the} increased number of golfers and more leisure time, our golf courses are being utilized to its maximum.

In 1970, the College of Tropical Agriculture, University of Hawaii, developed a turf research program. Research on fertilizers, insecticides, herbicides, and grasses for Hawaiian conditions was initiated. Our greenskeeper, through experience, can maintain greens which ~~were~~ ^{are} built with beach sand. Research for media and soil

amendments is planned for the future. Research using crushed coral, volcanite, and cinders were temporarily halted because of its limited supply^{cost} and manpower.

Today, I am here to inform you that the golf course superintendents or greenskeeper need sand as follows:

1. Sand is needed to maintain greens and traps.
2. Beach sand is the only sand economically available on Oahu.
3. Research is needed to evaluate^{the use} new sand materials for golf course greens



GENERAL CONTRACTORS ASSOCIATION OF HAWAII

1065 AHUA STREET • HONOLULU, HAWAII 96819 • TELEPHONE 833-1681

March 23, 1973

RECEIVED

State of Hawaii
LAND USE COMMISSION

Mr. Eddie Tangen, Chairman, and Members
State Land Use Commission
Honolulu, Hawaii

Subject: Conditional Use Permit Application from Warren Corporation

Mr. Chairman and Members:

My name is Elroy Chun, assistant manager with the General Contractors Association of Hawaii. Its almost 400 members account for about 75% of the total annual dollar volume of construction in the State.

The applicant requested comments regarding its proposed activity on the basis of the public interest. After examining the various documents supplied by the applicant to certain approving agencies, we feel obliged to speak in his behalf even though the company is not a member of this Association.

In our review of the aforementioned documents, we note that the proposed activity would cause very minor adverse environmental effects on both people and plant life within the mining area and the neighboring vicinity. This is borne out in a careful study of the environmental aspects relating to the proposed activity by a reputable private consultant.

We estimate that the high level of construction activity will continue at least another three years and possibly longer, depending on governmental and community attitudes toward various development proposals.

Natural sand as an important ingredient for building materials is obvious. The gradual depletion of this resource on Oahu will become a serious cost item and is underscored by the fact that one prime user - a concrete products firm - has already begun the manufacturing of sand using crushed limestone. Another firm is planning a similar move, likely using pulverized basalt rock. Much if not most of the State's source of natural sand is coming from Molokai.

Trades using sand in considerable quantities prefer natural sand because its polished state makes application easier than manufactured sand. Plastering and masonry contractors would attest to this.

Use of local sources of sand should be encouraged, to help keep construction costs level, provided the mining operation does not cause significant environmental degradation or proves a community nuisance. We are satisfied the applicant's sand mining and backfill plan, based on documents presented, not only would meet basic requirements but also will ultimately improve the appearance of the area in question. We therefore recommend your approval of this application for a conditional use permit as requested. Thank you.

Respectfully,

Elroy Chun

Elroy Chun, Assistant Manager



WAIALUA HIGH AND INTERMEDIATE SCHOOL PTA

March 21, 1973

State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

RECEIVED

MAR 23 1973

State of Hawaii
LAND USE COMMISSION

Gentlemen:

The Waialua High and Intermediate School PTA is opposed to any development and/or operations which will impede the educational opportunities of the youths of our community. We believe in the basic philosophy that the education of children is of paramount importance in our way of life. In addition, we subscribe to one of the objects of the National Congress of Parents and Teachers - "To develop between educators and the general public such united efforts as will secure for each child the highest advantages in physical, mental, social, and spiritual education." We therefore submit that approval of a Special Permit to conduct sand mining operations at Mokuleia without the necessary remedial actions as stated below will compound an already adverse condition at Waialua High and Intermediate School.

Noise Pollution. As indicated in our letter of January 5, 1973 to the Commission, Waialua High and Intermediate School is located on 67-160 Farrington Highway and adjoins a very busy highway, not so much from a volume viewpoint, but certainly from the heavy equipment usage aspect. The impact to classroom instructions, disruption to classroom work, and mental strain from the passing of these heavy trucks cannot be further condoned. Everytime a truck passes or stops at the Sagara Store for snack or lunch, classroom work is disrupted. This condition is substantiated in the City Planning Department Supplemental Staff Report No. 3 of February 27, 1973 relating to the Sand Mining Operation, which states that "on February 2, 1973, an officer equipped with a noise level measuring device was stationed on the high school site and reported that passing trucks generate 76-78 decibels of noise at a distance of 50 feet. This lies well within the 86 decibels allowable under the regulations, but would preclude normal conversation or classroom instruction."

There are fifteen classrooms directly affected from the noise problem--three classes in "Q" Building comprised of English, Language, and Art classes and twelve classrooms in "A" building. A total of almost 400 students or about one-third of the school enrollment is affected every period. To aggravate an already bad situation at the school by increasing the traffic load by a minimum of twenty truckloads a day will seriously deteriorate the educational process of our children. In addition, there is no guarantee that this volume will not be increased in the future. As a rural plantation oriented community and being geographically far removed from the central areas of Oahu, we are already at a great

disadvantage. We therefore respectfully request that the following remedial action be initiated before approval of the Sand Mining Operation is granted:

That the appropriate State Agency initiate action to sound-proof and air condition all classrooms immediately fronting the highway.

Traffic Safety. School hours are from 8:00 a.m. to 2:30 p.m. Naturally, there is very heavy pedestrian traffic prior to and after school. With the added heavy equipment using the highway, often times exceeding the posted ^{speed limit of} 25 miles per hour, the possibility of serious injuries or fatal accidents are substantially increased. This matter plus other related traffic conditions were brought to the attention of the City Planning Department, but unfortunately this request went unheeded. It is requested that:

The State initiate the appropriate action to insure that the safety of JPO's directing traffic and students crossing and using the highway be substantially increased through use of some common sense program with the City and County.

Thank you for this opportunity to express the deep concerns of the parents of this school and we respectfully request that serious considerations be given to our requests delineated above *plus those outlined in our Letter dated January 5, 1973.*

Sincerely yours,

Jacob Y.W. Ng
Jacob Y.W. Ng
President

cc: Representative Howard Oda

Representative Oliver Lunasco

Mr. Toraki Matsumoto, Councilman

Mr. William Araki, District Superintendent, Central Oahu District

Mr. Gordon Kuwada, Principal, Waialua High and Intermediate School

Home Builders Association of Hawaii

770 KAPIOLANI BLVD. (ROOM 414) • HONOLULU, HAWAII 96813 • PHONE 531-7575



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PARADE OF HOMES

BUILDING MATERIALS EXPO

March 23, 1973

RECEIVED

MAR 23 1973

State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
Honolulu, Hawaii

Gentlemen:

My name is James Higa, and I am Vice-Chairman of the Legislative Committee of the Home Builders Association of Hawaii, representing over 400 members who construct 90 per cent of all residential units.

We normally do not support any individual actions or requests, but we do so when it affects our entire industry. We are vitally concerned with the spiraling costs of construction. Because sand is a necessary element of all concrete or concrete products and because concrete and concrete products will be used increasingly more in the future because of the great shortage of lumber and lumber products, we request that you approve Warren Corporation's request for sand mining operations at the subject Mokuleia property.

We further support their request because there are virtually no known inland mining sources available on Oahu, and the alternative of mining sand from the ocean poses too many environmental problems, indeterminable costs, and questionable quality of the sand. We feel that Warren Corporation's proposal to remedy the problems of land fill, traffic, noise, and dust are adequate. Therefore, we urge you to pass favorably for Warren Corporation.

Sincerely,

James Higa, Vice Chairman
Legislative Committee

JH:jmt

March 23, 1973

TO: Eddie Tangen, Vice Chairman, State Land Use Commission

FROM: Mrs. Ruth Gay, Instructor in Botany, University of Hawaii

REGARDING: Proposed Sand Mining Operations at Mokuleia, Oahu

In presenting testimony on the proposed sand mining operations at Mokuleia, Oahu, I should like to direct your attention specifically to the floral components on the land makai of the highway.

The portions of unit II nearest the ocean support a strand plant community which exists at the edge of the beach and is bounded inland by a mixed woodland community. Both of these plant communities may contribute substantially to the stability of the sandy substrate.

The strand community is dominated by hau and naupaka, and includes the indigenous ground plant, beach vitex (Vitex trifolia). Damage or removal of this strand vegetation could easily result in permanent loss of indigenous plant species or the entire plant community. One of ~~the~~ *the indirect* consequences would be the loss of stability of the upper-level beach sands.

Much of the woodland area includes mature ironwood trees which provide a desirable continuity of coastline vegetation as viewed from the highway. These ironwoods also act as an effective windbreak and serve as a buffer between water recreational activities and inland land uses. Other kinds of mature trees occurring throughout the makai woodland include monkeypod, banyan, the pencil tree, coconut palms, kiawe, hau and Christmas berry. The density of trees in this woodland prohibits sand mining without removal of a large proportion of the trees and root system damage to many more individuals. In view of the continuity of the coastal treeline in existing adjacent residential areas, the uncontrolled removal and damage of these trees would leave a scar which could not be reclaimed for decades.

The consequences of long-term biological loss in both of these plant communities will reflect on the future socio-economic value of this land. I, therefore, urge members of this Commission to consider the following questions before reaching your decision on this proposal:

1. What species, size and number of woody plants will be removed as a result of the proposed mining, berm construction and related activities?
2. What specific protective measures will be adhered to in preserving the remaining trees from damage and in retaining the strand plant community?

3. What is the source and quality of soil that will be used as backfill following the mining operations?
4. What species, amounts and sizes of grasses, shrubs and trees will be used in establishing buffer zones and berms and in revegetating the mined lands?
5. What interval will elapse between removal of vegetation and reclamation in terms of equal coverage by herbaceous and woody plant materials?

In response to questions such as these, Warren Kobatake, President of the Warren Corporation has stated that he has not submitted specific information because he intends to rely on the soil conservation department for their expert advise. The plant materials program of the Soil Conservation Service, however, does not include trees, a type of vegetation which cannot be replaced as easily nor as quickly as grasses and shrubs.

Mr. Kobatake also has stated repeatedly that no biological environmental changes will take place. I am convinced that the proposed operations could result in the damage of much of the existing woody vegetation. This loss would result in severe long-term changes in the biotic environment and a pronounced aesthetic discontinuity along this shoreline. I, therefore, respectfully recommend that approval of this proposal be withheld until satisfactory answers to the above questions are provided.

Thank you.

Land Use Commission

RE: Request for Conditional Use Permit by Warren Corporation on Mokuleia Lands.
Tax Map Key: 6-8-03: 11, 15-17, 19, 20, 30,
33 and 35

As an owner and occupant of real property in Mokuleia, I wish to express my opposition to a conditional use permit to the Warren Corporation on the captioned Dillingham lands for numerous reasons, among which are:

1. Excessive and unhealthful dust and dirt from mining operations. This will be compounded if sand or earthen berms are constructed around the construction site.
2. Excessive noise from mining operations in close proximity to residential areas.
3. Excessive noise and danger from greatly increased vehicular traffic over an inadequate two-lane highway. The road from Waialua to Wahiawa has no shoulders and contains many dangerous curves. Heavy trucks going uphill at a slow rate of speed are a hazard, especially at peak traffic hours. Trucks, approaching the curves in a downhill direction, may lose control with ultimate loss of lives. There is nowhere for a runaway truck to turn off this road.
4. Possible realignment of natural drain basins which may endanger neighboring lands.
5. Possible pollution of beach.
6. Potential increase of erosion from stripping of land.
7. Deletion of a rural sports area that is an attraction for residents and visitors-one of the few away from congested areas on Oahu.
8. Detrimental influence to value of property. It would create an environment that ordinarily would have an undesirable influence on realty values.

According to the Comprehensive Zoning Code, Sec. 21-242, General Standards for Conditional Uses, it states "that the proposed conditional use will have no more adverse effect on the health, safety or comfort of persons living or working in the area, and will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than would any use generally permitted in the district. Among matters to be considered in this connection are traffic flow and control; access to and circulation within the property; off-street parking and loading; refuse and service areas; utilities; screening and buffering; signs, yards and other open spaces; height, bulk and location of structures; location of proposed open space uses; hours and manner of operation; and noise, lights, dust, odor, fumes and vibration."

My biggest concern that has commanded very little attention is the possible danger to children of the mining area-both from accumulated water and to mining machinery and equipment.

We live next to the polo field and do exercise certain limits on our children with regard to existing dangers in the area. However, this is a new, extremely hazardous danger in the area. No one with children would even think of building a home next to a sand-mining area. According to the Comprehensive Zoning Code, Sec. 21-248, there must be a plan showing "the manner in which safeguards will be provided, including those for preventing access by children and other unauthorized persons to dangerous areas." Burms are not a safeguard-just new hills to climb for adventure by children. Signs are fine for children who can read! Contruction workers are not in the area 24 hours a day.

It is with concern that I express these reasons and hope you will consider them while making your decision.

Sincerely yours,

Joyce W. Wrobel

Joyce W. Wrobel
(Mrs. Theodore Wrobel)
68-615 Farrington Hwy.
Waialua, Hawaii

TESTIMONY SUBMITTED BY THE SIERRA CLUB IN REGARDS TO THE APPLICATION BY THE WARREN CORPORATION FOR CONDITIONAL AND SPECIAL USE PERMITS. LAND IN QUESTION IS OWNED BY MOKULEIA RANCH AND LAND, CO., LTD.

The request being evaluated today asks for permission to mine sand on Mokuleia Ranch land. The ^{best} justification given for the request ^{is} ~~are~~ that the state has a critical need for sand to be used in construction, particularly for housing. An increased supply of sand is seen as a way of lowering construction costs and thereby increasing available housing. The second justification ~~that~~ ^{that} the applicant gives is the improvement of the area's agricultural potential by the removal of sand and the consequent soil replacement. However, at the same time that these justifications are considered, attention must be paid to the possible losses and/or harmful consequences of the mining.

In a general sense, the greatest possible harm comes from the large-scale alteration of the environment in this area. Many of the agencies responding to the environmental assessment and impact study noted particular ill-effects, but Dr. Jerry Johnson of the UH Environmental Center summed it up by saying "the possible removal or damage of much of the woody vegetation or of any of the strand vegetation could result in a severe long-term change in the biotic environment and a pronounced aesthetic discontinuity along this shoreline." If there is one point that has been learned from environmental study of the past few years, it is that the environment is made of interrelationships, and changes in one area will necessarily affect others. With our increased awareness of this point, our task is to foresee some of the resulting changes of an action such as this mining and to minimize or avoid the harmful ones.

It is not necessary to go into depth on the various recommendations from the different agencies since the Commission has them on file, but a short list of the necessary environmental considerations would be useful.

- 1) Effective control of noise levels particularly since the Waialua PTA president has already pointed out the problem. In relation to this, 30' buffer zones should be created and strict compliance with noise levels enforced.
- 2) Effective control of dust and soil run-off in all areas--those used for stockpiling, mining, soil removal, etc.
- 3) Close attention to protection of existing vegetation particularly the ironwoods, to the plantings on the berms and reclaimed areas, and to the prevention of the spread of noxious grasses and weeds.
- 4) Capping of artesian wells to protect them as suggested by the DLNR.
- 5) Close attention to the grading procedures in the area from which soil for reclamation is taken.

If these stipulations and others presented by the various agencies and the Planning Commission are followed, then perhaps this mining can take place in a manner which will reconcile the economic needs and the environmental considerations. However, there are two further suggestions. The first is that, since increment four has now been excluded so as to save the polo field, it seems only fair that increment two, a potential recreation area, also be excluded. This area could be a beautiful beach park, something which Honolulu's growing population will be needing more and more in the future. Furthermore, the UH Environmental Center noted that "there is a possibility that the beach may not be stabilized; thus, a natural alteration of the beach may occur, eventually cutting thru the 150' setback zone and eroding the dirt backfill. No evidence has been presented that the beach actually has become stabilized." Therefore, in view of both these points, increment two should be excluded.

There is one final point. The applicant says that mining will take place at a slow rate involving only three acres at a time, and the Planning Commission has stressed that this particular condition be followed if the permission is granted. However, it has also been noted that the

sand will be mined as the market need for it exists, and, having pointed to the housing crisis as a large force in the matter, it seems possible that mining would take place at a faster pace. The applicant's request, in fact, asks that a maximum of 80 loads a day be allowed. In such a situation, if the pace somehow were increased, the various considerations ^{for} to dust, noise, water and the rest of environment might be overlooked. One other note is that Mr. Kobatake, president of Warren Corp., has said in a letter to Mr. Myron Thompson, director, DSS, the following: "Mokuleia Ranch would like to mine sand before any substantial building takes place on the property so that they can realize the most from their property." The Hawaii Tourism Impact Plan also says the following: "Dillingham Corp. has had plans formulated for the development of resort, residential, and recreational uses at Mokuleia." Therefore, given the consideration of both the market demand and desire to "get the most from their property", it may be that the environmental considerations will be passed over. To insure that the considerations are followed, the applicant should thus be asked to post a bond of perhaps \$^{200,500}~~5000~~ to cover any possible harmful effects of the mining. This would increase the likelihood that the area will be left in a comparable or even better condition (as the applicant has suggested) than it is now.

Thank you.

STATE OF HAWAII
LAND USE COMMISSION

TESTIMONY FORM

To be filled out by all persons wishing to give testimony at this public hearing.

These forms will be collected prior to this hearing in order to aid the Commission in the conduct of this hearing.

Date: Mar 22, 1973

Subject Petition: No. 1 Warren Cap.

Your Name: Allen I. Marutani

Organization: Attorney for Applicant

Mailing Address: Suite 602 Capital Bldg. Bldg.

Phone Number: 537-6575

Please check one: ☒ I am for this petition
☐ I am against this petition

Briefly summarize your reasons for submitting testimony:

~~that~~ I am acting as attorney for applicant.

Pursuant to Act 205, the Commission must take action on this petition between 45 to 90 days from the date of this public hearing. You have 15 days after this public hearing to submit additional written evidence to the:

Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

(For Commission Use Only)

LAND USE COMMISSION
STATE OF HAWAII
P. O. BOX 2359
HONOLULU, HAWAII 96804

TESTIMONY FORM

To be filled out by all persons wishing to give testimony at this meeting.

These forms will be collected prior to this meeting in order to aid the Commission in the conduct of this meeting.

Date: 24 March 1973
Subject: Disturbance of natural beauty
Your Name: M. Keith Goodell
Organization: Resident and Citizen of the Area
Mailing Address: 68-339 Crozier Dr. Waiolua
Phone Number: 637-0038

Briefly summarize your reasons for submitting testimony:

To emphasize the need for
preservation of the natural beauty
from the esthetic point of view.

(For Commission Use Only)

STATE OF HAWAII
LAND USE COMMISSION

TESTIMONY FORM

To be filled out by all persons wishing to give testimony at this public hearing.

These forms will be collected prior to this hearing in order to aid the Commission in the conduct of this hearing.

Date: 3/23/73

Subject Petition: MOKEIA SAND MINING

Your Name: KATHLEEN F. MAURER

Organization: CITIZEN-PRIVATE

Mailing Address: 2907 KEONI ST.

Phone Number: 988-7515

Please check one: ☐ I am for this petition
☒ I am against this petition

Briefly summarize your reasons for submitting testimony:

SERIOUSLY DESTRUCTIVE TO OAHU + HAWAII

Pursuant to Act 205, the Commission must take action on this petition between 45 to 90 days from the date of this public hearing. You have 15 days after this public hearing to submit additional written evidence to the:

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Honolulu, Hawaii 96804

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LAND USE COMMISSION
STATE OF HAWAII
P. O. BOX 2359
HONOLULU, HAWAII 96804

TESTIMONY FORM

To be filled out by all persons wishing to give testimony at this meeting.

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Date: 3/23/73

Subject: Mohuleia Sand Mining

Your Name: JACK MORSE

Organization: _____

Mailing Address: 1060 BISHOP ST, HONOLULU

Phone Number: 531 5351

Briefly summarize your reasons for submitting testimony:

Interested in application

(For Commission Use Only)

LAND USE COMMISSION
STATE OF HAWAII
P. O. BOX 2359
HONOLULU, HAWAII 96804

TESTIMONY FORM

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Date: 3/23/73

Subject: SP73-146 - WARREN CORP

Your Name: FREDERICK M. CASCIANO

Organization: UNIV. OF HAWAII, LOOK LABORATORY

Mailing Address: 811 OLOMEHANI ST HONOLULU

Phone Number: 533-6412

Briefly summarize your reasons for submitting testimony:

INTERESTED IN APPLICATION

(For Commission Use Only)

STATE OF HAWAII
LAND USE COMMISSION

TESTIMONY FORM

To be filled out by all persons wishing to give testimony at this public hearing.

These forms will be collected prior to this hearing in order to aid the Commission in the conduct of this hearing.

Date: 3/23/73
Subject Petition: Mokuleia Sand Mining Project
Your Name: Madelyn ORR (speaking for Cynthia L. Brown)
Organization: Sierra Club
Mailing Address: 2907 Keoni St.
Phone Number: 988-7515

Please check one: ☐ I am for this petition
☒ I am against this petition

Briefly summarize your reasons for submitting testimony:

Pursuant to Act 205, the Commission must take action on this petition between 45 to 90 days from the date of this public hearing. You have 15 days after this public hearing to submit additional written evidence to the:

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State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

(For Commission Use Only)

I authorize Madelyn Orr to read my testimony representing
the Sierra Club at the Land Use Commission hearing March 23, 1973.

Cynthia Langley Brown

STATE OF HAWAII
LAND USE COMMISSION

TESTIMONY FORM

To be filled out by all persons wishing to give testimony at this public hearing.

These forms will be collected prior to this hearing in order to aid the Commission in the conduct of this hearing.

Date: MARCH 23, 1973

Subject Petition: WARREN CORD

Your Name: MRS. EVELYN ADAMS FAURENWALD

Organization: "OWNER" AT 68-615 FARRINGTON HWY

Mailing Address: P.O. Box 81

Phone Number: 637-6014 + 65-8348

Please check one: ☐ I am for this petition
☒ I am against this petition

Briefly summarize your reasons for submitting testimony:

AS AN OWNER - IT IS THE HOME FOR MYSELF
AND TWO CHILDREN - WE KNEW THAT WE WERE
BUYING A PLACE IN THE CANE FIELD AREA - IN NO WAY
IN A SAND MIND - WE LOVE OUR HOME & FOR HEALTH
REASONS I HAVE TO LIVE IN THE COUNTRY - THE PLACE
WAS PURCHASED AFTER THOROUGH STUDY

Pursuant to Act 205, the Commission must take action on this petition between 45 to 90 days from the date of this public hearing. You have 15 days after this public hearing to submit additional written evidence to the:

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State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

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STATE OF HAWAII
LAND USE COMMISSION

TESTIMONY FORM

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Date: March 23, 1973

Subject Petition: re: Proposed Sand Mining Operations at Mokuia

Your Name: Valerie Mau for Ruth A. Gay

Organization: Botany Instructor, University of Hawaii

Mailing Address: Botany Dept., St. John, Univ. of Hawaii

Phone Number: 948-7220 or 948-8304

Please check one: ☐ I am for this petition
☒ I am against this petition

Briefly summarize your reasons for submitting testimony:

Present description of floral components of Unit II and possible effects on flora if sand mining operations are approved.

Pursuant to Act 205, the Commission must take action on this petition between 45 to 90 days from the date of this public hearing. You have 15 days after this public hearing to submit additional written evidence to the:

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State of Hawaii
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Honolulu, Hawaii 96804

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TESTIMONY FORM

To be filled out by all persons wishing to give testimony at this public hearing.

These forms will be collected prior to this hearing in order to aid the Commission in the conduct of this hearing.

Date: 23 Mar 73

Subject Petition: WARREN Corp

Your Name: JAMES CONNOR

Organization: none

Mailing Address: 67-239A Kahaone Lp Wai'anae

Phone Number: 637-9260

Please check one: ☐ I am for this petition
☒ I am against this petition

Briefly summarize your reasons for submitting testimony:

traffic, noise, safety, peace & quiet

Pursuant to Act 205, the Commission must take action on this petition between 45 to 90 days from the date of this public hearing. You have 15 days after this public hearing to submit additional written evidence to the:

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LAND USE COMMISSION

TESTIMONY FORM

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Date: 3-23-73

Subject Petition: WARREN CORPORATION

Your Name: JOHN PARKER

Organization: NONE SELF Interest

Mailing Address: 823 OLIVE AVE

Phone Number: 622-4125

Please check one: ☐ I am for this petition
☒ I am against this petition

Briefly summarize your reasons for submitting testimony:

The testimony before the city Planning Commission was inadequate in its presentation of TRAFFIC IMPACT AND SAND NEED VS People Need.

Pursuant to Act 205, the Commission must take action on this petition between 45 to 90 days from the date of this public hearing. You have 15 days after this public hearing to submit additional written evidence to the:

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STATE OF HAWAII
LAND USE COMMISSION

TESTIMONY FORM

To be filled out by all persons wishing to give testimony at this public hearing.

These forms will be collected prior to this hearing in order to aid the Commission in the conduct of this hearing.

Date: 23 March 1973

Subject Petition: Mokuleia Sand Mining

Your Name: Jacob G. W. Ng

Organization: Waialae High School PTA

Mailing Address: P.O. Box 393, Hekeiwa

Phone Number: 637-5814

Please check one: ☐ I am for this petition
☒ I am against this petition

Briefly summarize your reasons for submitting testimony:

*Degradation of educational opportunity
of WHS students*

Pursuant to Act 205, the Commission must take action on this petition between 45 to 90 days from the date of this public hearing. You have 15 days after this public hearing to submit additional written evidence to the:

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STATE OF HAWAII
LAND USE COMMISSION

TESTIMONY FORM

To be filled out by all persons wishing to give testimony at this public hearing.

These forms will be collected prior to this hearing in order to aid the Commission in the conduct of this hearing.

Date: 23 March 1973

Subject Petition: SP 73-146 Warren Corporation

Your Name: George L. Sheetz

Organization: Resident - Mokuleia, Safety Officer U.S. Navy

Mailing Address: Rt. 1, Box 107F Waialua Farrington Hwy

Phone Number: 637-5638

Please check one: ☐ I am for this petition
☒ I am against this petition

Briefly summarize your reasons for submitting testimony:

Representative of Mokuleia residents and property owners

Pursuant to Act 205, the Commission must take action on this petition between 45 to 90 days from the date of this public hearing. You have 15 days after this public hearing to submit additional written evidence to the:

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STATE OF HAWAII
LAND USE COMMISSION

TESTIMONY FORM

To be filled out by all persons wishing to give testimony at this public hearing.

These forms will be collected prior to this hearing in order to aid the Commission in the conduct of this hearing.

Date: March 23
Subject Petition: SPB-146 Warren Corp
Your Name: Mrs. Theodore Wrobel (Joyce)
Organization: Property owner - Makuleia Beach Colony
Mailing Address: 68-615 Farrington Hwy
Phone Number: 261-2043

Please check one: ☒ I am for this petition
☐ I am against this petition

Briefly summarize your reasons for submitting testimony:

Property owner adjacent to mining area - written forms available at my testimony on desk

Pursuant to Act 205, the Commission must take action on this petition between 45 to 90 days from the date of this public hearing. You have 15 days after this public hearing to submit additional written evidence to the:

Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

(For Commission Use Only)

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

March 23, 1973
2:30 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-146 - WARREN CORPORATION (Mokuleia)

The City Planning Department has transmitted the records and proceedings of a special permit application by Mr. Warren Kobatake, President of Warren Corporation to conduct sand mining operations on land identified as Tax Map Key 6-8-3: 11, 15, 16, 17, 19, 20, 30, 33 and 35, situated within the State Agricultural District at Mokuleia, Oahu.

The subject property comprises approximately 152 acres and is situated along both sides of Farrington Highway about 1/2 mile east of Dillingham Airfield at Mokuleia. Presently, the land includes uses such as cane and pasture lands, the Crowbar Ranch and polo field. With the exception of a group of single family residential units known as Mokuleia Beach Estates on the makai side of the highway, the surrounding area is characterized by ranch and cane lands.

Warren Corporation proposes to conduct their sand mining operations in a 152 acre area which contains a sand deposit lying 6 to 12 inches below the ground level which ranges from 6 to 8 feet in depth. The topsoil will be stripped and stockpiled in 1 acre increments. The sand will be retrieved and processed, and the mined area will be reclaimed. No more than 3 acres (one acre each for extraction, working area and reclamation) will be utilized at any one time for the operation. Equipment such as front end loaders, water trucks, conveyors, a bulldozer, screener and generator will be used on site. Up to 8 semi-trailer dump trucks of between 20 to 25 cubic yard capacity will be used for hauling from the site. It was estimated by the petitioner that up to 80 truckloads per day would be taken from the mining operation. However, according to the City Planning Department, the estimated daily operation will only yield from 36 to 46 loads per day. Tradewinds from Waialua to Kaena Point prevail 80 to 90 percent of the time, thus minimizing "discomfort to the homes in the immediate vicinity". The operation is estimated to span a 15 year period, averaging 10 acres per year and about 112,000 cubic yards per year. In total, approximately 1.7 million cubic yards of sand will be excavated and the same amount of fill material will be utilized.

Fill material for reclamation of the areas which have been mined will be obtained from a 36 acre area situated approximately 3/4 mile

mauka of the sand mining operation. The borrow site will be leveled and a silting basin of 10 to 15 acres will be created in order that silt from the 2 streams passing through the borrow site may settle before it reaches the ocean.

Hours of operation proposed by the petitioner are:

7:00 a.m. to 5:30 p.m.	Monday thru Friday
8:00 a.m. to 4:30 p.m.	Saturdays
No operations	Sundays and driving adverse weather conditions

The petitioner advises that there are only 2 major suppliers of sand: 1) HC&D, which supplies 90% of all concrete sand and which utilizes natural beach sand, and 2) Pacific Concrete and Rock Co. which uses the more expensive manufactured sand. Approximately 600,000 cubic yards are needed annually by the concrete industry. HC&D's source of beach sand will end by 1974. In the past, the applicant has supplied sand to public beaches such as Kuhio Beach, Hanauma Bay, Magic Island and Fort DeRussy.

At the public hearing of January 24, 1973, Dr. Goro Uehara of the University of Hawaii, Department of Agronomy and Soil Science testified that there are 3 major sources of sand in Hawaii:

1. Beach sand - which is visible along all the beaches of Hawaii and of which the major source is at Molokai.
2. Deep sea sand - the mining of which is not an alternative at this time because of the consequences on the reef environment. Dr. Uehara quoted the following from "A Literature Review of the Effects of Sand Removal on a Coral Reef Community" by James Levin:

"1.5 Summary and Recommendations

Sand mining and other dredging activities alter the reef environment by producing suspended and deposited sediments, removing the original bottom-water interface and deeper substrate material, creating new deep water areas, and possibly causing the release of chemicals from the sediments. All of these conditions can adversely affect the life of a coral reef community. In some instances the effect may be of short duration with the rapid re-population of an area; in others the effects may be of long duration with the ultimate degradation of the reef community."

3. Sand deposits on land - these deposits are beach sand located inland and not on the beach and represents an old relic

shoreline which developed nearly 30,000 years ago. This is the type of sand found in the subject area, at Bellows Field, Waimanalo, and Kailua, where the sandy areas extend quite far inland. However, most of the areas where these deposits occur have been urbanized and the largest remaining area which is relatively open is at the Mokuleia-Kaena Point area.

Submittal by Petitioner:

1. Letter dated April 28, 1972 from Mr. H. E. Anderson, Vice President and Secretary of Mokuleia Ranch and Land Co., Ltd. authorizes the petitioner to act as agent on behalf of that firm to apply for and procure a Conditional Use Permit for the sand mining operations.
2. Letter dated October 11, 1972 from Warren Corporation, in part advising the City Planning Department that there are 2 outstanding leases which will expire before mid 1974 involving the Crowbar Ranch and the polo field operation. However, these areas "will be affected long after 1974". The ultimate use for the Mokuleia Ranch property will be for grazing dairy calves.
3. Letter dated December 7, 1972 from J. Gordan Cran, Ranch Manager of Mokuleia Ranch and Land to the petitioner transmitting a Backfill Material Plan for the Proposed Sand Mining Operation. This plan indicates that most of the 36 acre borrow area is in cane cultivation but that the land has a high percentage of rock. A 10 to 15 acre sediment basin will be constructed when 2 streams meet in order to prevent silt from flowing out to the ocean. At the outlet, a dike will be constructed to prevent erosion by overflow water. The end result will be "increased agricultural productivity from the land involved, reduction of erosion and sediment reaching the sea, plus the economic benefit to the County and State".
4. Letter dated October 6, 1972 from Attorney Allen I. Marutani, Warren Corporation to the Office of Environmental Quality Control transmitting copies of Environmental Assessment and Environmental Impact Statement prepared by F. Hertlein and Associates, Environmental Consultants.

In summary, the Environmental Assessment states that:

- "a. Air pollution by fugitive dust from the operations at Mokuleia should not constitute a problem when all facts are considered.

- "b. Noise levels resulting from proposed sand mining operations at Mokuleia can be expected to comply with requirements of the CZC if the precautions listed in this report are implemented.
- "c. Wave erosion of the area being proposed for mining should not be a factor to contend with because of the 150 foot setback which will preserve the present beach area."

Comments received from governmental agencies by the City Planning Department are as follows:

No Comments or Objections - The Board of Water Supply, City Building Department, Honolulu Redevelopment Agency, State Department of Transportation, Department of Education, Federal Housing Administration, Federal Aviation Authority had no objections or comments.

Traffic - The City Traffic Department asked that matter be referred to the Department of Transportation, which had no objections. The Police Department foresees no traffic control problems.

Dust - The Department of Public Works noted that the applicant anticipates moist soil conditions. The Air Sanitation Branch of the Department of Health voiced no objections provided that air pollution regulations are complied with.

Ground Water - The Department of Health expressed concern over possible contamination of the ground water table by the proposed fill material. The Department of Land and Natural Resources advised that existing wells within the excavation area must be capped in accordance with applicable statutes. The Board of Water Supply foresaw no threat to any of their installations.

Noise - All agencies agreed that the proposed berms would be effective. The Department of Public Works suggested that they be moved back sufficiently so as not to affect Farrington Highway.

Setback from Highway - The Department of Land and Natural Resources and the Soil Conservation Service recommended a minimum setback of 30 feet to provide for vegetative screening.

Shoreline Setback - The Corps of Engineers foresees no ill effects provided a setback of 150 feet from the line of vegetation is observed.

A letter dated March 16, 1973 has been received from Mr. Ramon Duran, Deputy Director of the City's Department of Recreation,

advising that their Long Range Plan shows a proposed Makaleha Beach Park on that portion of the subject property lying makai of Farrington Highway. He urged that this makai area be excluded from consideration in order to preserve the many mature trees, the removal of which could destroy the character of the site. There are no acquisition funds at present; however, if the area is preserved, a General Plan amendment and CIP funds will be requested.

COUNTY RECOMMENDATION

At its meeting on February 28, 1973, the City Planning Commission voted to recommend that this request be approved subject to the final approval of the State Land Use Commission and subject further to obtaining a Conditional Use Permit from the City.

General Plan: Agriculture mauka of Farrington Highway, Residential makai of Farrington Highway; Ordinance No. 2443, May 7, 1964.

Detailed Land Use Map: None adopted for this area.

Development Plan: None adopted for this area.

Existing Zoning: AG-1 Agricultural District.

At the public hearing held by the City Planning Commission, Mr. Jacob Y. W. Ng, President of Waialua High School PTA, testified that classroom work at Waialua High and Intermediate School would be disrupted by the increase in truck-trailer traffic on Farrington Highway. He noted that some of the classrooms are located only 12 feet away from Farrington Highway; that the auditorium is 50 feet away and the cafeteria 200 feet away from the highway. Traffic hazards during the morning and afternoon hours will be increased. Congestion on Kaukonahua Road will occur since the gravel hauling trucks will be able to maintain speeds of less than 15 m.p.h. on the hilly, winding road. To alleviate these problems, Mr. Ng suggested alternative measures such as air conditioning and soundproofing of classrooms by the petitioner, rerouting of trucks during school hours; night hauling and restriction on use of Kaukonahua Road.

Other considerable testimonies in opposition to the request were presented by Fred Rodriguez, Marcus Bright, Sanford Parker, Vincent Mazza and Ms. Thelma Kihano of the Mokuleia Beach Colony; Lorrin F. Thurston, Charles D. Reid, George L. Sheetz and Mrs. Theodore Wrobel, nearby property owners; Jack Morse, attorney for certain residents in the area; Mrs. Allen Levear, concerned citizen; and Miss Kathleen Maurer of the Department of Social Services. Some of the major concerns expressed by the above related to the inadequacy of the Environmental Impact Statement, the need for a study on the long term

effects of tourism development in the area; the stripping of trees and other vegetation from the area; and the adverse impact on the health, safety, and comfort of the residents, students and motorists in the area which would be caused by the generation of dust, noise, and traffic during mining and hauling operations.

Testimony presented by Miss Maurer for the Department of Social Services and Housing stated that the project is "environmentally destructive and aesthetically objectionable". However, by letter dated February 2, 1973, Mr. Myron Thompson, Director of that agency, requested withdrawal of the statement made by Miss Maurer and further noted that the State's position on environmental concerns is made by the Office of Environmental Quality Control.

Apparently because of the many concerns encountered, the public hearing by the City Planning Commission on January 17, 1973 was kept open and continued on January 24. Action by that agency on February 7 was deferred to February 21 for further information, and again deferred to February 28 when action was taken.

Following are the conditions imposed by the City Planning Commission on this Special Permit as recommended by the City Planning Director:

1. Sand mining shall be permitted only in the areas designated as Increments 1 and 2 as shown on Exhibit "A" on file with the Planning Department and which shall be made a part of this Conditional Use Permit.
2. Thirty-foot setbacks will be observed from the right-of-way of Farrington Highway. Mining shall be prohibited within these setbacks. The setbacks shall be planted with vegetation sufficient to screen the mining activity from Farrington Highway. Landscape plans for the planting of the setbacks shall be submitted to the Director for his review and approval. No mining shall be permitted until such time as the vegetative screening has become established at such a height as to effectively block the view of the operation from passenger vehicles passing on the highway.
3. Fifty-foot setbacks shall be established along both sides of any stream within the areas to be mined. No mining shall be permitted within these setbacks.
4. A 150-foot setback shall be established from the vegetation line along the beach. No mining shall be permitted within this setback.

5. A single point of access shall be established by the applicant to each of the areas to be mined subject to the review and approval of the Director.
6. Prior to obtaining a grading permit:
 - a. The applicant shall submit detailed grading plans showing existing topography and drainage, grading to be accomplished, the sequence of excavation and final topography and drainage in the areas to be mined for the review and approval of the Chief Engineer and the Planning Director. Such plans shall be subject to review and comment by the Soil Conservation Service.
 - b. The applicant shall submit detailed plans showing existing and proposed topography and drainage of the borrow area and precise engineering plans of the silting basin and its associated dam and drains for the review and approval of the Chief Engineer and the Planning Director.
 - c. The recorded owner of the land encompassed by these permits shall be required to file with the Bureau of Conveyances or the Assistant Registrar of the Land Court of the State of Hawaii, a declaration of the above-mentioned restrictive conditions; and
 - d. A certified copy of the documents as issued by the Bureau of Conveyances or Assistant Registrar shall be presented to the Planning Department as evidence of recordation prior to issuance of a grading permit.
7. Before commencing operation, the plans for clearing the existing vegetation, disposing of the stripped vegetation and screening of the sand to eliminate foreign materials must be submitted to the Department of Agriculture for their approval.
8. Noise levels of the operation as measured at the boundaries of the areas to be mined as shown on Exhibit #1, shall not exceed the standards set in Section 21-232 of the CZC. In the event the standards imposed by the CZC are not met, the applicant shall take appropriate corrective measures as approved by the Director.
9. Positive dust control methods such as maintaining the moisture content of all excavated, processed, and fill materials at the point where fly dust is nonexistent beyond the boundaries of the mining areas as defined on Exhibit "A", and the covering of the loads of all trucks leaving or entering the

*Modified by
City*

mining areas shall be used. Watering equipment shall be on-site at all times.

- Modified by City*
10. Hours of operation shall be from 8:00 a.m. to 5:00 p.m., Monday through Friday. No operations shall be permitted on Saturdays, Sundays, or State or Federal holidays.
- Modified by City*
11. Mining operations shall be done in progressive one-acre increments with one acre being mined, one acre being used as an operating base, and one acre being reclaimed at any single point in time.
12. The areas which are mined shall be reclaimed by backfilling to the original grade with materials which are acceptable to the Department of Health. All fills will be topped by at least six inches of fertile topsoil and planted with a suitable vegetative covering. In no instance shall a sanitary waste backfill method be used.
13. The existing Casurina trees in Area 2 which are marked in green on Exhibit 1 shall be conserved. No mining shall take place within 20 feet of the stand of trees.
14. In the event all conditions as set forth herein are not complied with, the Planning Director may take action to terminate the use or halt its operation until such time full compliance is obtained.
15. Any major modifications to the conditions stated herein shall be subject to approval of the City Council.
16. The City Council may at any time impose additional conditions, when it becomes apparent that a modification is necessary and appropriate.
- Modified by City*
17. No more than 20 loads of sand per day shall be taken from the mining area. The applicant, after six months of operation and upon submission of supporting documentation as may be required by the Planning Director, may request an increase in the number of loads per day. The Planning Director may grant an increase, or reduce the number of loads per day and may require those improvements which may be necessary to minimize the impact of increased traffic loads.
18. The Department of Health Environmental Health Division shall conduct field inspections of the mining, reclamation and soil removal sites as necessary to assure compliance with the environmental measures contained herein.

19. The applicant shall submit regularly on a six-month basis a report indicating the status of the operation, noting his affirmative actions taken to comply with the conditions herein contained. This report shall also contain:
 - a. A measurement of noise emitted at the perimeter of the site during a normal working day.
 - b. Observations of fugitive dust.
 - c. A report on replanting activities, including the areas replanted and the type of vegetation planted.
 - d. A report of any citizen's complaints relating to the operation along with the actions taken to ameliorate those complaints.

In order to clarify questions relating to environmental and pollution problems, an Environmental Impact Statement was submitted to the Office of Environmental Quality Control by the petitioner as requested by the City Planning Department. It was indicated by the City Planning Department that the Office of Environmental Quality Control did not comment directly on the proposal but served only as a coordinating agency to solicit comments from other governmental agencies. In answer to a direct question by the City Planning Department on the adequacy of the EIS, the Office of Environmental Quality Control responded that the original submission and the ensuing dialogue between the applicant and the various agencies are sufficient to provide "an adequate description of the proposed operation and its probable environmental impacts". The Office of Environmental Quality Control suggested that:

- "1. the Environmental Health Division, Department of Health be requested to monitor the operation for conformity with environmental standards;
- "2. the Soil Conservation Service be requested to review the final grading plans; and
- "3. the applicant be required to submit, every six months, a report on his operation including a measurement of noise and fugitive dust levels."

ANALYSIS

A review of the proposed sand mining operation as it now stands under the 19 conditions imposed by the City Planning Commission shows the following:

1. The size of the area to be excavated has been reduced to approximately 38.5 acres, or less than 1/3 of the original proposal of 152 acres. Staff planimetric measurement of the map transmitted by the City Planning staff shows that the area mauka of Farrington Highway designated as Area 1 contains approximately 17.5 acres. Area 2, situated makai of Farrington Highway, contains approximately 21 acres. These figures do not include the 150 foot setback from the shoreline, the 30 foot setback from Farrington Highway, the 50 foot setback from the stream, nor the line of trees in Area 2 which are to be preserved. The total area of Increments 1 and 2, including the setbacks, shore and treeline comprises approximately 66 acres.
2. Under condition #10, the hours of operation have been restricted to more reasonable hours to coincide with normal residential working hours. Further, no operations are allowed on weekends or holidays, when beaches in the area are utilized by the general public.
3. Actual sand mining operations will be limited to a small 3 acre area at any given time.
4. Conditions have been established to enable various governmental agencies and individuals such as the Planning Director, Chief Engineer, Department of Agriculture, Soil Conservation Service, Department of Health, and the City Council to monitor and control the objectionable aspects of the sand mining, borrowing, filling and hauling operations.

It is the staff's conclusion that adequate and reasonable safeguards have been imposed to control the entire operation, particularly its nuisance aspects. Under condition #14, the Planning Director may act to terminate the operation if all the conditions stipulated are not complied with.

Based on the above considerations, the staff finds that the proposed use meets the guidelines for an "unusual and reasonable" use within the Agricultural District in that:

1. It is not contrary to the objectives sought to be accomplished by the Land Use Law;
2. The need for additional sources of sand to supply Oahu's construction needs have become pressing;

3. The agricultural potential of the area to be mined and the borrow area would ultimately be increased; and
4. The resulting use--that of grazing--would not substantially alter the essential character of the land and the present use.

Staff therefore recommends approval of this Special Permit as conditioned by the County.

RECEIVED

MAR 23 1973

State of Hawaii
LAND USE COMMISSIONRR #1, Box 436-D
Waialua, Hawaii 96791
March 23, 1973Land Use Commission
250 S. King Street
Honolulu, Hawaii 96813Subject: S.B. 73-146 - APPLICATION BY WARREN CORPORATION
TO CONDUCT SAND MINING OPERATIONS AT MOKULEIA,
WAIALUA, OAHU

We are residents of Waialua and oppose the application for a special permit requested by Warren Corporation.

We commute to work to downtown Honolulu each day using the winding road to Schofield Barracks. We are extremely concerned about the increased traffic hazard which will be created by the sand-mining operation. To give you some idea of the existing hazard on the inadequate roads in the North Shore, it might be helpful for you to know of the traffic we encountered today, this Friday, March 23rd. We left our residence at approximately 7:30 a.m. On the way to Schofield Barracks, we, along with at least a dozen cars ahead of us had to pass six slow-moving trucks, each time under hazardous conditions of the winding single lane road going uphill. None of the trucks were sugar trucks since the mill has not started up in operation. However, when the mill does start operations, there will also be sugar trucks to contend with.

The necessity of passing six trucks added approximately 15 minutes to the normal commuting time between Waialua and Wahiawa. This additional commuting time is further aggravated by the additional time required due to the increased traffic in the Melemanu-Mililani Town area.

Land Use Commission

March 23, 1973

Page 2

We urge this Commission to please consider the health and safety of the people in Waialua and Mokuleia. We urge you to deny this application.

JAMES P. AND KATHLEEN K. O. CONAHAN

By: Kathleen K. O. Conahan
Kathleen K. O. Conahan

JOHN A. BURNS
GOVERNOR



KENAM KIM
COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
P. O. BOX 119
HONOLULU, HAWAII 96810

MAR 20 1973

Mr. Tatsuo Fujimoto
Executive Officer
State Land Use Commission
Department of Planning and
Economic Development
State of Hawaii
Honolulu, Hawaii

RECEIVED
MAR 21 1973
State of Hawaii
LAND USE COMMISSION

Dear Mr. Fujimoto:

Subject: Review of Applications for Boundary
Amendment Petitions and Special Permits

This is in response to your request for comments to the
following applications:

A72-351, A72-353, A72-354, A73-357, A73-359, A73-360,
A73-361, SP73-144, SP73-145, SP-73-146:✓

These amendments and permits will not affect any
existing or planned facilities serviced by our agency.

SP73-146:

We have no comments other than those made in response
to the draft environmental impact statement.

We have attached copies of the following correspondences
for your information.

- (1) Letter No. (P)2692.2 dated November 24, 1972,
DAGS to OEQC.

WEST OAHU SOIL & WATER CONSERVATION DISTRICT



P.O. Box 610 Wahiawa, Hawaii 96786 - Telephone: 622-4185

March 20, 1973

RECEIVED

MAR 21 1973

State of Hawaii
LAND USE COMMISSION

State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Attention: Mr. Tatsuo Fujimoto, Executive Officer

Dear Sir:

The Directors of the West Oahu Soil & Water Conservation District have reviewed the Land Use Commission Agenda for March 23, 1973 and wish to express our positions as follows:

1. SP73-146 - Warren Corporation

We have no opposition to this as we recognize the need for such an operation and, if conducted properly, it will cause no serious problems.

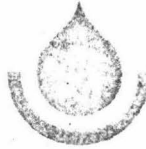
2. SP73-147 - Pacific Concrete & Rock Co., Ltd.

This has been reviewed by our board previously (see attached letter) and we have no major objections.

Sincerely,

R. D. Wiemer
Chairman, West Oahu SWCD

RDW/eb
attached



March 20, 1973

3578
ROBERT H. ROTZ, Chairman
RICHARD H. COX, Vice Chairman
GEORGE APDUHAN, Secretary
JOHN HENRY FELIX
EDWARD Y. HIRATA
FUJIO MATSUDA
STANLEY S. TAKAHASHI
GEORGE A. L. YUEN
Manager and Chief Engineer

RECEIVED

MAR 21 1973

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Fujimoto:

Subject: Notification of Special Permit Applications

- 1) Applicant: Warren Corporation
File No.: ✓ SP73-146
Tax Map Keys: 6-8-03:11, 15, 16, 17, 19,
20, 30, 33 & 35
- 2) Applicant: Pacific Concrete & Rock Co.
File No.: SP73-147
Tax Map Keys: 9-1-16:por. 4, 6 & 20
9-2-03:por. 2

Thank you for referring the subject applications to us for comments.

The Board has no objections to the sand mining operations by Warren Corporation.

With respect to SP73-147, we did comment previously on its Environmental Impact Statement. We are attaching copies of our November 27, 1972 letter to the Office of Environmental Quality Control and the December 11 reply from Pacific Concrete and Rock Company. We have no objections to the proposed uses provided the applicant adheres to those conditions agreed upon in his December 11 letter.

Very truly yours,

Masami Iwamura
Land Administrator

Attach.

3592

DEPARTMENT OF RECREATION
CITY AND COUNTY OF HONOLULU

1455 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96814

FRANK F. FASI
MAYOR

PAUL DEVENS
MANAGING DIRECTOR



RECEIVED

MAR 19 1973

YOUNG SUK KO
DIRECTOR

RAMON DURAN
DEPUTY DIRECTOR

March 16, 1973

State of Hawaii
LAND USE COMMISSION

*incorporates -
see insert "2"
of Staff Memo*

Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

Gentlemen:

Subject: SP 73-146-Warren Corporation
Special Permit to Conduct Sand Mining
Operations, Mokuleia, Waialua, Oahu

Please be advised that the Department of Recreation has in its Long Range Plan a proposed beach park on Parcel 6-8-03:16 and portion of 17, located on the makai side of Farrington Highway. This is one of the few areas between Haleiwa and Kaena Point that have beautiful mature trees and ground cover for beach park use.

There are no funds in our current capital improvement program to acquire this area at the present time. However, we are concerned that any sand mining of this area will necessitate the removal of trees which will destroy the character of this site that adapts the area for beach park purposes.

We urge that your honorable body exclude the area delineated on the attached map (from our Long Range Park Plan), identified as District II, page 22, from the application. We also urge that similar protection be considered on either side of the proposed beach park to preserve the character of this area. If this area can be preserved we will request a General Plan amendment and funds to be included in our CIP to acquire the site.

We are also enclosing a copy of the text of the report which provides additional information on our proposed Makaleha Beach Park.

We urge your favorable consideration of this request.

Very truly yours,

A handwritten signature in cursive script, reading "Ramon Duran".

RAMON DURAN, DEPUTY DIRECTOR

RD:YW

Enc.

PARK DISTRICT II -- BEACH PARKS AND BEACH RIGHTS-OF-WAY

WAIALUA TO MOKULEIA

2-05-34
R/W Number

6-7-15:41
Tax Map

(PRIVATE) BEACH RIGHT-OF-WAY. This is the only right-of-way provided between Kaiaka Bay to the proposed Makaleha Beach Park, a distance of approximately 2.3 miles. Some provision should be made for beach right-of-way along this section of the shoreline. We are suggesting a distance of not greater than 1/8 of a mile between rights-of-way to provide access for the people that will be living in the adjacent subdivisions.

Lineal and Acreage Data: Serves about 700 lineal feet of shoreline; 700 lineal feet of sandy beach; 0.5 acre of sandy beach. Width R/W, 10 feet and length R/W, 100 feet.

CIP Package: None

2-05-35
R/W Number

6-7-14:17
Tax Map

(PROPOSED) BEACH RIGHT-OF-WAY. Serves 600 lineal feet of shoreline; 600 lineal feet of sandy beach; 0.4 acre of sandy beach. Width R/W, 10 feet and length R/W, 240 feet.

This right-of-way would be part of the existing road and drainage easement.

CIP Package: Land Acquisition Future appraisal
Physical Improvements \$500

2-04-22
Park Number

(PROPOSED) KAMAMANUI BEACH PARK. This proposed beach park has been shown on the Detailed Land Use Map. It is needed to pro-

6-7-13
Tax Map

vide future development of public beach access since this portion of the shoreline is very short of beach frontage.

Lineal and Acreage Data: 13.6 proposed park acreage, 850 lineal feet of shoreline, 850 lineal feet of sandy beach, and 1 acre of sandy beach.

Proposed Facilities: Access road, 500 lineal feet; 100 parking stalls; comfort station with change rooms; and 100 picnic sites.

CIP Package: Land Acquisition Future appraisal
Physical Improvements \$150,000

2-04-23
Park Number

6-8-03:16
Tax Map

(PROPOSED) MAKALEHA BEACH PARK. This is the only undeveloped area between Haleiwa and Kaena Point that has adequate tree and ground covered to provide excellent camping and picnicking. Future development of the area between the highway and the foothills will provide adequate justification for the acquisition of these lands for the proposed parks.

Lineal and Acreage Data: Proposed acreage, 45.5 acres; 3,000 lineal feet of shoreline; 3,000 lineal feet of sandy beach; 2.7 acres of sandy beach; 10 acres of picnic space; 6.2 acres of camping space.

Proposed Facilities: 150 parking stalls; 2 comfort stations, one with showers; 50 camp sites; 100 picnic sites; roadway, 3,800 lineal feet.

CIP Package: Land Acquisition Future appraisal
Physical Improvements \$510,000

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

March 12, 1973

NOTIFICATION OF SPECIAL PERMIT APPLICATIONS

Please be advised that the following special permit applications within the City and County of Honolulu have been filed with the Land Use Commission.

SP73-146 - Warren Corporation

Special permit request to conduct sand mining operations in the Agricultural District at Mokuleia, Waialua, Oahu, Tax Map Key 6-8-3: 11, 15, 16, 17, 19, 20, 30, 33 and 35, involving approximately 152 acres.

SP73-147 - Pacific Concrete & Rock Co., Ltd.

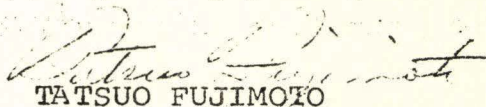
Special permit to allow sanitary land fill operation in the Agricultural District at Puu Palailai, Ewa, Oahu, Tax Map Key 9-1-16: portions of 6 and 20, on approximately 29 acres; and rock quarrying operations in the Agricultural District at Puu Makakilo, Ewa, Oahu, Tax Map Key 9-2-03: portion of 2, 9-1-16: portion of 4, on approximately 295 acres.

An action meeting on these applications is scheduled for March 23, 1973*.

We would appreciate any written comments for or against these requests, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,


TATSUO FUJIMOTO

Executive Officer

*See agenda enclosed

March 13, 1973

Mr. Warren Kobatake
Warren Corporation
669 Ahua Street
Honolulu, Hawaii 96819

Dear Mr. Kobatake:

The Land Use Commission next meets on March 23, 1973, at 2:30 p.m., in the Queen Liliuokalani Building, Fourth Floor Board Room #404, 1390 Miller Street, Honolulu, Hawaii.

At that time, the application by Warren Corporation (SP73-146) for a special permit to conduct sand mining operations at Mokuleia, Oahu, will be considered.

Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl. - Agenda
cc: Allen Marutani

*Suite 602
Capital Investment Pkwy
Honolulu 96813*

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for official use

Date Application and Fee
received by LUC _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Mokuleia, Island of Oahu, Land Use Commission Temporary District Boundary map number and/or name _____, for the following-described purpose:

Extraction of Sand

MAR 5 1973

Description of property:

Pasture land

Petitioner's interest in subject property:

Mining of sand

Petitioner's reason(s) for requesting special permit:

Property is in LUC zoning district for Agriculture.

Signature(s) _____

Address:

669 Ahua St.

Telephone:

847-5577

This space for official use

The property is situated in a(n) _____ district, whose regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s) _____

For (agency) _____

5. STATEMENT

HEALTH, SAFETY, OR COMFORT OF RESIDENTS OR WORKING PERSONNEL

1. Homes are located in areas where there will be minimal problems with dust because of wind directions. (EXHIBIT "A")
2. Wind direction are trade winds (Waialua to Kaena Pt.) for 80%-90% of the time and Kona winds for 10%-20% of the time. (EXHIBIT "A").
3. There will be two (2) water trucks watering the work area for the prevention of dust.
4. In adverse weather conditions, the operations will shut down for the duration of the adverse condition.
5. The noise level will be kept within the standards required by City. Noise levels will be monitored by an independent service.
6. There will be 10 foot buffer zones on each side of the highway and 150 feet setback from the shoreline.

NEED FOR SAND

1. There are only two major suppliers of sand.
 1. HC & D - supplies 90% of all concrete sand-uses Natural Beach Sand.
 2. HC & D will have their source of natural beach sand ended by 1974.
 3. Pacific Concrete & Rock-uses manufactured sand instead of natural beach sand and the price is extremely high.
2. 600,00 cubic yards of sand are required a year by the concrete industry.

TIME NEEDED

1. Fifteen (15) years will be needed to remove and replace material to restore area to its original state.

SEQUENCE OF WORK

1. The sequence of work is shown on the grading plan.

NUMBER OF LOADS PER DAY

1. The estimated loads removed per day is Eighty (80) loads.

SCOPE OF WORK

1. Number of loads of sand removed per day will not exceed 80 loads per day.
2. The hours of operation will be:

7:00 AM to 5:30 PM Monday through Friday
8:00 AM to 4:30 PM on Saturdays
Sunday operation shut down

EQUIPMENT TO BE USED

(2) Loaders	(1) Generator
(2) Water Trucks	(1) Scale
(1) Screener	(1) Classifier
(2) Conveyors	(1) Dozer

NOISE STUDY

1. Noise study will be taken every six (6) months and submitted to meet City requirements.

OPERATION

1. Operation will be in areas of 2 to 3 acres at a time for removal of sand and then backfilled and grass planted prior to proceeding with a new area.

PARCELS AFFECTED

1. Tax Key Map 6-8-03 Parcels 11,15,16,17,19,20,30,33,& 35.
2. Tax Key Map 6-8-09 Parcel 1

AG-1

THE BLUE PRINT
JAN 1950

PLAT 02

Por. Ld. Ct. App. 1107

ONE

Addison Gulick Trust
(Nai'alu Agricultural Co., Ltd., Inc.)
82,255 Acs. (approx.)
(10,831 Acs.)

Castle & Cooke, Inc.
126,819 Acs.
(70,077 Acs.)

Por. Ld. Ct. App. 1107

Frances A. S. Gulick Trust & S.
Cooke Trust Co., Ltd. Tr.
101,028 Acs. (Nai'alu Agricultural Co., Ltd., Inc.)
(72,100 Acs.)

(Nai'alu Agricultural Co., Ltd., Inc.)
(20,441 Acs.)

64-352
Appd

United States of America
(Por. Civil 539)

U.S. MILITARY RESERVATION

Por. Ld. Ct. App. 1107

Castle & Cooke, Inc.

73,139 Acs.
(10,831 Acs.)

(70,857 Acs.)

Mokulele Ranch & Land Co., Ltd.

16,900 Acs. (16,297 Acs.)

64-361
Appd

30 (3 lots)

12,063 Acs.

64-114
Appd

3 lots

Mokulele Ranch & Land Co., Ltd.

12,063 Acs.

64-248
Appd

2

14,594 Acs.

32,215 Acs. (21,035 Acs.)

33,220 Acs. (21,035 Acs.)

35,220 Acs.

142,552 Acs. (147,052 Acs.)

12,063 Acs.

Por. Ld. Ct. App. 1107

64-245
Appd

4 lots

143,325 Acs.

142,552 Acs. (147,052 Acs.)

12,063 Acs.

Por. Ld. Ct. App. 1107

64-247
Appd

4 lots

143,325 Acs.

142,552 Acs. (147,052 Acs.)

12,063 Acs.

Por. Ld. Ct. App. 1107

64-249
Appd

4 lots

143,325 Acs.

142,552 Acs. (147,052 Acs.)

12,063 Acs.

Por. Ld. Ct. App. 1107

64-250
Appd

4 lots

143,325 Acs.

142,552 Acs. (147,052 Acs.)

12,063 Acs.

Por. Ld. Ct. App. 1107

64-251
Appd

4 lots

143,325 Acs.

142,552 Acs. (147,052 Acs.)

12,063 Acs.

Por. Ld. Ct. App. 1107

PLAT 07

PLAT 06

FIRST ZONE SEC

6

Subject Parcel

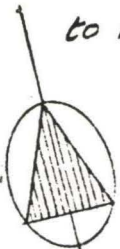
Ocean

Gov't

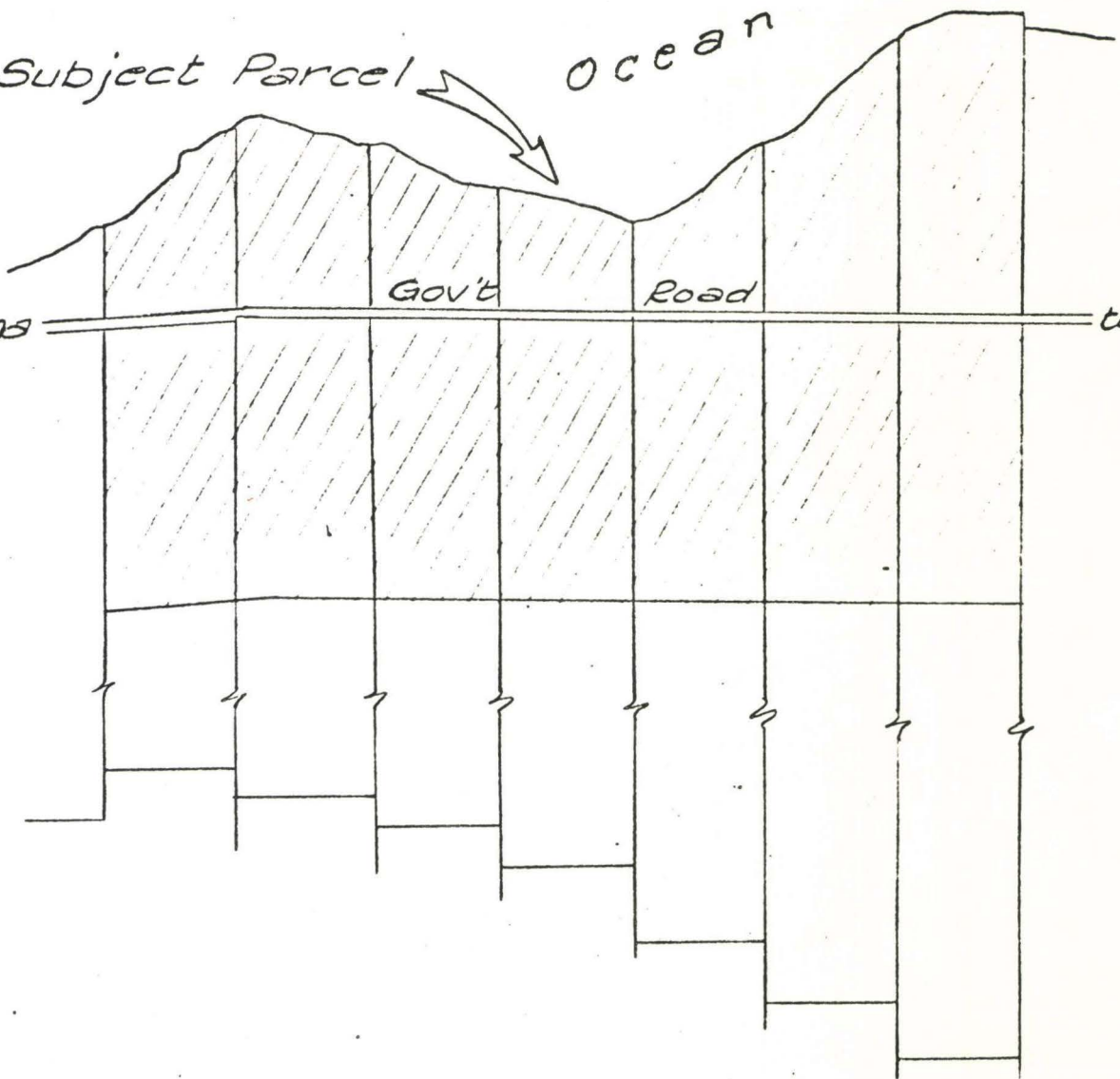
Road

to Kaena

to Waiialua



True North
1" = 1000'



Mokuleia Ranch and Land Co., Ltd.

P. O. BOX 3468
HONOLULU, HAWAII 96801

April 28, 1972

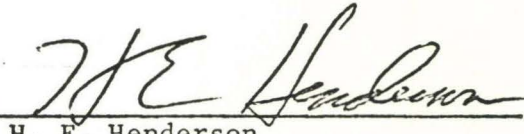
TO WHOM IT MAY CONCERN

CERTIFICATE AS TO AUTHORIZED AGENT

Warren Kobatake, dba Warren Corporation, is hereby authorized to act as Agent on behalf of Mokuleia Ranch and Land Co., Ltd. to apply for and procure a Conditional Use Permit concerning sand mining operations on the lots as shown on the Conditional Use Permit plans and Tax Key Map 6-8-03.

MOKULEIA RANCH AND LAND CO., LTD.

By



H. E. Henderson

Vice President and Secretary



LONE STAR INDUSTRIES, INC.

Cement & Construction Materials Group

City & County of Honolulu
City Hall
Honolulu, Hawaii

Hawaii District
P.O. Box 4466
Honolulu, Hawaii 96813
Tel. 808-488-6821

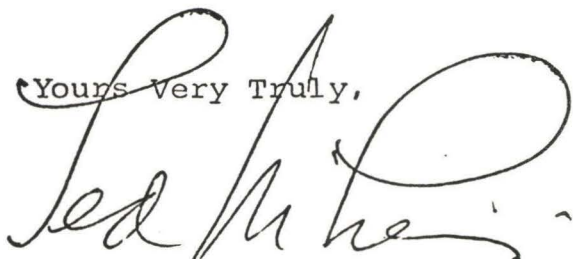
Re: Need for Sand

Gentlemen,

1. The major source of Beach Sand is presently from the island of Molokai. Beach Sand from this source will not be available after July of 1975.

2. The manufacturing of sand is being contemplated, but it is uncertain whether manufacturing of large quantities, such as the Concrete Industry needs, are feasible.

Yours Very Truly,



DIVISION MANAGER

RESOLUTION

URGING THE CITY & COUNTY OF HONOLULU TO GRANT CONDITIONAL USE PERMIT TO REMOVE SAND FROM PRIVATE PROPERTY TO HELP STABILIZE AND POSSIBLY REDUCE THE COST OF CONSTRUCTION IN THE STATE OF HAWAII.

WHEREAS, the concrete industry is a very important segment of the construction industry in the State of Hawaii; and

WHEREAS, approximately 600,000 cubic yards of sand are required annually by the construction industry in the manufacturing of concrete and masonry products; and

WHEREAS, Section 205-33, Hawaii Revised Statutes, as amended, prohibits the removal of sand within the shoreline setback area by July 1, 1975; and

WHEREAS, HC&D and Pacific Concrete and Rock Co., Ltd., two of the major suppliers of concrete and masonry products here in the State of Hawaii, depend heavily on the use of natural beach sand in its manufacturing processes; and

WHEREAS, the supply of natural beach sand will be sharply curtailed on July 1, 1975 as a result of the above mentioned legislation; and

WHEREAS, studies have shown that the cost of using manufactured sand material is much higher than natural beach sand in the manufacturing of concrete and masonry products; and

WHEREAS, the granting of a conditional use permit to remove sand from private property will help stabilize and possibly reduce the cost of construction in the State of Hawaii; now, therefore,

BE IT RESOLVED by the Board of Directors of the Home Builders Association of Hawaii that the City & County of Honolulu be urged to grant conditional use permit to remove sand from private property to help stabilize and possibly reduce the cost of construction in the State of Hawaii; and

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted to the Planning Department of the City & County of Honolulu and to the members of the Planning Commission of the City & County of Honolulu.

Dated this _____ day of May, 1972.



669 Ahua Street

Honolulu, Hawaii 96819

October 11, 1972

RECEIVED

OCT 13 PM 1:23

William Wankett
Assistant Planning Director
Implementation Division
629 Pohukaina Street
Honolulu, Hawaii 96813

Dear Mr. Wankett,

In reference to Dr. Miura, we have already complied with the Office of Environmental Quality.

We feel a detailed plan is not needed because we will restore the land to its original contours.

There are two outstanding leases affecting the subject land, both of which are located in Areas 3, shown on the grading plan. The first lease is with Crowbar Ranch, which lease expires on March 31, 1974. The second lease is with the operators of the polo field, which lease expires on May 31, 1974. Since our proposal calls for incremental excavation of the sand within the subject land, it is anticipated that areas 3 and 4 will be affected long after 1974.

The fill material we propose to use is mauka of Kamehameha Highway. The types of material to be used are 614L Kaena stony clay loam and 766 Kawahatai stony clay loam.

Enclosed you will find a topography map showing the cultural features of the proposed site. You will also notice the portion colored as being the area to be mined.

The area between the two streams have been mined so no work will be done in that area. There will be a 50 feet setback from the bank of both streams.

Mr. William Wankett
Page 2
October 11, 1972

The ultimate development for the property of Mokuleia Ranch will be used chiefly for grazing of dairy calves.

We truly hope this information proves satisfactory. If there are any questions you may have, may we hear from you. Thank you.

Sincerely yours,

A handwritten signature in cursive script, reading "Warren Kobatake".

Warren Kobatake
President

WK:bd

MOKULEIA RANCH AND LAND CO., LTD.
RR # 1, Box 108-D
Waialua, Hawaii 96791

December 7, 1972

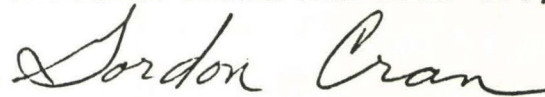
Mr. Warren Kobatake
Warren Corporation
2685 N. Nimitz Highway
Honolulu, Hawaii 96819

Dear Mr. Kobatake:

Attached is our Backfill Material Plan for the proposed sand mining operation at Mokuleia Ranch.

Sincerely,

MOKULEIA RANCH AND LAND CO., LTD.



J. Gordon Cran
Ranch Manager

JGC:jd

cc: Mr. H. E. Henderson
Dillingham Land Corporation

MOKULEIA RANCH AND LAND CO., LTD.

P. O. Box 3436
Honolulu, Hawaii

December 7, 1972

Backfill Material Plan for the Proposed Sand Mining at Mokuleia Ranch

A thrity six (36) acre area will be used to obtain the backfill material for reclaiming the property after sand mining operations are proceeding. This area is located on the ranch land about one half (1/2) mile to one (1) mile mauka of the sand areas. The tax key is 6-8-03, parcels 11 and 15 (see map). Soil type is Kaena Stony clay and Kawaihapai Stone clay loam. As the names imply, this material has a high percentage of rock. Most of the area has been growing sugar cane for many years. The area has an elevation rise of forty (40) feet with an average for the cut to be twenty (20) feet. As the material is removed, the land will be leveled down to equal the surrounding low lands. In the center of this area, the soil removal will go deeper to provide a ten (10) to fifteen (15) acre area for a flood plain at a point where the two streams come together. This settling or sediment basin will prevent silt from entering the ocean from the mountain run-off or from the backfill operation.

I estimate that we will reclaim one hundred twenty (120) acres from this source of fill. Also three (3) acres or thirty thousand (30,000) yards of material will be removed from the banks of Makaleha stream. In the past, the silt deposited in the stream has been removed with a clam shell and dumped along the banks. This has resulted in the banks being higher than the surrounding area, providing poor drainage.

Last year a small settling or sediment basin was constructed near the beach on the Makaleha stream and is proving quite successful in preventing silt from entering the sea.

The function of a settling or sediment basin is to allow flood water to spread out and drop any silt as the velocity of flow is reduced. On the downstream outlet, a dike will be constructed with a wide spillway and concrete core to prevent any cutting by overflow water (see diagram of dike).

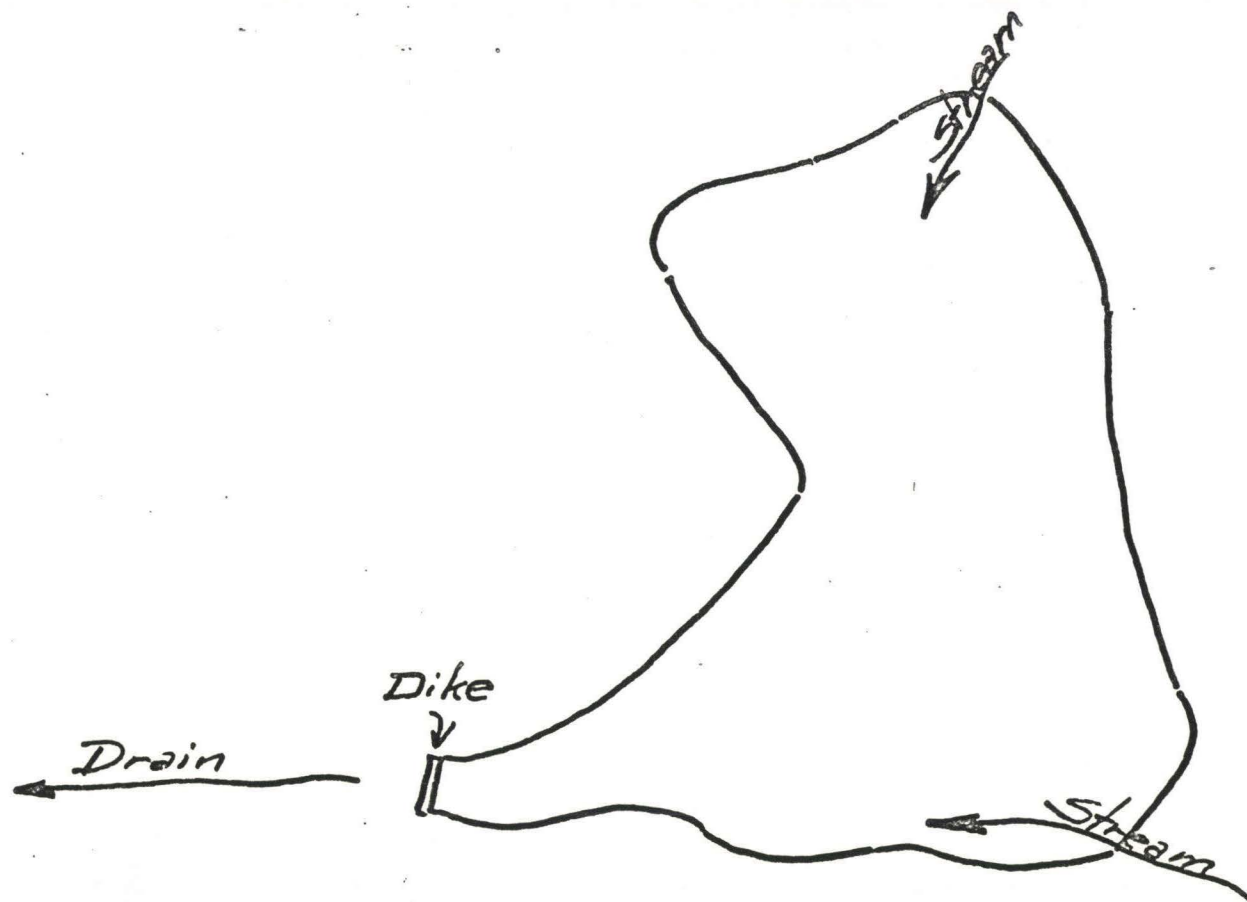
The area being mined and filled will consist of three (3) acres at all times. The area the backfill will come from will be approximately one (1) acre at a time. No hauling of backfill will be done on the highway with the exception of crossing the highway at one point. As the areas are reclaimed, permanent irrigated pasture will be established immediately. This pasture

improvement will be a part of our overall pasture operation. By removing the sand, we will greatly improve the productivity of this land.

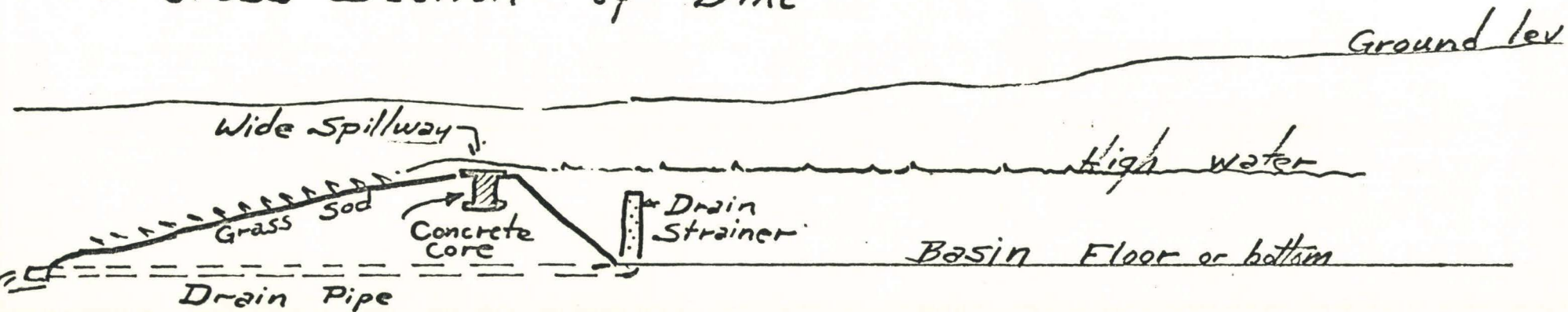
It is very unlikely that any unfavorable environmental impact will result from either the mining or backfill operation. The end result will be increased agricultural productivity from the land involved, reduction in erosion and sediment reaching the sea, plus the economic benefit to the county and state.

MOKULEIA RANCH AND LAND CO., LTD.


J. Gordon Cran
Ranch Manager



Cross Section of Dike



ALLEN I. MARUTANI
ATTORNEY AT LAW
SUITE 602, CAPITAL INVESTMENT BUILDING
850 RICHARDS STREET
HONOLULU, HAWAII 96813
TELEPHONE 537-6575

October 6, 1972

RECEIVED
JAN 24 AM 8:50
PLANNING DEPARTMENT
CITY AND COUNTY
OF HONOLULU

Office of Environmental Quality Control
Office of the Governor
State of Hawaii
State Capitol Building
Honolulu, Hawaii

Re: Warren Corporation

Gentlemen:

I represent Warren Corporation in its application for a conditional use permit from the City and County of Honolulu, and a special permit from the State Land Use Commission, to extract sand from those parcels of land situate at Mokuleia, Wailua, City and County of Honolulu, State of Hawaii, identified on the tax maps as bearing tax map key no. 6-8-3-11, 15, 16, 17, 19, 20, 30, 33, and 35.

In the process of reviewing our application, the City Planning Department has requested that we obtain an environmental study from your office, to assist the affected governmental agencies in passing on my client's applications.

Accordingly, and pursuant to our conference, I am enclosing herewith fifty (50) copies of an Environmental Assessment, together with fifty (50) copies of an Environmental Impact Statement prepared by Fred Hertlein III, President F. Hertlein and Associates/Environmental Consultants, and together with fifty (50) copies of each exhibit attached to the enclosed Assessment.

Office of Environmental Quality Control
October 6, 1972
Page Two

I trust that the enclosures are proper and in order,
and if there are additional documents or information which
you may need, please do not hesitate to call on me.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Allen I. Marutani".

ALLEN I. MARUTANI

AIM:cjs
Enclosures

ENVIRONMENTAL IMPACT OF PROPOSED SAND MINING OPERATIONS
AT MOKULEIA, OAHU, HAWAII
30 SEPTEMBER 1972

1. References

- (a) Comprehensive Zoning Code (CZC) of the City and County of Honolulu, Ordinance No. 3234, Section 21-232.
- (b) Grading Plan dated 2 May 1972; Portion of Ld. Ct. App. 824 & 1810 (Pending) at Mokuleia, Oahu, Hawaii: Tax Map Key 6-8-03.
- (c) Air Pollution Engineering Manual, USDHEW, PHS, Publication No. 999-AP-40.
- (d) Pacific Cement & Aggregates Laboratory Test Report Nos. 110, 130, 140, 150, 160, and 170.
- (e) Geolabs-Hawaii, Inc. letter no. LO-0179-HI dated 25 February 1972.
- (f) Revised Uniform Summary of Surface Weather Observations (RUSSWO) for Dillingham Airfield, Oahu, Hawaii, U.S. Weather Service.
- (g) Hawaii State Department of Health, Public Health Regulations Chapter 43, Air Pollution Control.
- (h) Report on Warren Equipment Corporation Kawaihoa Sand Pit Noise Level Survey, October 20, 1971, F. Hertlein.
- (i) Report on First Follow-up Survey on Warren Equipment Corporation Kawaihoa Sand Pit Noise Level Survey, 9 May 1972, F. Hertlein.
- (j) Waves and Beaches, the Dynamics of the Ocean Surface, W. Bascom, Doubleday & Company, Inc., 1964.
- (k) The Oceans, Their Physics, Chemistry, and General Biology, H.U. Sverdrup et al, Prentice Hall, Inc., 1955.

2. Introduction

It was requested by the Warren Equipment Corporation to determine what, if any, adverse impacts a proposed sand mining operation would have on the environment in the general vicinity of Mokuleia, Oahu.

Corrective action to avoid these adverse impacts was also requested.

The site under consideration was investigated by Mr. Fred Hertlein III and the president of the Warren Equipment Corporation, Mr. Warren Kobatake, on 21 August 1972.

After careful consideration of all aspects of the proposed sand mining operation, it became apparent that three potential problem areas should warrant additional study. These three areas are described as follows:

- 1. The possibility of creating air borne dust from the mining operations and generating nuisance complaints from nearby residents.

2. Noise levels which can be expected from these operations and compliance with reference (a).
3. The effects of normal and strong wave action on the land being mined and filled.

Each of these items will now be considered in greater detail, using reference (b) as a means of visualizing the general area.

3. Generation of Air-Borne Dust

The sand mining operation consists of scooping up the sand with a loader, dumping it in a hopper, conveying it to a screener and classifier, and then storing the end product in a pile for later transportation to customers. The sand is normally damp since the ground contains moisture. The dampness of the sand is a property which by itself tends to prevent the individual sand grains from becoming airborne. Water sprays which can be used to prevent dust from becoming airborne from conveyor belts and shaker screens (reference (c)) will thus probably not be required since the material is already moist. A water-truck standing by can be used as necessary to wet down dried areas, should such dry areas ever be encountered.

Laboratory analysis of the sand from this site (references (d) and (e)) indicate that very little of the sand passes 100 mesh screens. Thus almost all the material is composed of particles which are 150 microns or larger in size. Using Stokes Law and a specific gravity of 2.5 for sand, calculations indicate that a particle, 150 U in diameter, has a terminal settling velocity of about 335 feet per minute in still air at normal conditions of atmospheric temperature and pressure. Table 1 was extracted from reference (f) and this shows that winds of about 20 miles per hour can be expected to occur at rare intervals. Applying a 20 mph wind normal to the free fall path of the 150 U sand particle and solving the resulting vector using classical trigonometric relation-

ships, it is found that a particle of this size will reach the ground at a distance of about 105 feet from its point of generation 20 feet above the ground. (The height of 20 feet was taken as a conservative estimate of the greatest height at which sand could be airborne by the equipment at the screening operations). All particles larger than 150 U in diameter will fall out before 105 feet depending on their size and wind velocity.

It should be clear from the results of calculations and laboratory measurements that the mechanical equipment used in the sand mining operations can easily be situated to assure that airborne particles that may be generated will all settle on the property being mined and not on residences nearby. This can clearly be noted by referring to Table 1 and reference (b). During times of the mining operation, the wind has been shown to be generally out of the northeast or east-northeast. It can be seen that there are no residences affected when operations will be conducted on increment numbers 1, 2, 3, or 4 because any nuisance dust will be blown into the mountains and away from homes. Thus, even if dry particles smaller than 150 U in diameter (not normally to be expected) become airborne, they would not be carried in a direction to create nuisance problems to people downwind since the wind does not generally blow toward occupied areas.

This was verified on 21 August 1972 by conducting spot checks of the wind velocity and direction at 3 widely separated locations. Results were as follows below:

<u>Location</u>	<u>Wind Direction</u>	<u>Wind Velocity (MPH)</u>
Near residences adjoining increment no. 2	E and ENE	5
Near highway by Mokuleia Ranch Beach Colony, increment no. 4, and increment no. 3	N and NE	5
Near Dillingham Ranch	N and NNE	5-10

The spot checks thus agree favorably with data in Table 1. It should also be noted that at night-time the wind direction shifts slightly but sand mining operations cease at 5:30 PM, and no dust will be generated after this time.

On the basis of the above it is relatively easy to assure that dust generation will not create a nuisance to the people residing adjacent to increments no. 2 and 4. (There are no downwind residences adjacent to increments no. 1 and 3). Compliance can be spot checked every six months by conducting a particulate survey to assure that dust levels meet the requirements for fugitive dust in reference (g).

4. Predicted Noise Levels

The equipment which is proposed to be in use at Mokuleia is the same equipment presently being operated at Kawaihoa for the same purposes. Because earlier noise level studies have been conducted at the Kawaihoa site (references (h) and (i)) these measurements can be interpolated for use in predicting what the noise levels can be expected to be at Mokuleia.

With all equipment operating and at a distance of about 1200 feet, the noise levels measured at Kawaihoa complied with limits established in the CZC (reference (a)). Thus if the equipment could be positioned at all times about 1200 feet from the residences adjacent to increments no. 2, 3, and 4, we could again expect to comply with the noise levels specified in the CZC. (There are no residences adjacent to increment no. 1 and if the equipment were positioned in the central part of increment no. 1, noise levels at the residences adjacent to increment no. 2 will be within the CZC). Increment no. 1 can therefore be immediately worked on if the equipment is located in a central portion of this

increment.

Increment no. 2 can also be commenced immediately if the equipment can be located 1200 feet or more from the boundary adjacent to residences. If the equipment must be positioned closer than this to the boundary adjacent to residences, an earthen berm approximately 15 or 20 feet high at the boundary adjacent to the residences must be erected. The equipment can then be located to within 300 feet of the berm and noise levels can be expected to comply with requirements established in reference (a). An alternative to erecting the earthen berm is to fabricate acoustical enclosures for the various equipment components. This would require additional analysis of the noise generated by these components prior to construction of the enclosures.

Increment no. 3 could also be mined of its sand immediately if the equipment can be located 1200 feet from the junction where increment no. 3, no. 4, and the Mokuleia Ranch Beach Colony properties intersect. Because this is probably not feasible or practical, the equipment can be located more centrally on increment no. 3 if an earthen berm about 15 to 20 feet high is again erected adjacent to the highway and continuing for a distance of about 400 feet in both directions from the point of intersection of increment no. 3, no. 4, and the Mokuleia Ranch Beach Colony property. The equipment can then again be positioned about 300 feet from this point of intersection and comply with the existing noise code.

Only increment no. 4 cannot be worked on immediately because there is no way that the equipment can be positioned 1200 feet from the boundary common to the Mokuleia Ranch Beach Colony. Since this is the last increment to be mined, it will be quite some time before corrective measures will be required to reduce noise levels.

When this time arrives however, an earthen berm 15 to 20 feet high erected all along the boundary of the Mokuleia Ranch Beach Colony will be required in order to reduce noise levels generated by the equipment to meet the CZC noise code. The equipment can then be located fairly centrally on this increment as long as it is no closer than 300 feet to the berm.

Noise levels in this report are estimated by using the Spherical Spreading Law which states that sound levels decrease six decibels for each doubling of distance from the source of sound. The attenuation of sound throughout its various frequencies by earthen berms was obtained from past experience by the investigator. A reduction of approximately 10 decibels in all frequencies except 8KHZ has been attained in the past by construction of such berms. The berms can be planted with grass or shrubbery in order to prevent erosion during rainy seasons and also to act as a cohesive force to prevent surface particles from becoming airborne. Noise levels can be monitored twice annually in order to determine compliance with the noise requirements in reference (a).

5. Effect of Wave Action on Areas to be Mined

Operations will be in increments of 2 to 3 acres at a time for removal of sand and then backfilled and grass planted prior to proceeding with a new area. Sand will be excavated to a depth of 8 feet makai of the highway and 6 feet on the mauka side of the highway. A setback of 150 feet from the ocean's edge is to be established to allow the beach to remain in exactly the same condition it is presently in. Normal wave action at this location during summer and winter has not been extensively studied by this investigator, but it is fairly evident that sand transport by wave action is confined to approximately 50 feet in from the average tidal

range. Sand probably builds up on the beach in this zone (berm) during the summer months and is transported underwater to create bars in the winter months.

Thus offshore-onshore motion of sand is probably the predominant process here at Mokuleia and this is taken up in detail in reference (j). Littoral transport or the movement of sand along a coast by wave-caused currents is probably not a major factor. Both references (j) and (k) indicate that beach deposits are well sorted, and this is clearly our case when references (d) and (e) are noted. The U.S. Corps of Engineers standard would classify the material at Mokuleia as medium and fine sand.

It can thus be stated with some confidence that normal wave action will never reach 150 feet inland from the water's edge. The sand mining operations should therefore have absolutely no effect on the sand transport due to normal wave action. Large waves generated by storms at sea can be expected to land further inland and sand would normally be removed from the beach farther inland when this occurred. However, it is even questionable under these circumstances whether the large waves would reach 150 feet inland. During a Tsunami the waves could be expected to reach well inland and create much damage. But even when such seismic sea waves as these inundate the lower reaches of land up to and past the highway, it is questionable that the sand mining operations would in any adverse manner affect the environment. The sand being removed is replaced with a good quality backfill which is as good a replacement of the sand as anything available. The effect of a Tsunami on this backfilled material vice the original sand would probably be negligible when everything else is considered.

A much more detailed study of the delicate balance between forces that tend to bring sand ashore and those that move it seaward would be

necessitated if sand mining operations were being conducted directly on the beach. Such operations could be completely feasible on some beaches in the world where large quantities of sand are deposited annually and almost none is removed. A sand mining operation could be beneficial in such an instance since the natural sand deposition by wave action would always provide more. This is not the problem here at Mokuleia however since the 150 foot setback will assure that none of the beach sand will be removed. The backfill material will probably provide for much better use of the land than the sand is doing at present. (eg. growing plants, building homes, constructing picnic or camping areas, etc.)

6. Summary

a. Air pollution by fugitive dust from the operations at Mokuleia should not constitute a problem when all facts are considered.

b. Noise levels resulting from proposed sand mining operations at Mokuleia can be expected to comply with requirements of the CZC if the precautions listed in this report are implemented.

c. Wave erosion of the area being proposed for mining should not be a factor to contend with because of the 150 foot setback which will preserve the present beach area.



Fred Hertlein III, President
F. Hertlein and Associates/
Environmental Consultants

Table I
Wind Direction and Velocity Data
from Dillingham Airfield, Oahu
1942 - 1945*

Hours (Local Standard Time)		JAN.	FEB.	MAR.	APR.	MAY	JUNE	JUL.	AUG.	SEPT.	OCT.	NOV.	DEC.
Direction	00-0200	ESE	ESE	E	E	E	ESE	ESE	ESE	ESE	ESE	ESE	ESE
Speed (MPH)	00-0200	8	7	7	7	6	6	6	7	7	6	8	8
Direction	03-0500	ESE	ESE	ESE	ESE	ESE	ESE	ESE	ESE	ESE	ESE	ESE	ESE
Speed	03-0500	7	7	7	8	7	7	8	7	6	7	7	8
Direction	06-0800	E	E	E	E	ENE	E	ENE	E	E	E	E	ESE
Speed	06-0800	6	6	8	9	10	9	11	10	8	8	8	8
Direction	09-1100	NE	ENE	NE	ENE	NE	ENE	ENE	ENE	ENE	ENE	ENE	ENE
Speed	09-1100	8	12	12	16	15	15	16	15	14	14	12	11
Direction	12-1400	NE	ENE	ENE	ENE	NE	ENE	ENE	ENE	ENE	ENE	ENE	ENE
Speed	12-1400	11	13	14	17	18	17	18	18	18	17	13	16
Direction	15-1700	NE	ENE	ENE	ENE	ENE	ENE	ENE	ENE	ENE	ENE	ENE	NE
Speed	15-1700	8	11	15	16	17	16	17	17	16	15	13	10
Direction	18-2000	ESE	ESE	E	E	E	E	ENE	E	E	ESE	ESE	ESE
Speed	18-2000	7	7	9	10	9	9	13	10	9	8	8	8
Direction	21-2300	ESE	ESE	ESE	E	E	ESE	E	E	ESE	ESE	ESE	ESE
Speed	21-2300	8	7	7	8	6	7	8	7	7	7	8	9

*Though this data was obtained during 1942 - 1945, the mean values should still be about the same at present.

Subject Parcel

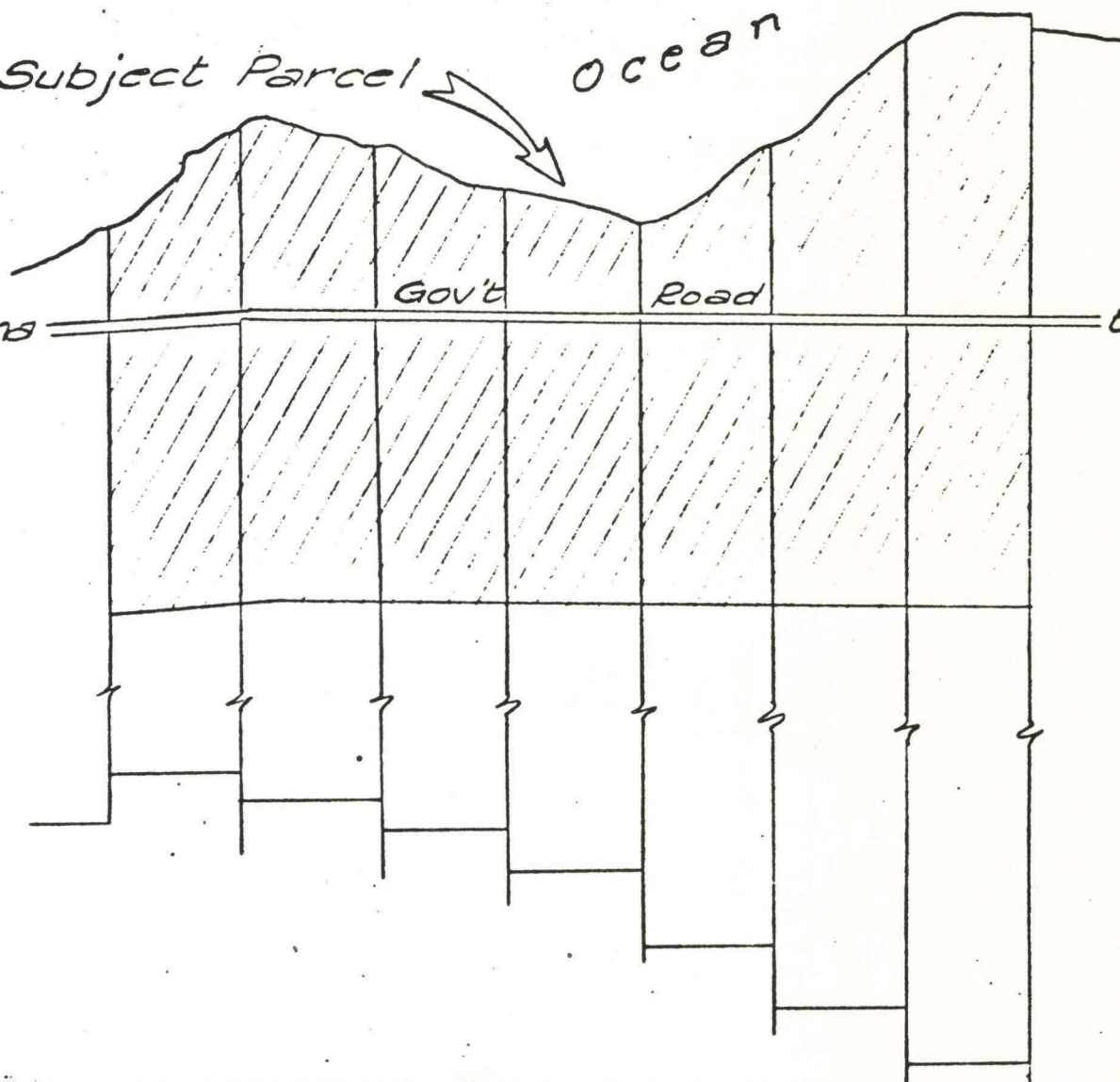
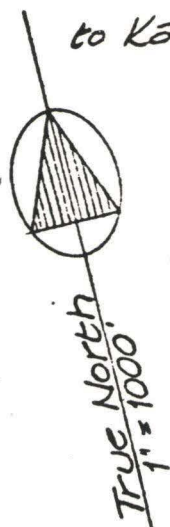
Ocean

Gov't

Road

to Kaena

to Waialua



RESOLUTION

URGING THE CITY & COUNTY OF HONOLULU TO GRANT CONDITIONAL USE PERMIT TO REMOVE SAND FROM PRIVATE PROPERTY TO HELP STABILIZE AND POSSIBLY REDUCE THE COST OF CONSTRUCTION IN THE STATE OF HAWAII.

WHEREAS, the concrete industry is a very important segment of the construction industry in the State of Hawaii; and

WHEREAS, approximately 600,000 cubic yards of sand are required annually by the construction industry in the manufacturing of concrete and masonry products; and

WHEREAS, Section 205-33, Hawaii Revised Statutes, as amended, prohibits the removal of sand within the shoreline setback area by July 1, 1975; and

WHEREAS, HC&D and Pacific Concrete and Rock Co., Ltd., two of the major suppliers of concrete and masonry products here in the State of Hawaii, depend heavily on the use of natural beach sand in its manufacturing processes; and

WHEREAS, the supply of natural beach sand will be sharply curtailed on July 1, 1975 as a result of the above mentioned legislation; and

WHEREAS, studies have shown that the cost of using manufactured sand material is much higher than natural beach sand in the manufacturing of concrete and masonry products; and

WHEREAS, the granting of a conditional use permit to remove sand from private property will help stabilize and possibly reduce the cost of construction in the State of Hawaii; now, therefore,

BE IT RESOLVED by the Board of Directors of the Home Builders Association of Hawaii that the City & County of Honolulu be urged to grant conditional use permit to remove sand from private property to help stabilize and possibly reduce the cost of construction in the State of Hawaii; and

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted to the Planning Department of the City & County of Honolulu and to the members of the Planning Commission of the City & County of Honolulu.

Dated this _____ day of May, 1972.



LONE STAR INDUSTRIES, INC.

Cement & Construction Materials Group

City & County of Honolulu
City Hall
Honolulu, Hawaii

Hawaii District
P.O. Box 4466
Honolulu, Hawaii 96813
Tel. 808-488-6821

Re: Need for Sand

Gentlemen,

1. The major source of Beach Sand is presently from the island of Molokai. Beach Sand from this source will not be available after July of 1975.

2. The manufacturing of sand is being contemplated, but it is uncertain whether manufacturing of large quantities, such as the Concrete Industry needs, are feasible.

Yours Very Truly,

DIVISION MANAGER

ENVIRONMENTAL ASSESSMENT

1. Detailed background information

a. Knowledge of the existing conditions of the proposed project site.

1. The subject parcel of land is located in Mokuleia, City and County of Honolulu, State of Hawaii, consisting of approximately 152 acres. It is presently zoned for residential and agricultural uses. Cutting through the subject land is Kamehameha Highway.
2. The Dillingham family owns the Mokuleia Ranch. The subject land is being presently used primarily for grazing dairy calves. Also within the subject area is a polo field, used primarily on weekends.
3. We understand that Mokuleia Ranch has adopted a plan which, in the future, calls for an expansion of its grazing land to accommodate its expected increase in the number of dairy calves.
4. There are two outstanding leases affecting the subject land, both of which are located in Areas 3 and 4, shown on the grading plan, which is attached hereto. The first lease is with Crowbar Ranch, which lease expires on March 31, 1974. The second lease is with the operators of the polo field, which lease expires on May 31, 1974. Since the applicant's proposal calls for incremental excavation of the sand within the subject land, it is not anticipated that areas 3 and 4 will be affected until long after 1974.
5. Proposed project site can best be described as gradual, flat land which is slopping toward the ocean.
6. Present vegetation on the subject land includes, various grasses, which are no more than 1 foot high that are used primarily for grazing. There are no tall bushes or halekoa trees. Also scattered throughout, are tall pine trees, which are concentrated in Area 2.

b. A detailed description of the proposed project.

1. The project will cover 152 acres, and the plans call for an excavation of 1,687,704 cubic yards of sand.

At the same time, a like amount of soil will be removed from the area mauka of Kamehameha Highway which will be used to replace the sand removed.

2. The operation will be done in four separate increments, all as more particularly shown on the attached grading plan. The expected time to complete the overall operation will be approximately 15 years.
3. The expected operations will be limited to 2 to 3 acres at a time. This will involve removal of the sand from the ground, replacement of the removed sand with soil, and replanting of vegetation, all of which will be accomplished before operations on the next 2 to 3 acres area will be commenced.
4. The applicant will clear the top of vegetation and there will be no dust because the vegetation is moist. The applicant will then remove dirty sand until sand that will be suitable for selling is reached. Suitable sand will be removed until the water level and the limits of the sand deposits are reached. At all times the sand will be moist so as not to create dust problems. When the water tables are reached, the sand will be cleaned. After the sand is washed, it will be stockpiled, from which it will be scooped up with a front end loader and put in the hopper. From the hopper it is conveyored up to the vibrating screen. Then the sand is run through a classifier that separates good sand from the bad sand. The good sand is taken up on a conveyor to a stockpile and the waste sand is taken up on another conveyor to the waste stockpile. Then the good sand is scooped up and loaded in the dump trucks and delivered to customers. The waste sand will either be sold as fill material, rescreened or used for backfill. The expected operations will not involve the crushing of any sand, nor the use of dynamites.
5. The screening operation can produce up to 1,200 to 1,500 tons per 10 hour shift. It is expected that the dump trucks will be hauling out of the area, 20 to 25 cubic yards per truck load. It is expected that not more than 80 truck loads per day will be made, making it a maximum of 1,600 to 2,000 cubic yards of sand hauled away daily.

6. The hours of operation will be from 7 a.m. to 5:30 p.m. Mondays through Fridays; from 8 a.m. to 4:30 p.m. on Saturdays, and no operations on Sundays. This would minimize any adverse conditions to the existing dwellers.
 7. The applicant will not have more than 2 loaders, 2 water wagons, 2 screeners, 4 conveyors, 1 generator, 1 scale, 1 dozer and 1 classifier on the project at any one time. The trucks will be included with these equipment for hauling the sand out.
 8. As soon as an area has been dug up, and soil has replenished the removed sand, the area will be graded and vegetation will be planted. This will include such grasses as pengola, bermuda, asbalum, star and para. The planting process will also include the acres where soil is removed. It is anticipated that the end product will result in a more beautiful and green lanscaped area.
 9. It is not anticipated that any of the tall pinewood trees will be dug up or cut, but that they shall be allowed to remain on the premises.
 10. There will be a 150 feet setback on the beach to prevent any erosion or shoreline damages. All trees that are in the groves or in a row will not be removed so as not to disturb the natural beauty of the area. There will be a 10 feet buffer along the highway, on both sides, to conceal the sand mining operations. Within the 10 feet buffer will be planted shrubberies to enhance the beauty of the location.
 11. After operations on areas 1, 2 and 3 are completed, area 4, in which the polo field near the Mokuleia Colony is situated, will come up for consideration as to whether the area shall be mined or not.
- c. A rigorous discussion of the proposed project's objectives.
1. The primary purpose of this operation is to mine sand out of the area and sell it to individuals, firms, and others in need of sand.

2. At the same time that sand is dug up and removed, the applicant will take all precautionary measures to keep the level of the noise down, to keep fugitive dust to a minimum, and to improve the aesthetic nature of the area, so that a vastly improved landscaped area will, hopefully, be the end product.
3. Sand is a valuable commodity today for uses in the building industry, in the golf courses and in the various beaches. Presently, there is one firm in the state that supplies a considerable amount of sand from one of the neighbor islands. However, we understand that the supply will be exhausted in the not too distant future. There is another business firm that provides manufactured sand. However, this type of sand has many limitations, and its quality, its versatility, and its cost are highly suspect.
4. The supply of sand that can be utilized from the proposed operations will substantially absorb the expected increase in demand for sand in the future. The housing industry especially, where building construction is expected to continue to increase to meet the ever growing demands of the rising population, will be a big consumer thereof, and the applicant will be in a position to provide it with an adequate supply. This will contribute materially to meet the critical housing shortage, which is not expected to improve in the near future, and to somewhat minimize the increasing cost of construction. A copy of a resolution of the Homebuilders Association of Hawaii is attached hereto. A letter from the Lone Star Industries, Inc., is also attached. It is projected that the concrete industry needs 600,000 cubic yards of sand annually, and the scarcity of natural sand is a real problem facing the industry. Unfortunately, some of the other potential sites are populated by homes in close proximity. Hence, it is not feasible for any large scale sand mining operations. The subject site is ideal because there are relatively few homes nearby, while there is a great quantity of sand available.

5. Another important consumer of sand are the various public beaches, which, from time to time, have been improved, upgraded and enlarged, primarily by the use of sand. The applicant has, in the past, supplied sand to such public beaches as Kuhio Beach, Hanauma Bay, Magic Island, and Fort DeRussey.
6. Along with the increase use of public beaches as a place of recreation for the general public, all the various golf courses throughout the state will be demanding more sand, as more golf courses are built, and existing ones are improved.
7. It is hoped that the voluminous amount of sand to be extracted from the proposed operations will not only serve to assist the various industries in meeting their demands, but also to keep the cost of these products and services down to the general public.

2. The probable environmental effects (both adverse and beneficial).

- a. The attached study prepared by Fred Hertlein III, president of F. Hertlein and Associates, Environmental Consultants, sets forth the environmental impact expected by the proposed operations. In essence, the study concludes that air pollution from fugitive dust should not constitute a problem; that noise levels can be expected to comply with the requirements of the CZC if the precautionary measures are taken; and that wave erosion of the area should not be a factor because of the 150 feet setback.
- b. The applicant intends to take all appropriate measures to minimize any environmental problems resulting from its operations. The applicant intends to have 2 water trucks at all times to water down the area to minimize any dust. The applicant intends to monitor to keep the level of the noise within the City Standards. By creating a 10 foot buffer zone on both side of the highway, planted with foliage, it is hoped that the view of the mining operations will be blocked off from the general public, while at the same time creating pleasant roadside landscaping, which will also absorb some of the fugitive dust in the air.

- c. The wind directions in the area are tradewinds (Waialua to Kaena Point) for 80% to 90% of time and Kona winds for 10% to 20% of the time. This wind direction should minimize whatever discomfort to the homes in the immediate vicinity for a great portion of the time.
- d. In certain areas near home sites will be erected berms, 20 to 25 feet high to muffle the noise.
- e. There will be no existing water wells that will be affected within the subject area. There is no danger to, or pollution of, the ocean because the operations will not be near any rivers.

3. Summary of alternative project solutions.

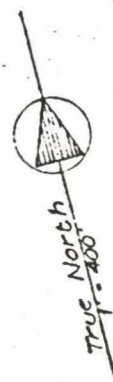
- a. The applicant has no other alternatives due to the scarcity of sand. The other possible sites that applicant is aware of are in highly populated areas and will not be feasible.

4. Comparison of alternatives with selection of proposed project.

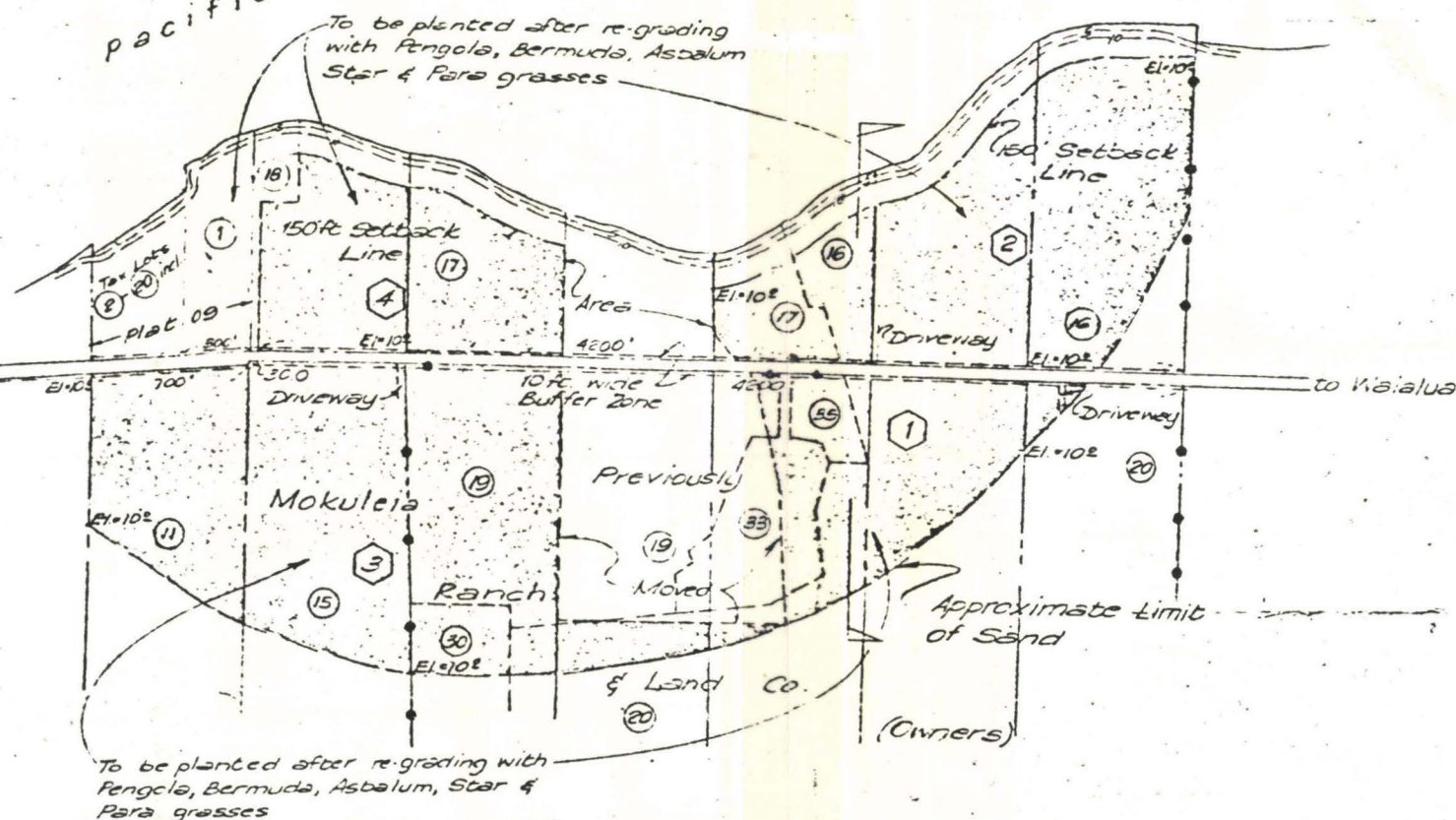
- a. Since there are no alternatives, no comparison can be offered.

5. Extent of public participation

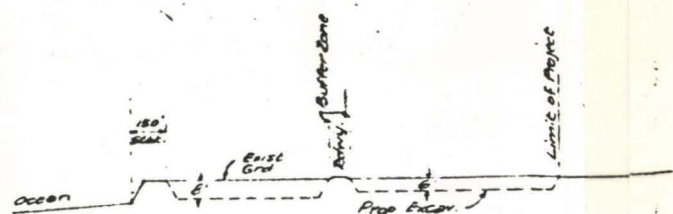
- a. There has not been any public hearing held on the matter to date.



Ocean
Pacific

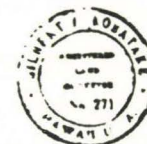


To be planted after re-grading with Pengola, Bermuda, Aspalum, Star & Para grasses



Typical X-Section

Scale: 1" = 400' Hor.
1" = 40' Vert.



Hubert B. Kato, P.E.

This work was done by me or under my supervision.

Increment
No.

Area

1.

560,000 sq. ft. = 22 Acres
Excavation to El. = 4' = 212,333 cy.
Fill to El. = 10' = 212,333 cy.

2.

1,920,000 sq. ft. = 44 Acres
Excavation to El. = 2' = 568,889 cy.
Fill to El. = 10' = 568,889 cy.

3.

2,752,000 sq. ft. = 63 Acres
Excavation to El. = 4' = 611,556 cy.
Fill to El. = 10' = 611,556 cy.

4.

892,000 sq. ft. = 29 Acres
Excavation to El. = 2' = 293,926 cy.
Fill to El. = 10' = 293,926 cy.
Total Area to be worked =
6,624,000 sq. ft. = 152 Acres
Total Excavation = 1,687,704 cy
Total Fill = 1,687,704 cy

Grading Notes

1. All grading work shall be done in accordance with Chapter 25, revised 1961, as amended.
2. The contractor shall obtain a grading permit from the Div. of Eng. prior to commencement of work.
3. The contractor shall make good at his own expense any existing improvements damaged by his operations during grading.
4. The contractor shall be responsible for the clearing & removal of all silt & debris generated by this work & deposited & accumulated within drainage waterways, ditches & drain pipes on public roadways. The contractor agrees to reimburse the City for all costs expended in the performance of the above work if required for public health & safety or made necessary by non-performance by the contractor.
5. The contractor at his own expense shall keep the project & surrounding area free from dust nuisance.

Approved for grading only.

Director & Chief Engr., Dept. of Public Works Date

Chief, Div. of Eng., Dept. of Public Works Date

Planning Director, Planning Dept. Date

Portion of Lot App. 824 E 1810 (Pending)
at Mokuleia, Oahu, Hawaii
Owner: Mokuleia Ranch & Land Co.

Grading Plan

Date May 2 1972

Scale: 1" = 400'

City Planners Approve Quarry Working Permits

By Jerry Tune
Star-Bulletin Writer

The City Planning Commission yesterday approved conditional use permits for quarry operations in Mokuleia and Puu Makakilo.

The commission approved the permits after City Planning Director Robert Way explained added conditions to protect against environmental concerns of nearby residents and planners.

The Mokuleia sand mining, by the Warren Corp., raised many protests recently from surrounding residents. They were concerned about dust and noise problems.

WAY ADDED TWO conditions which would require field inspections by the State Department of Health, and a report every six months on the sand mining operations by the corporation.

The Health Department inspections would be mandated if the State Land Use Commission accepts this provision in approving the special use permit for the sand mining. Both the conditional and special use permits are required.

City approval for the sand mining is limited to 50 acres,

or only one-third of the area proposed by the Warren Corp.

The land is part of the Mokuleia Ranch and includes one of the last remaining sand deposits in Mokuleia.

The sand mining operation and the environmental problems it could create are also being discussed in the State Legislature.

Rep. Patsy T. Young, D-20th District (Ewa-Pearl City) has introduced a resolution citing these concerns and suggesting examination of other alternatives — including sand mining of the sea — before any new sand mining is approved.

PACIFIC CONCRETE and Rock Co. had a two-part application before the Planning

Commission. It included a request for a sanitary land-fill operation on the site of its present quarry, and a second request to begin mining operations on a nearby site at Puu Makakilo.

A public hearing was held in January, but the City Planning Department was directed to look into certain aspects of the new quarry operation.

The Planning Department had concerns about the site plan for the quarry digging which would leave a broad, flat area with staircased ridges at the back of the property.

The commission approved the new quarry after hearing of changes in the site plan proposed by the Planning Department.

Star
discount
stores

**STAR
PEARL
RIDGE
OPENS
TODAY
9:30 A.M.**

City planners OK sand mining at Mokuleia

The City Planning Commission yesterday approved a controversial sand-mining operation in Mokuleia and also okayed Pacific Concrete and Rock Co.'s proposed quarry in Makakilo.

Commissioners unanimously voted to accept City Planning Director Robert Way's recommendations to approve the State's special-use permits and the City's conditional-use permits re-

quired for both operations.

The commission will submit its recommendations to the State Land Use Commission for final action.

WARREN Corp.'s proposed sand-mining operation was the target of strong resident opposition during the commission's public hearing in January.

Mokuleia residents say the sand quarry — to be located in the area of the polo field and Crow Bar Ranch — will create serious noise, dust and traffic problems.

Way recommended approval of the application — subject to certain conditions — but only for one-third of the proposed sand-quarry site. Warren Corp. wants to mine a 152-acre area, but

Way recommended approval for only 50 acres.

Planning commissioners also accepted Way's recommendation that the quarry's hours of operation be limited to weekdays between 8 a.m. and 5 p.m. The sand quarry would close on weekends and on all State and Federal holidays.

ACCORDING TO a City planner, this would recognize the heavy recreational use in the area during these times.

Way added two more conditions to his original list of 17 — one, that State health inspectors periodically conduct field investigations to insure that no environmental problems arise and, two, that the company submit

status reports every six months. The latter would include any resident complaint.

PACIFIC Concrete and Rock Co. had a two-part application before the commission — one to permit a landfill project on the site of its present rock-mining operation and a second to allow the company to start mining a nearby area.

Previously, Way recommended approval of the proposed Palailai landfill, but requested more time to consider the quarry application.

Pacific Concrete says the present quarry site has less than two years of life left. It is requesting permission to mine 260 acres in Makakilo.

However, Way had several reservations about the quarry site, which is mainly general-planned for residential use. Pacific Concrete has submitted a proposal for residential development of the area — requiring much grading — once the

quarry reaches its end use.

Way recommended changes to the proposed configuration of the quarry and said that with alterations to the ultimate grading plans, the application is acceptable to the Planning Department.

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

629 POHUKAINA STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

ROBERT R. WAY
PLANNING DIRECTOR

GEORGE S. MORIGUCHI
DEPUTY PLANNING DIRECTOR

72/CUP-12
72/SUP-3

March 1, 1973

RECEIVED

MAR 5 1973

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
State Land Use Commission
State of Hawaii
Kamamalu Building
Honolulu, Hawaii 96813

SP 73-146

Dear Mr. Fujimoto:

Request: Conditional Use Permit/Special Use Permit
to Conduct Sand Mining Operations on
Property Located on Both Sides of Farrington
Highway
Location: Mokuleia
Tax Map Key: 6-8-3: 11, 15 to 17, 19, 20, 30 and 33
Applicant: Warren Kobatake dba Warren Corporation

Forwarded for your review and action is an application to
conduct sand mining operations on a portion of land within the
State Agricultural District.

The Planning Commission held a public hearing on January 17, 1973
to consider this request for a Conditional Use Permit/Special
Use Permit. This matter was kept open and continued on January 24,
1973 at which time the public hearing was closed and action
deferred 15 days to conform with State Land Use Commission
regulations.

The Planning Commission again discussed this request on February 7,
1973. This request was deferred on February 21, 1973 for further
information, and on February 28, 1973 the Commission voted to
recommend that a Special Use Permit be issued subject to the
final approval of the State Land Use Commission and subject
further to obtaining a Conditional Use Permit from the City and
County of Honolulu.

Mr. Tatsuo Fujimoto
Page 2
March 1, 1973

Attached are the Planning Director's report, Special Use Permit application and other materials. The Planning Commission minutes of January 17, and 24, and February 7, 21, and 28, 1973 will be transmitted to you as soon as they have been approved.

If you have any questions regarding this matter, please contact Mr. Carl Smith of our staff at 546-8042.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "George S. Moriguchi", is written over the typed name.

GEORGE S. MORIGUCHI
Deputy Planning Director

GSM/CS:au

Attachments

For SLUC

4

Meeting of the Planning Commission
Minutes
February 28, 1973

The Planning Commission held a meeting on Wednesday, February 28, 1973 at 2:10 p.m., in the Conference Room of the City Hall Annex. Chairman Rev. Eugene B. Connell presided.

PRESENT:

Rev. Eugene B. Connell, Chairman
Roy R. Bright
James D. Crane
Antone D. Kahawaiolaa
Fredda Sullam
Thomas N. Yamabe II

RECEIVED

MAR 21 1973

State of Hawaii
LAND USE COMMISSION

STAFF PRESENT:

Robert R. Way, Planning Director
John Grant, Deputy Corporation Counsel
Tosh Hosoda, Staff Planner
Ian McDougall, Staff Planner
Carl Smith, Staff Planner

ABSENT:

Paul Devens, ex-officio

MINUTES:

The minutes of January 31, 1973 were approved, on motion by Mr. Yamabe, seconded by Mr. Crane and carried.

PUBLIC HEARING
GENERAL PLAN/DLUM
AMENDMENT
RESIDENTIAL TO
PUBLIC FACILITY-
SEWER PUMP STATION
EWA BEACH (PUULOA)
CITY & COUNTY OF
HONOLULU
DEPT. OF PUBLIC
WORKS
DIVISION OF SEWERS
(FILE #242/C2/31)

A public hearing was held to consider a request to amend the General Plan and the Honouliuli General Plan-Detailed Land Use Map by redesignating certain areas from Military use and Agricultural use to Public Facility use.

Publication was made on February 18, 1973 in the Sunday Star-Bulletin/Advertiser. No letters of protest were received.

Mr. Ian McDougall presented the Director's report of the applicant's request for redesignation of approximately 51.3 acres in Ewa from

Military use and Agricultural use to Public Facility use on the basis that (1) there is a need for sewage treatment plant to eliminate direct discharge of sewage, both raw and treated, into Pearl Harbor, and (2) this is the most desirable site to meet this need.

Included in the presentation was a slide presentation by Mr. Chew Lun Lau, Environmental Engineer, Department of Public Works. The slides illustrated the Sewerage Master Plan for Oahu which was just completed in 1972 and was adopted by the City Council. Implementation and construction of the Honolulu system is in consonance with the Master Plan.

Questions were raised by the Commission.

SULLAM: What is the schedule on the STP, when will it be completed, and when will the residents in that area be required to pump into it?

LAU: That is very difficult to say. About a year and a half ago, there was a Pearl Harbor Enforcement Conference. At that time, the Director of the Enforcement Agencies for the Environmental Protection Agencies gave us a mandate that we complete the system by 1974. As things are, there are no federal monies available for that project. As far as we can anticipate, all federal monies within the next three or four years will be earmarked for the Sand Island project and other projects on our neighbor islands.

Our schedule which we had set earlier was the end of 1976. This is the schedule we thought we could meet, and I think we still can meet it if federal funds were available. Otherwise, I don't think we can proceed with the project because of this cost. Estimated costs would be in excess of 50 million dollars. We have studied planning and engineering of the treatment plant and outfall sewerage systems. We are doing ocean current studies now. We are about to engage consultants for the other segments of the Honouliuli system. Within a year or a year and a half, I am sure we will be completed with the plans, but whether we proceed without federal aid or not, is a decision that will have to be made. I really can't answer because I just don't know.

YAMABE: These points might it come in the form of revenue sharing?

LAU: Yes. Another possibility is for the State to make direct grants to the County. I understand the figure of 14 million dollars was mentioned by the planning staff. The bulk of that money is State money. I think something like 9+ million dollars.

YAMABE: Have you received any communication from the administration as to if and when other sources become available or if the federal grants may change these forms of revenue sharing, in what area of priority would these treatment plants be placed?

LAU: The list that I have seen showed that treatment works are priority items that revenue sharing funds can be expended. It is one of the top priorities. I would say that the only restriction would be to move the revenue funds to match the federal scale.

YAMABE: Has the administration embarked on identifying priorities, anticipating where revenue sharing might come into effect?

WAY: We have a program before the City Council on the priorities for first increment of revenue sharing funds. The change in the federal program is fairly recent--that's the freeze--and is causing quite a bit of reconsideration of where funds might be expended. Frankly, we are still hopeful that sewer grants will be reestablished at the federal level, and that we will not have to divert major sums of the revenue sharing money into these kinds of programs but rather review them for other types of programs.

YAMABE: Can we get a copy of that report of priorities?

WAY: Surely.

SULLAM: Does the City own this land as yet?

LAU: No. The site was declared surplus by the Navy for the purpose of providing a site for the City. We have to apply for it like any other surplus government property. What we have done thus far is applied for the 100% health discount for the site. So, other than paying the legal fees, we should acquire the site without a charge.

We have to do some relocation of naval facilities. This would cost in excess of \$400,000. We have an agreement with the Navy. This will cost in the neighborhood of \$150,000. Other costs relate to the possibility of relocating fuel lines and the road. The actual cost hasn't been determined yet. It depends on the scheme that is adopted. For instance, the road will cost perhaps \$80,000-\$100,000 because we are acquiring one of the main entrances of the base. But its still, in comparison with the other sites, very favorable in terms of cost.

(There were no further questions of the staff or Mr. Lau.)

No person was present to speak either for or against the request.

The public hearing was closed, and the matter was taken under advisement, on motion by Mr. Crane, seconded by Mrs. Sullam and carried.

ACTION: The Commission concurred with the Director's recommendation and recommended approval of the request, on motion by Mr. Crane, seconded by Mr. Yamabe and carried.

AYES - Bright, Crane, Kahawaiolaa, Sullam, Yamabe
NAYES - None
ABSTAINED - Connell

PUBLIC HEARING
GENERAL PLAN/DLUM
AMENDMENT
EWA (PUULOAA)
CITY & COUNTY OF
HONOLULU, DEPT.
OF PUBLIC WORKS,
DIVISION OF SEWERS
(FILE #267/C2/31)

A public hearing was held to consider a request to amend the General Plan and General Plan Detailed Land Use Map for Ewa Beach by redesignating a 0.23+-acre site from Residential use to Public Facility-Sewer Pump Station use.

Publication was made February 18, 1973 in the Sunday Star-Bulletin/Advertiser. No letters of protest were received.

Mr. Ian McDougall reviewed the Director's report of the proposal. Mr. Chew Lun Lau aided in the presentation with slides illustrating the proposed Site A, and alternative Sites B and C. The slides indicated various design and operational aspects, location and landscaping of other STPs on Oahu.

Analysis of the criteria and findings indicates that the selection of Site A is based on the fact that it is the least costly of the three sites. Cost comparison shows Site A to be \$35,000 less than Site B and \$985,000 less than Site C. The additional cost incurred by Site B over Site A is the need to acquire a much larger land area and an existing house and the costs of relocation (rental). The additional costs incurred by Site C is for additional length of force main, a \$610,000 sewer pump station, additional land cost, and the operation and maintenance costs of that additional sewer pump station. Therefore, based on cost comparison, Site A is preferred over Sites B and C.

The Director's recommendation is for approval, based upon the analysis and recommendation contained in his report.

Noting from the slide presentation, the close proximity of existing STPs to residential units, question was raised regarding complaints from nearby residents. Mr. Lau indicated on the whole, no complaints have been received from residents living near any of the STPs on Oahu.

Public testimony followed.

Testimony AGAINST

1. Letter dated February 28, 1972 from Kinji Kanazawa, Attorney for Mr. Tsukasa Sato
2. Attorney Roy M. Kodani, representing Mr. Tsukasa Sato, Property Owner of Site A proposed for Public Facility-Sewer Pump Station use.

Mr. Kodani requested that the public hearing be continued to permit Mr. Sato an opportunity to further review the application and the report of the Division of Sewers and the Planning Director, and to continue the conference with the Division of Sewers before final action is taken by the Commission on the application.

Testimony in SUPPORT

Mr. Calvin Ontai, Acting President, Ewa Beach Community Association (Submitted letter dated February 28, 1973)

Mr. Ontai indicated that at a meeting of the Ewa Beach Community Association held last evening, the membership unanimously voted in favor of the STP site chosen by the City. No one dissented. The membership did request that the City provide a "nice building", and that the area be fenced and landscaped.

MOTION: Mr. Yamabe moved to close the public hearing which was seconded by Mr. Bright.

Discussion followed.

Recognizing the request made by Attorney Kodani in behalf of his client, Mr. Sato who is the property owner of the subject site, Mr. Crane suggested that the public hearing remain open for two weeks.

MOTION WITHDRAWN: Mr. Yamabe withdrew his motion, and Mr. Bright his second.

MOTION: The public hearing was kept open for a period of two weeks, on motion by Mr. Crane, seconded by Mr. Bright and carried.

AYES - Bright, Crane, Kahawaiolaa, Sullam, Yamabe

NAYES - None

ABSTAINED - Connell

UNFINISHED BUSINESS
CONDITIONAL USE PERMIT
(SAND MINING OPERATION)
MOKULEIA
WARREN KOBATAKE DBA
WARREN CORPORATION
(FILE #72/CUP-12)

Public hearings were held on January 17 and 24, 1973. At the meeting on February 21, 1973, action was deferred one week for the staff to prepare a supplementary report.

Mr. Carl Smith, Staff Planner, presented the Director's Supplemental Report No. 3 on the project. As a result of public hearings held, and subsequent investigation of several points which were raised, it is felt that

with some minor revisions, and with the inclusion of two additional conditions, that the original recommendation of approval with seventeen conditions is still valid. Subjects which appeared to be of major public concern at the hearings were as follows:

1. Adequacy of the Environmental Submission: Several questions were raised as to the adequacy of the Environmental Impact Study. The Office of Environmental Quality Control in responding to our direct question to them stated that the original submission and the ensuing dialogue between the applicant and the various agencies are sufficient to provide "an adequate description of the proposed operation and its probable environmental impacts."
2. Scale of Project: The applicant originally proposed to mine a total of 152 acres, and subsequently modified that proposal to include the 129 acres included in Increments 1, 2, and 3, deleting Increment 4. It was originally recommended that he be allowed to mine the 66 acres known as Increments 1 and 2. It was suggested by opponents at the public hearing that he be limited to the 22 acres included in Increment 1. The Director's recommendation remains unchanged.
3. Effect on Waialua High School: At the Commission's request, the Police Department was contacted as to the frequency of enforcement of the Vehicular Noise Regulations in the Waialua area. Up to the date of contact, no enforcement of the regulations had been attempted in the Waialua area. On February 2, 1973, an officer equipped with a noise level measuring device was stationed on the high school site and reported that passing trucks generated 76-78 decibels of noise at a distance of 50 feet. This lies well within the 86 decibels

allowable under the regulations, but would preclude normal conversation or classroom instruction.

4. Suggestions by the OEQC: In their letter, the OEQC makes three suggestions relative to additional conditions to be imposed. They suggest that (1) the Environmental Health Division, Department of Health be requested to monitor the operation for conformity with environmental standards; (2) the Soil Conservation Service be requested to review the final grading plans; and (3) the applicant be required to submit, every six months, a report on his operation including a measurement of noise and fugitive dust levels.
5. Financial Liability of Operator: The suggestions submitted at the hearings as to conditions which would guarantee the operator's financial ability to cover liability for loss or damage resulting from the operation were evaluated. It is felt that sufficient recourse is available through insurance and legal channels. It is not felt that additional conditions are necessary or appropriate.

It is recommended that the Conditional Use Permit be approved with the original seventeen conditions (except as amended) and two additional conditions as suggested by the OEQC.

Questions were raised by the Commission.

BRIGHT: With respect to hours of operation, is the primary concern in relation to trucks on the highway or is this the concern of operation within the area also?

SMITH: Its both. The figures that were developed by the applicant, and also figures that were reported to us from the State Highways people indicated that the peak hours of traffic flow fall outside of the 8:00 a.m. to 5:00 p.m. hours. The peak is definitely over at 8:00 a.m. The fact that the applicant will be garaging his equipment in Honolulu guarantees that his final run of the day would be against the peak flow. That's the rationale in terms of trucks on the highway.

The rationale in terms of the operation itself on site is that you're not starting up so early as to wake people in the morning, and you quit early enough so that people can relax after work without problem of the operation.

BRIGHT: The question I really intended is what is the objection to on site work on Saturdays?

SMITH: Again, this is basically a recreation thing. I think it came out in public testimony that that beach is used by people when they're off work. The idea is just to take knowledge of that fact.

YAMABE: I have a question regarding the validity of Condition 18. Assuming that condition is imposed on the applicant, how valid is this condition where you're requiring the Department of Health Environmental Health Division to conduct field inspections?

SMITH: It would not be valid unless this were a Special Use Permit. The State Land Use Commission takes action on the Special Use Permit, and it would include all the conditions that we would impose. So, that's where it gains its validity.

CRANE: What trucks did they measure?

SMITH: They measured two types of vehicles. The trucks hauling from the Dillingham Quarry would be the most comparable.

CRANE: Have you had any recommendations relative to the noise on Condition 8? I don't understand that.

SMITH: The point is that at the high school, we have two public facilities which are sort of competing against each other. The public has the use of the road, and the public has the high school. The suggestions were that Warren Corporation be responsible for soundproofing the high school. Well, this would be like how do you penalize one individual user in favor of everybody else that's using the road?

CRANE: I would agree. If so, the airline companies have to soundproof all the schools in the flight pattern. The Department of Education is not going to do it.

CHAIRMAN: Has the applicant reviewed the supplemental conditions?

SMITH: The applicant has been informed. I talked to his attorney just the ending of last week.

CHAIRMAN: Has there been a response?

SMITH: There has not.

YAMABE: Have you had a chance to compile information on the total natural resources, particularly sand, that might go into synthetic sand and so forth?

SMITH: No, we have not. We simply have not had the staff time to go into that research.

YAMABE: Might I suggest, Mr. Director, that you might request of the industry, people involved in this type of industry, to compile this information and make it available to the staff for future reference.

(There was no further discussion.)

ACTION: The Commission adopted the Director's recommendation, and recommended approval of the State Special Use Permit and the Conditional Use Permit, subject to the conditions contained in the Director's report, on motion by Mr. Crane, seconded by Mr. Bright and carried.

AYES - Bright, Crane, Kahawaiolaa, Sullam, Yamabe
NAYES - None
ABSTAINED - Connell

UNFINISHED BUSINESS
STATE SPECIAL USE
PERMIT & CONDITIONAL
USE PERMIT
(SANITARY LAND FILL
OPERATION & RELOCATION
OF EXTRACTIVE INDUSTRY)
EWA: PUU PALAILAI &
PUU MAKAKILO
PACIFIC CONCRETE &
ROCK COMPANY, LTD.
(FILE #72/SUP-1 &
72/CUP-15)

Public hearings on this matter were held January 3 and 31, 1973. The public hearing was closed on January 31, 1973, and the Commission's action was deferred as required by the State Land Use Rules and Regulations governing the Special Use Permit portion of the request.

In the Director's initial report to the Commission, approval was recommended on the sanitary land fill request but a denial on the quarry request. The recommendation for denial was based on the fact that the applicant had not submitted sufficient geologic information to evaluate alternative sites

for the quarry; the configuration of the proposed finished grade of the quarry area does not fully respect the Preservation designation shown on the General Plan for a portion of the area; and the grading plan does not provide the flexibility for a desirable residential development.

The Director's recommendation for the sanitary land fill proposal remains that of approval, subject to the conditions as set forth in the initial staff report dated December 20, 1972.

With respect to the proposed quarry operation, several meetings have been held with the applicant for the purpose of clarifying the geologic aspect of the proposal and to determine whether other alternatives for finished land configurations had been explored. From these meetings, the Director is satisfied that the applicant has conducted a reasonably complete survey of the potential rock deposits on Oahu, and the site selected on the southeastern slope of Puu Makakilo is reasonable.

The proposed quarry site in its present natural state can be developed into a highly desirable residential community. For this reason, the end configuration of the quarry area should be such that the land will be left in a manner which would maximize the potential for residential development that would be consistent with the surrounding natural areas. Such a plan can be developed if the applicant considers the following guidelines:

1. The ridges on the Makakilo side and on the Honolulu side should be left in its natural state because of the visual buffer they provide.
2. The ultimate quarry land forms should be so designed so that the development of this area can be easily integrated with the future development of the surrounding areas to form a total community.
3. Large plateau areas should be created in order to provide for a maximum flexibility for future residential design. These plateaus

should also be arranged to provide for ease of circulation within themselves as well as with the surrounding areas.

4. There should be a gradual sloping of the ultimate quarry land forms in order that the end configuration will be more in keeping with surrounding land forms of Puu Makakilo.

The United States Department of the Navy has expressed concern that their facilities--a water system consisting of two reservoirs, a tunnel and pipeline systems--may be damaged and personal injuries could result if blasting is allowed. Because of this concern expressed by the Navy, approval of the subject permit requests should be so conditioned that, prior to commencement of the quarry operation, the applicant must make a determination that the operation will not adversely affect the Navy's water system. A representative of the Navy indicated that such a condition would be acceptable and, further, that the Navy will work closely with the applicant to develop a quarry operation that will be compatible with Navy interests.

Most aspects of the quarry operation appear reasonable and acceptable. The major concern is with the grading of the quarry area as proposed by the applicant. The Director's recommendation is to approve the request to permit the operation of a quarry, subject to the conditions contained in his report.

Questioned whether it would be desirable to defer action for submission of final grading plans by the applicant, the Director felt this matter could be handled administratively. The applicant has reviewed the conditions and finds them acceptable.

ACTION: The Commission adopted the Director's recommendation and recommended approval of Conditional Use Permits and Special Use Permits for both the sanitary land fill proposal and the quarry operation, subject to the conditions contained in the Director's report, on motion by Mr. Crane, seconded by Mr. Yamabe and carried.

AYES - Bright, Crane, Kahawaiolaa, Sullam, Yamabe

NAYES - None

ABSTAINED - Connell

* * * * *

The Commission authorized the Planning Director to schedule public hearings for the following matters, on motion by Mr. Bright, seconded by Mr. Yamabe and carried:

ZONING CHANGE
R-6 RESIDENTIAL TO
B-2 COMMUNITY BUSINESS
DISTRICT
MAILI
RAYMOND X. AKI AND
ASSOCIATES
(FILE #72/Z-72)

1. The request is for a change in zoning from R-6 Residential to B-2 Community Business District.

GENERAL PLAN
AMENDMENT
RESIDENTIAL TO
PARK USE
KAPALAMA
CITY & COUNTY OF
HONOLULU
DEPT. OF RECREATION
(FILE #252/C2/8)

2. The request is to amend the General Plan by redesignating a 1.22-acre site from Residential to Park use.

PLANNED DEVELOPMENT
HOUSING
MAKAKILO/KAPOLEI
FINANCE REALTY
(FILE #72/PDH-14)

3. The proposal is the development of 120 townhouse leasehold condominium units.

Five requests for construction within the Hawaii Capital District:

4. HAWAII CAPITAL DISTRICT (72/HCD-6) (73/HCD-5)

Applicant: Building Department, City and County of Honolulu
Tax Map Key: 2-1-31: portion of 21 and 15
Request: Demolition and replacement of Kakaako Fire Station

5. HAWAII CAPITAL DISTRICT (72/HCD-34)

Applicant: Dept. of Accounting and General Services, State of Hawaii
Tax Map Key: 2-1-25: 2
Request: Air conditioning equipment to be added to Archives Building

6. HAWAII CAPITAL DISTRICT (72/HCD-36)

Applicant: Arturo Salcedo
Tax Map Key: 2-2-3: 89
Request: Fence and retaining wall

7. HAWAII CAPITAL DISTRICT (73/HCD-1)

Applicant: Nuuanu YMCA
Tax Map Key: 2-1-5: 3
Request: Handball court, new lounge and toilet room addition

8. HAWAII CAPITAL DISTRICT (72/HCD-4)

Applicant: Queen's Medical Center
Tax Map Key: 2-1-35: 3
Request: Parking building and physician's office building.

ADJOURNMENT:

The meeting adjourned at 4:10 p.m.

Respectfully submitted,

Henrietta B. Lyman

Henrietta B. Lyman
Secretary-Reporter II

(3)

Meeting of the Planning Commission
Minutes
February 21, 1973

The Planning Commission held a meeting on Wednesday, February 21, 1973 at 2:09 p.m., in the Conference Room of the City Hall Annex. Chairman Rev. Eugene B. Connell presided.

PRESENT: Rev. Eugene B. Connell, Chairman
James D. Crane
Antone D. Kahawaiolaa
Thomas N. Yamabe II

STAFF PRESENT: Robert R. Way, Planning Director
John Grant, Deputy Corporation Counsel
Henry Eng, Staff Planner
Gerald Henniger, Staff Planner
Ian McDougall, Staff Planner
Ali Sheybani, Staff Planner
Gary Okino, Observer

ABSENT: Roy R. Bright
Thomas H. Creighton
Fredda Sullam
Paul Devens, ex-officio

MINUTES: The minutes of January 17 and 24, and February 7, 1973, were approved, on motion by Mr. Yamabe, seconded by Mr. Kahawaiolaa and carried.

PUBLIC HEARING
GENERAL PLAN
DETAILED LAND USE MAP
DEVELOPMENT PLAN
AMENDMENT
SUNSET BEACH
RESIDENTIAL, ROADWAY,
FLOOD CONTROL CHANNEL
TO SCHOOL & PARK USE
STATE OF HAWAII
DEPT. OF ACCOUNTING &
GENERAL SERVICES;
CITY & COUNTY OF
HONOLULU
DEPT. OF RECREATION
(FILE #115/C2/27 &
#227/C2/27)

A public hearing was held to consider a request to amend the General Plan from Residential use; the Detailed Land Use Map from Residential and Roadway use; and the Development Plan from Roadway and Flood Control Channel use to School and Park use, for 8.40 acres of land situated in Sunset Beach, Tax Map Key: 5-9-05: portion of 18, 69, 70.

The public hearing notice was published in the Sunday Star-Bulletin/Advertiser of February 11, 1973. No letters of protest were received.

Mr. Ian McDougall presented the Director's report of the application. The purpose of this request is to enlarge and relocate the current General Plan School and Park complex designation approximately 600 feet northerly of its present location. The new site is General Planned for Residential use and Roadway. The proposed school and park complex, containing approximately 12 acres, will be situated opposite the existing Ehukai Beach Park.

It is the Director's conclusion and recommendation that--

1. The land use pattern being proposed constitutes an adjustment of existing General Plan land use policy and is in keeping with the guidelines specified in the Dalton Decision.
2. The proposed school and park complex is the best alternative scheme and is in keeping with the objectives of the General Plan.
3. The proposed amendment is basically a site adjustment and relocation of a roadway reflecting a more effective and efficient use of the land.
4. Therefore, it is recommended that the request to amend the General Plan Detailed Land Use Map and Development Plan be approved and that the area vacated by the school and park use be redesignated to residential use.

There were no questions from the Commission concerning the Director's report.

No one spoke AGAINST the request.

The Director reported the receipt of a letter dated February 16, 1973, from Mr. Robert Dale, President of the Sunset Beach Community Association in support of the application.

The public hearing was closed, and the matter was taken under advisement, on motion by Mr. Crane, seconded by Mr. Kahawaiolaa and carried.

ACTION: The Commission adopted the Director's recommendation, and recommended approval of the request, on motion by Mr. Crane, seconded by Mr. Kahawaiolaa and carried.

AYES - Connell, Crane, Kahawaiolaa, Yamabe
NAYES - None
ABSENT - Bright, Creighton, Sullam

PUBLIC HEARING
GENERAL PLAN/DLUM
AMENDMENT
HIGH SCHOOL, RESIDENTIAL & ROAD USE TO
SCHOOL USE
EWA BEACH (PUULOA)
STATE OF HAWAII
DEPARTMENT OF
ACCOUNTING & GENERAL
SERVICES, DIVISION
OF PUBLIC WORKS
(FILE #195/C2/31)

A public hearing was held to consider a request to amend the General Plan-Detailed Land Use Map from High School, Residential and Road use to School use, for approximately 8.40 acres of land situated in Ewa Beach (Puuloa), Tax Map Key: 9-1-1: 22.

The public hearing notice was published in the Sunday Star-Bulletin/Advertiser of February 11, 1973. No letters of protest were received.

Mr. Ian McDougall, Staff Planner, reviewed the Director's report of the request. The purpose of this request is to designate

additional land for school use within the Puuloa section of Ewa Beach. The Department of Accounting and General Services (DAGS) intends to establish a third elementary school in this area which is presently served by Pohakea Elementary School and Ewa Beach Elementary School.

In addition to this request, the applicant requests that the existing boundaries between the elementary, intermediate, and high schools be deleted and the entire area be redesignated as an educational cluster consisting of one high, one intermediate, and two elementary schools so as to comply with the latest educational concept of clustering schools wherever possible to permit more efficient and effective use of facilities. Thus, this request is limited to a change in the internal use of an area designated for school use.

The Director recommends approval of the request, and that the existing boundaries between the elementary, intermediate, and high schools be deleted and the entire area designated as an educational cluster.

No questions were raised by the Commission concerning the Director's report.

No person was present to speak either for or against the application.

The public hearing was closed, and the matter was taken under advisement, on motion by Mr. Yamabe, seconded by Mr. Crane and carried.

ACTION: The Commission concurred with the Director's recommendation, and recommended approval of the request, on motion by Mr. Yamabe, seconded by Mr. Crane and carried.

AYES - Connell, Crane, Kahawaiolaa, Yamabe

NAYES - None

ABSENT - Bright, Creighton, Sullam

PUBLIC HEARING
PLANNED DEVELOPMENT
HOUSING
KULIOUOU ROAD &
SUMMER STREET
KULIOUOU KAI
(FILE 72/PDH-15)

A public hearing was held to consider a request for the designation of R-3 Residential property as Planned Development-Housing District for approximately 2.5 acres of land located in Kuliouou, Tax Map Key: 3-8-03: 9.

Publication was made on February 11, 1973 in the Sunday Star-Bulletin/Advertiser. A letter of protest was received and is included in testimony against the application.

Mr. Henry Eng, Staff Planner, reviewed the Director's report for the benefit of the Commission. In summary, the site plan is acceptable. The units are designed to take advantage of the ocean view. Revisions to the site plan have eliminated minor inadequacies in parking, refuse collection and site design. Approval is recommended subject to the following conditions:

1. Site Plan and Buildings

- a. The number of units not to exceed 28.
 - b. Concrete walkways to be a minimum of 4 feet width.
 - c. Each unit to be provided with adequate space for exterior storage of bulky items.
 - d. The deadend of Kuliouou Road to be provided with a standard barricade of reflectors.
2. Items 2 through 15 of conditions are standard requirements regarding flexibility, documents, utilities, maintenance, covenants, recordation and implementation.

Question was raised concerning the pavement width and right-of-way for Kuliouou Road and Summer Street. Mr. Eng stated that the city-owned roadways have the standard 27-foot curb-to-curb pavement plus a 4-foot right-of-way. Any reduction of this standard would normally be made in the 4-foot right-of-way area, by eliminating the two-foot planting strip.

No one appeared in SUPPORT of the application.

Testimony AGAINST:

1. Mr. George Hanson, 629 Kaumakani Street, Honolulu (Submitted letter dated Feb. 14, 1973)
2. Mr. Ed Correa for Representative Dennis O'Connor

Objections:

1. Cars generated by the project will add to the existing over congestion on Kalaniana'ole Highway.
2. Off-street parking problems will increase.
3. The proposed development situated at the edge of the lagoon will ruin the characteristics of the area proposed by the state for a bird sanctuary.
4. The proposed PDH will change the nature and character of the neighborhood.
5. Present over development has already caused overloaded telephone circuits. Further development will increase this problem.

The public hearing was closed, and the matter was taken under advisement, on motion by Mr. Crane, seconded by Mr. Kahawaiolaa and carried.

ACTION: Mr. Kahawaiolaa moved, seconded by Mr. Crane, that the Commission concur with the Director's recommendation and recommend approval of the request.

Discussion followed regarding the width of the pavement and right-of-way. Commissioner Yamabe expressed concern in the difference between the 40-foot right-of-way standards for a PDH, and the 44-foot right-of-way standards for a subdivision. He felt need for uniformity of standards for both, and suggested amending the Subdivision Rules and Regulations on this point.

The Director pointed out that the pavement width of 27 feet is the same in either case. The difference lies only in the four-foot sidewalk area, and whether the sidewalk immediately abuts the curb rather than having a two-foot planting strip intervening the curb and the paved sidewalk.

The motion to recommend approval carried with no one dissenting.

AYES - Connell, Crane, Kahawaiolaa, Yamabe

NAYES - None

ABSENT - Bright, Creighton, Sullam

PUBLIC HEARING	A public hearing was held to consider a
HAWAII CAPITAL DISTRICT	request for an application for development
APPLICATION	in the Hawaii Capital District.
(33-UNIT APT. STRUCTURE)	
CHARLES CHAMBERLAND	Publication was made on February 11, 1973 in
(FILE #72/HCD-26)	the Sunday Star-Bulletin/Advertiser. No letters
	of protest were received.

Mr. Henry Eng reviewed for the Commission, the Director's report of the request. The proposal is for a 4-story 38'-0" high masonry structure with 33 studio apartments and 27 ground level parking stalls (22 covered). The Director comments that the Pele Street elevation of the building appears to be monumental and unnecessary for a use and structure of this size and not suitable for the area. The introduction of windows and planter boxes to this facade could provide the interior corridor with needed additional natural light and air and create a more appropriate scale for this residential area.

The project lies in the area designated on the Hawaii Capital District as a formal fountain or landscaped area which appears to be the terminus of the Capital mall vista. The proposal, although in accordance with Code requirements for setbacks, will reduce the privacy of adjacent buildings. The Director's recommends approval, based on the following recommendations:

1. Pele Street elevation be modified to reduce its massiveness and dominance, and to be more in character with the residential use.
2. The ground level parking be substantially buffered by planting and berms. The building be buffered from adjacent buildings to insure privacy.
3. A detailed landscaping plan, indicating the type of pavement, outdoor lighting and areas and type of plant material be submitted

for approval by the Planning Director prior to the issuance of the construction permit.

4. The number of compact parking stalls be reduced to 6 to meet the CZC requirements.

There were no questions from the Commission regarding the Director's report.

No person was present to speak either for or against the request.

The public hearing was closed, and the matter was taken under advisement, on motion by Mr. Kahawaiolaa, seconded by Mr. Crane and carried.

ACTION: The Commission adopted the Director's recommendation, and recommended approval of the request, subject to modifications stated in the Director's report, on motion by Mr. Crane, seconded by Mr. Kahawaiolaa and carried.

AYES - Connell, Crane, Kahawaiolaa, Yamabe
NAYES - None
ABSENT - Bright, Creighton, Sullam

PUBLIC HEARING
HAWAII CAPITAL DISTRICT
APPLICATION
(RESIDENCE ADDITION)
LEONARD CHUN
(FILE #72/HCD-35)

A public hearing was held to consider a request for an application development in the Hawaii Capital District, Tax Map Key: 2-2-03: 86.

Publication was made on February 11, 1973 in the Sunday Star-Bulletin/Advertiser. No letters of protest were received.

Mr. Henry Eng presented the Director's report of the request for an addition to a residence. The proposed addition is consistent with the existing structure, and is within the 40-foot height limit and 50% open space requirements for the district. The Planning Director recommends approval of the proposal as long as Comprehensive Zoning Code requirements are met.

No questions were raised by the Commission relative to the Director's report.

No person was present to speak either for or against the application.

The public hearing was closed, and the matter was taken under advisement, on motion by Mr. Crane, seconded by Mr. Kahawaiolaa and carried.

ACTION: The Commission concurred with the Director's recommendation and recommended approval of the request, on motion by Mr. Crane, seconded by Mr. Yamabe and carried.

AYES - Connell, Crane, Kahawaiolaa, Yamabe
NAYES - None
ABSENT - Bright, Creighton, Sullam

PUBLIC HEARING
HAWAII CAPITAL DISTRICT
APPLICATION
ALAPAI STREET
(13-UNIT APT. BLDG.)
TOSHIO TOGAWA
(FILE #73/HCD-6)

A public hearing was held to consider a request for an application to develop within the Hawaii Capital District (Alapai Street), Tax Map Key: 2-1-37: 12.

Publication was made February 11, 1973 in the Sunday Star-Bulletin/Advertiser. No letters of protest were received.

Mr. Gerald Henniger reviewed the Director's report of the application. A 13-unit apartment building is proposed at Alapai Street. The Director comments that the building design and landscape concept is generally appropriate for the district. The parking aisle width does not conform to the requirements of the Comprehensive Zoning Code. The open space configuration is unsuited for recreational use. The use of two different railing designs results in a somewhat busy south elevation. The Director's recommendation is for approval, based upon the following recommendations:

1. Parking aisle width should comply with the Comprehensive Zoning Code requirement of 22 feet.
2. Recreation space, with adequate storage and landscaping should be located on the third floor roofs.
3. Railing should be provided with consistent design.
4. Natural earth color samples should be submitted for approval by the Planning Director prior to issuance of a building permit.
5. A detailed landscaping plan, indicating the type of pavement, outdoor lighting and areas and type of plant material should be submitted for approval by the Planning Director prior to the issuance of a building permit.
6. Structural provisions should be made to hide future air conditioner units installed by the occupants.

There were no questions from the Commission regarding the Director's report.

No person was present to speak either for or against the request.

The public hearing was closed, and the matter was taken under advisement, on motion by Mr. Yamabe, seconded by Mr. Crane and carried.

ACTION: The Commission adopted the Director's recommendation and recommended approval of the request, on motion by Mr. Crane, seconded by Mr. Yamabe and carried.

AYES - Connell, Crane, Kahawaiolaa, Yamabe
NAYES - None
ABSENT - Bright, Creighton, Sullam

PUBLIC HEARING
HAWAII CAPITAL DISTRICT
APPLICATION
1463 LUSITANA STREET
(20-UNIT APT. BLDG.)
RICHARD K. TOM
(FILE #72/HCD-1)

A public hearing was held to consider a request for an application for development within the Hawaii Capital District at 1463 Lusitana Street, Tax Map Key: 2-1-21: 16.

Publication was made February 11, 1973 in the Sunday Star-Bulletin/Advertiser. No letters of protest were received.

The Director reported that the applicant has withdrawn his request.

Since the notice for public hearing was advertised, the Chairman called for a motion to close the public hearing.

The public hearing was closed, on motion by Mr. Crane, seconded by Mr. Kahawaiolaa and carried.

UNFINISHED BUSINESS
CONDITIONAL USE PERMIT
(SAND MINING OPERATION)
MOKULEIA
✓ WARREN KOBATAKE DBA
WARREN CORPORATION
(FILE #72/CUP-12)

Public hearings were held relative to the subject operation on January 17 and 24, 1973. At that time, Miss Kathleen Maurer, representing the Department of Social Services and Housing, testified at length in opposition to the project. Submitted to the Commission for information are copies of the Director's letter to the Director of the Department of Social Services and Housing requesting clarification of his position, and his reply requesting withdrawal of his testimony as relayed by Miss Maurer.

The Director reported that additional information requested of the applicant was just recently received, and will be compiled by the staff for report to the Commission. He requested a deferral of one week on this matter.

The Chairman deferred the matter for one week.

STATE LAND USE
COMMISSION REFERRAL
AGRICULTURAL TO
URBAN
WAIANAE
E. E. BLACK, LTD.
(FILE #73/LUC-1)

Submitted to the Commission for review and comment is a petition from the State Land Use Commission to amend the State Land Use District Boundaries in Waianae Valley.

Mr. Ian McDougall presented the Director's report. Evaluation of the petition was made on the following basis:

1. The requirements of Section 205-4, Chapter 205, Hawaii Revised Statutes.
2. The Standards for Determining District Boundaries, Part II, State Land Use District Regulations.
3. The land use policies of the City and County General Plan.

It is the Director's conclusion that the present Agriculture designation is appropriate, and that the petition fails to provide an adequate basis for amending the State Land Use District boundaries from Agriculture to Urban. The Director recommends that the petition be denied.

No discussion followed.

ACTION: The Commission adopted the Director's recommendation and recommended that the petition be denied, on motion by Mr. Yamabe, seconded by Mr. Crane and carried.

AYES - Connell, Crane, Kahawaiolaa, Yamabe
NAYES - None
ABSENT - Bright, Creighton, Sullam

STREET NAMES The Commission, on motion by Mr. Crane, seconded by Mr. Yamabe and carried, recommended approval of the following staff recommendations:

The street names for the various new subdivision streets situated within the following subdivisions are recommended for adoption:

1. Wailehua Heights Subdivision, Unit 3, Kahaluu, Koolaupoko, Oahu, Hawaii:

 WAIOHIA STREET A roadway situated on the southerly side of Wailehua Road, makai of Lamaula Road.

 Meaning: A variety of sugar canes.

 WAIOHIA PLACE A culdesac situated on the westerly side of Waiohia Street.

 PULU PLACE A culdesac situated on the easterly side of Waiohia Street.

 Meaning: Wet, moist, soaked.
2. Trans-Marina, Phase II, Hawaii Kai, Maunalua, Honolulu, Oahu, Hawaii:

 KEAHOLE STREET A connector road between Hawaii Kai Drive and Kalaniana'ole Highway.

 Meaning: Point in Kona, Hawaii; the ahole fish.

* * * * *

The Commission authorized the Planning Director to schedule public hearings for the following matters, on motion by Mr. Crane, seconded by Mr. Yamabe and carried:

Four requests within the Hawaii Capital District:

1. HAWAII CAPITAL DISTRICT (73/HCD-4)

Applicant: City and County, Building Department for
Honolulu Fire Department
Tax Map Key: 2-1-31: 18
Request: To repaint portion of existing Kakaako
Fire Station Maintenance Building.

2. HAWAII CAPITAL DISTRICT (72/HCD-32)

Applicant: State of Hawaii, Department of Accounting
and General Services
Tax Map Key: 2-1-18: 11 and 2-1-19: 1, 4, 6, 16, 18, 22.
Request: To demolish and clear Vineyard Garage site.

3. HAWAII CAPITAL DISTRICT (72/HCD-30)

Applicant: Carl Marrero
Tax Map Key: 2-2--2: 108
Request: To permit construction of a single-family
dwelling.

4. HAWAII CAPITAL DISTRICT (72/HCD-3)

Applicant: Kawaiahao Church
Tax Map Key: 2-1-32: 17
Request: To construct a new shelter/bookshop building.

ZONING CHANGE
R-6 RESIDENTIAL TO
B-2 COMMUNITY BUSINESS
DISTRICT
HALEIWA
ABRAHAM AIAU
(FILE #72/Z-66)

5. The request is for a change in zoning
from R-6 Residential to B-2 Community
Business District.

ZONING CHANGE
R-3 & R-5 RESIDENTIAL
TO I-1 LIGHT INDUS.
DISTRICT
HEEIA
PHILIP T. CHUN,
ATTORNEY
(FILE #73/Z-3)

6. The request is for a change in zoning
from R-3 and R-5 Residential District to
I-1 Light Industrial District.

ZONING CHANGE
R-6 RESIDENTIAL TO
B-2 COMMUNITY BUS.
DISTRICT
PUNALUU
ROBERT M. KAYA
(FILE #72/Z-65)

7. The request is for a change in zoning from R-6 Residential to B-2 Community Business District.

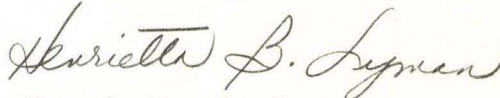
GENERAL PLAN
DETAILED LAND USE MAP
& DEVELOPMENT PLAN
AMENDMENT
FIRE STATION & PARK
TO RESIDENTIAL, FIRE
STATION, & PARK
KAIMUKI
CITY & COUNTY OF
HONOLULU
BUILDING DEPT. &
HONOLULU FIRE DEPT.
(FILE #214/C1/16)

8. The request involves various changes from Fire Station and Park to Residential, Fire Station, and Park resulting in an adjustment of the areas designated on the Detailed Land Use Map and Development Plan for Fire Station and Park use.

ADJOURNMENT:

The meeting adjourned at 4:00 p.m.

Respectfully submitted,



Henrietta B. Lyman
Secretary-Reporter II

February 27, 1973

MAR 5 1973

State of Hawaii
LAND USE COMMISSION

MEMORANDUM

TO : PLANNING COMMISSION

FROM : ROBERT R. WAY, PLANNING DIRECTOR

SUBJECT: SUPPLEMENTAL STAFF REPORT NO. 3--WARREN CORPORATION
SAND MINING OPERATION, MOKULEIA, 72/CUP-12

As a result of public hearings held on the subject CUP/SUP, and subsequent investigation of several points which were raised, it is felt that with some minor revisions, and with the inclusion of two additional conditions, that the original recommendation of approval with seventeen conditions is still valid. Subjects which appeared to be of major public concern at the hearings were as follows:

1. Adequacy of the Environmental Submission: Several questions were raised as to the adequacy of the E.I.S. The Office of Environmental Quality Control in responding to our direct question to them stated that the original submission and the ensuing dialogue between the applicant and the various agencies are sufficient to provide "an adequate description of the proposed operation and its probable environmental impacts."

2. Scale of Project: The applicant originally proposed to mine a total of 152 acres, and subsequently modified that proposal to include the 129 acres included in Increments 1, 2, and 3, deleting Increment 4. It was originally recommended that he be allowed to mine the 66 acres known as Increments 1 and 2. It was suggested by opponents at the public hearing that he be limited to the 22 acres included in Increment 1. Our recommendation remains unchanged.
3. Effect on Waialua High School: At the Commission's request, the Police Department was contacted as to the frequency of enforcement of the Vehicular Noise Regulations in the Waialua area. Up to the date of our contact, no enforcement of the regulations had been attempted in the Waialua area. On February 2, 1973, an officer equipped with a noise level measuring device was stationed on the high school site and reported that passing trucks generated 76-78 decibels of noise at a distance of 50 feet. This lies well within the 86 decibels allowable under the regulations, but would preclude normal conversation or classroom instruction.
4. Suggestions by the OEQC: In their letter (see attachment 1) the OEQC makes three suggestions relative to additional conditions to be imposed. They suggest that (1) the Environmental Health

Division, Department of Health be requested to monitor the operation for conformity with environmental standards; (2) the Soil Conservation Service be requested to review the final grading plans; and (3) the applicant be required to submit, every six months, a report on his operation including a measurement of noise and fugitive dust levels.

5. Financial Liability of Operator: The suggestions submitted at the hearings as to conditions which would guarantee the operator's financial ability to cover liability for loss or damage resulting from the operation were evaluated. It is felt that sufficient recourse is available through insurance and legal channels. It is not felt that additional conditions are necessary or appropriate.

Recommendation: It is recommended that the Conditional Use Permit be approved with the original seventeen conditions (except as amended below) and two additional conditions as suggested by the OEQC.

Condition 6. Prior to obtaining a grading permit.

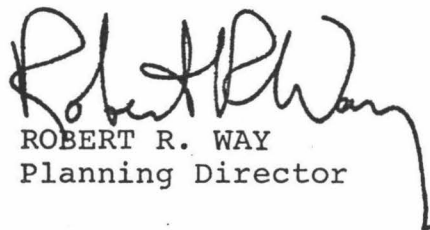
- a. The applicant shall submit detailed grading plans showing existing topography and drainage, grading to be accomplished, the sequence of excavation and final topography and drainage in the areas

to be mined for the review and approval of the Chief Engineer and the Planning Director. Such plans shall be subject to review and comment by the Soil Conservation Service.

- Condition 8. Noise levels of the operation as measured at the boundaries of the areas to be mined as shown on Exhibit #1, shall not exceed the standards set in Section 21-232 of the CZC. In the event the standards imposed by the CZC are not met, the applicant shall take appropriate corrective measures as approved by the Director.
- Condition 10. Hours of operation shall be from 8:00 a.m. to 5:00 p.m., Monday through Friday. No operations shall be permitted on Saturdays, Sundays, or State or Federal holidays.
- Condition 18. The Department of Health Environmental Health Division shall conduct field inspections of the mining, reclamation and soil removal sites as necessary to assure compliance with the environmental measures contained herein.

Condition 19. The applicant shall submit regularly on a six-month basis a report indicating the status of the operation, noting his affirmative actions taken to comply with the conditions herein contained. This report shall also contain:

- a. A measurement of noise emitted at the perimeter of the site during a normal working day.
- b. Observations of fugitive dust.
- c. A report on replanting activities, including the areas replanted and the type of vegetation planted.
- d. A report of any citizen's complaints relating to the operation along with the actions taken to ameliorate those complaints.


ROBERT R. WAY
Planning Director

RRW/CS:ww

Attach.

12/20/72
12/20/72
(3)
January 23, 1973

MEMORANDUM

TO : PLANNING COMMISSION
FROM : ROBERT R. WAY, PLANNING DIRECTOR
SUBJECT: SUPPLEMENT TO A STAFF REPORT RELATIVE TO
THE REQUEST FOR A CONDITIONAL USE PERMIT
FOR A SAND MINING OPERATION IN MOKULEIA

Several concerns were raised at the public hearing of January 17, 1972, relative to the sufficiency of the environmental submission by the applicant. Attached is a copy of that submission for the Commission's information.

First, it should be pointed out that the submission of such a report was required by the planning staff as a method of getting further information regarding the proposal. It is no way a requirement of the Comprehensive Zoning Code. In our letter of September 28, 1972, to Alan Marutani, attorney for the Warren Corporation, we informed him that the Office of Environmental Quality Control had advised us that "the environment of the Mokuleia area is both unique and fragile" and that an environmental submission would be necessary. We further advised that any questions regarding such a submission should be directed to the Office of Environmental Quality Control.

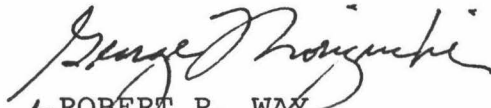
The environmental submission was directed to the OEQC. The submission was then circulated to various agencies for comment by the OEQC. Those comments were forwarded by the OEQC to the planning staff and form the basis for several of the conditions which we have recommended to be placed upon the permit. The OEQC did not comment directly on the proposal, but served only as the coordinating agency. As a result of the questions raised as to the sufficiency of the submission, we have asked the OEQC to take a position on this issue.

When the comments of the various agencies were forwarded to the planning staff, the comments of the Director of the Department of Social Services and Housing were included. However, these comments were separated from the unsigned attachment titled "Draft-November 1, 1972 - Warren Corporation Sand Mining Proposal" which were presented to the Commission by a representative of the DSSH in verbal testimony on January 17th. Efforts to attribute these separated and unidentifiable comments were unproductive. Therefore, since we could not attribute these comments to a specific agency, they were not reported in our original staff report. Further, the comments of the Director of the DSSH in his covering letter were not reported because, in and of themselves and without the attachment, they

were considered to be too general to be pertinent to the issue. In light of the testimony offered by the DSSH and having ascertained the source of the previously unidentifiable comments, we have requested an amplification and clarification of their position regarding the proposed operation.

Therefore, because of the unanswered questions concerning the sufficiency of the environmental submissions, and of the environmental impact itself, it is recommended that:

The public hearing be held open until those agencies concerned can offer further opinions on the environmental issues and the applicant has the opportunity to respond.


for ROBERT R. WAY
Planning Director

RRW/CS:ww

Attach.

January 17, 1973

2

MEMORANDUM

TO : PLANNING COMMISSION

FROM : ROBERT R. WAY, PLANNING DIRECTOR

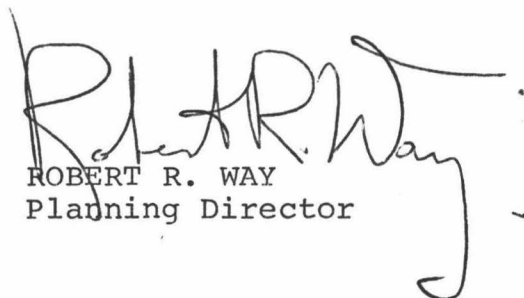
SUBJECT: SUPPLEMENT TO STAFF REPORT RELATIVE TO A REQUEST
FOR A CONDITIONAL USE PERMIT AND SPECIAL USE PERMIT
TO ALLOW THE ESTABLISHMENT OF A SAND MINING OPERATION
ON MOKULEIA RANCH WHICH LIES IN AN AG-1 AGRICULTURAL
DISTRICT IN MOKULEIA

We have received a revised set of comments and recommendations from the Police Department regarding the subject proposal. This report expresses concern at the number of trucks which will be added to the present traffic load on Kaukonahua Road between Thompson Corner in Waialua and its junction with Wilikina Drive north of Wahiawa.

The applicant in his application has stated that he will be taking eighty loads of sand per day from the operation. However, the Police Department report reveals that when the applicant was interviewed by them, he stated that this was a maximum and that he would be utilizing 6 trucks making a maximum of 3 trips per day for a total of 18 round trips per day. The report concludes that: "At this time we do not recommend against the permit being issued, but we can only give a qualified approval to the number of trucks being used on the highway. Close checks will be maintained and we request that some control (by restricting the number of trucks to use this roadway) be written into the permit."

In light of the comments by the Police Department, it is recommended that the following condition should be added to the permit:

17. No more than 20 loads of sand per day shall be taken from the mining area. The applicant, after six months of operation and upon submission of supporting documentation as may be required by the Planning Director, may request an increase in the number of loads per day. The Planning Director may grant an increase, or reduce the number of loads per day and may require those improvements which may be necessary to minimize the impact of increased traffic loads.



ROBERT R. WAY
Planning Director

RRW/CS:ey

January 11, 1973

1

Authorization	NOV 15 1972
Advertisement	JAN 7 1973
Public Hearing	JAN 17 1973

MEMORANDUM

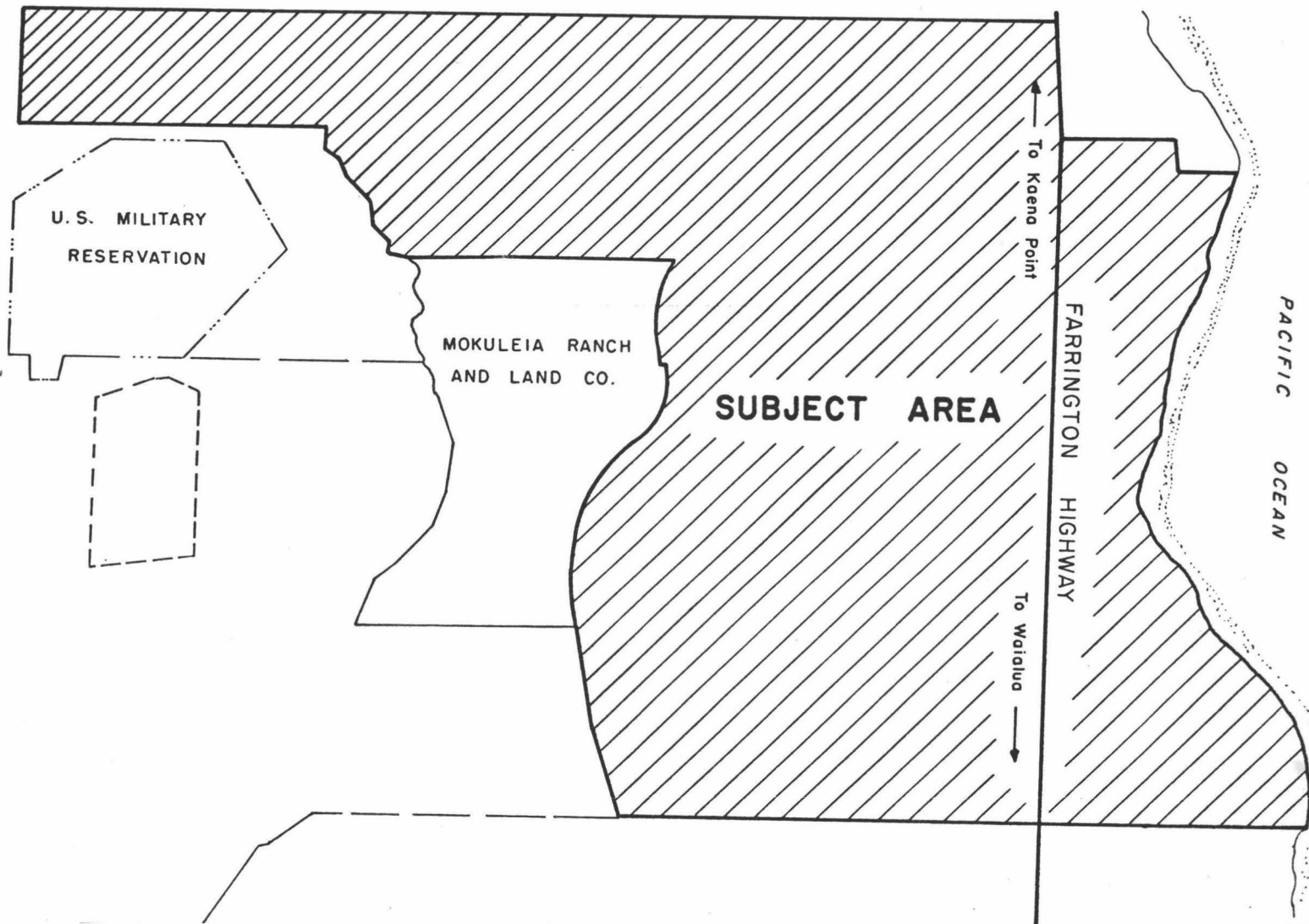
TO : PLANNING COMMISSION

FROM : ROBERT R. WAY, PLANNING DIRECTOR

SUBJECT: REQUEST FOR A CONDITIONAL USE PERMIT AND SPECIAL
USE PERMIT TO ALLOW THE ESTABLISHMENT OF A SAND
MINING OPERATION ON MOKULEIA RANCH WHICH LIES IN
AN AG-1 AGRICULTURAL DISTRICT IN MOKULEIA

APPLICANT : MOKULEIA RANCH AND LAND COMPANY, LTD.
BY : WARREN KOBATAKE, dba WARREN CORPORATION
TAX MAP KEY: 6-8-03: 11, 15, 16, 17, 19, 20, 30,
33, AND 35
AREA : 152 ACRES

Location:



General Plan: Agriculture mauka of Farrington Highway, Residential makai of Farrington Highway; Ordinance No. 2443, May 7, 1964.

Detailed Land Use Map: None adopted for this area.

Development Plan: None adopted for this area.

Existing Zoning: AG-1 Agricultural District.

Existing Land Use: The subject parcels are predominantly in agricultural uses such as cane fields and pasture lands. The area to be mined also includes the Crowbar Ranch buildings and the existing polo field.

Surrounding Land Use: The subject parcels are abutted on the Kaena Point side makai of Farrington Highway by a group of single-family dwellings known as the Mokuleia Beach Estates. The rest of the abutting property is in agricultural uses.

Applicant's Proposal: This proposal perhaps may best be analyzed in three phases:

1. Extractive Phase--The applicant proposes to extract sand over a 152-acre area. The sand lies in a stratum running from six inches to a foot below the surface to six to eight feet in depth. The applicant will strip and stockpile the topsoil in one-acre increments. The sand will then be retrieved and processed. No more than three acres--one acre being extracted, one being used as a working area, and one being reclaimed will be open at any single time.
2. Operational Phase--The applicant proposes to operate over an approximately 15-year period, which would average approximately 10 acres

per year, or slightly over 112,000 cyd per year. In the operation the sand will be scooped from the stratum and placed in a stockpile. After washing, the sand is then transferred to a screener where it is classified. It is then once again stockpiled prior to loading onto trucks for delivery. The following equipment is to be used exclusively on-site at the mining operation:

Front-end loaders	- 2 each
Bull dozer	- 1 each
Water trucks	- 2 each
Conveyors	- 2 each
Screener	- 1 each
Classifier	- 1 each
Generator	- 1 each
Scale	- 1 each

In addition, the applicant proposes to be hauling from the site with a maximum of eight semi-trailer dump trucks with a 20-25 cubic yard capacity. The applicant estimates that even if increased haulage capacity is necessitated as a result of an increased demand for the sand, the maximum possible daily output will not exceed 80 loads.

3. Reclaimtion Phase--In reclaiming the land, the applicant proposes to utilize fill which is available mauka of the mining area at the confluence of two streams. He proposes to level about a 36-acre area and to, within this leveled area, create a 10- to 15-acre silting basin to remove the silt from the streams as they come out of the mountains, and before they are allowed to run onto the ocean. The applicant also proposes to utilize silt which has been dredged from stream channels on the property and which is presently stockpiled along side the streams.

PLANNING COMMISSION

Page 4

Comments from Governmental Agencies: No comments or objections were voiced by the following agencies:

City and County:

Board of Water Supply
Building Department
Honolulu Redevelopment Agency

State of Hawaii:

Department of Transportation
Department of Education

Federal Government:

Federal Housing Administration
Federal Aviation Authority

On the subject of traffic generation, the Traffic Department asked that the matter be referred to the Department of Transportation. Transportation expressed no objection. The Police Department in commenting on traffic control foresees no problems.

On the subject of dust control, the Department of Public Works noted that the applicant is anticipating moist soil conditions in an area where rainfall is relatively light. The Department of Health, Air Sanitation Branch, after consultation with the applicant, voiced no objections and cited the necessity of complying with the State Air Pollution Regulations, Chapter 43. The Department of Parks and Recreation expressed the view that adequate dust control should be a condition of any permit.

On the subject of ground water, the Department of Health was concerned with the possible contamination of the ground water table by the proposed

fill material. The Department of Land and Natural Resources commented that any existing wells within the excavation area must be capped in accordance with Chapter 178, HRS. The Board of Water Supply saw no threat to any of their installations.

On the subject of noise control, all agencies agreed that the proposed berms would unquestionably be effective, but the Department of Public Works expressed the concern that they be moved back sufficiently so as to not affect Farrington Highway.

On the subject of setbacks from Farrington Highway, both the Department of Land and Natural Resources and the Soil Conservation Service cite a requirement for a minimum of a 30-foot buffer to provide adequate vegetative screening. The Soil Conservation Service also suggests that detailed landscape plans be submitted for the vegetative screen.

On the subject of the shoreline setback, the Corps of Engineers foresees no adverse effect as long as a setback of 150 feet from the line of vegetation is observed.

Analysis:

1. Need and location: There appears to be a clearly demonstrable need for the sand produced by this proposal in the construction industry. Further, the reclamation of the property will result in better pasture land as an end product. The establishment of the silting basin will allow the reclamation of soil eroded from

the mountains which is currently being lost to the ocean. While there are undoubtedly similar deposits of sand located elsewhere along the coast, the fact remains that the sand in this location is available, and the property owner desires to upgrade the property for agricultural purposes.

2. Traffic Flow and Control: While the Department of Traffic, the Police Department, and the Department of Transportation have voiced no objections to the project, comments have been received from the Waialua Intermediate High School PTA and from private citizens expressing concern at a potential for 80 loaded trucks a day being added to the Honolulu bound lanes through Waialua to Wahiawa. The concern is for the safety of the students at the school and for the safety of other motorists as well as for the noise generated at the school site by the passing trucks. The 80-truck figure is the applicant's estimate of the maximum number of loads per day leaving the mining operation. It must be noted that this truck traffic will be added to the traffic already generated by the Dillingham quarry operation which lies approximately two miles west of the sand mining site along Farrington Highway. It should also be noted that the 80-truck figure is a maximum, and that the estimated daily production from the mining operation will only yield from 36-46 loads per day.

When queried relative to the expressed concerns over the increased loads on the highway, the Department of Transportation has

responded that in their view, the increase in traffic will be minimal and that the highway has the capacity to absorb it.

Site Plan Analysis: The applicant proposes to mine the sand in four increments. Increment 1 lies mauka of Farrington Highway and covers the easterly portion of the mining site. Increment 2 lies makai of Farrington Highway and again covers the easterly portion of the site. Increment 3 lies mauka of Farrington Highway and covers the westerly portion of the site. Increment 4 lies makai of Farrington Highway and is the area where the existing polo field is located. These increments are shown on the photo map on file with the Planning Department and marked as Exhibit "A."

The plan is to excavate on one-acre increments with immediate backfill and replanting. Thus, a maximum of three acres will be being worked at any single time. One acre will be being excavated, one acre will be serving as an operating base, and one acre will be being reclaimed.

The following areas are considered germane to this proposal:

1. Setbacks: The applicant has proposed a 10-foot setback from the Farrington Highway right-of-way which is to be planted with screening materials. Several agencies have questioned the sufficiency of this setback and have recommended a minimum setback of 30 feet. It is also felt that a detailed landscape plan for the setback areas should be submitted for approval.

The applicant proposes to set back 150 feet from the line of vegetation along the shore. This is apparently sufficient to protect the shoreline from adverse influences according to the agencies which have commented on this aspect of the project.

While the applicant does not propose a stream setback, a setback of 50 feet from the banks of any stream passing through the site should be observed.

2. Dust: The applicant has submitted an evaluation by his environmental consultant which indicates that dust will present little or no problem beyond the boundaries of the site. To assure this, the applicant should be required to provide watering devices at all critical points of the operation to assure the moisture content of all materials which are being worked.
3. Noise: The applicant states that noise will only be a problem at such time as the operation proceeds within 1,200 feet of the existing dwellings. At such a time, earth berms are to be erected to contain the noise. Such berms are to be located beyond any established setback lines.
4. Hours of Operation: The applicant has indicated a desire to operate a 6-day week from 7:00 a.m. to 5:30 p.m., Monday thru Friday and from 8:00 a.m. to 4:30 p.m. on Saturdays. These hours of operation appear reasonable except as the operation approaches the joint boundary with Mokuleia Beach Estates. At such a time, the hours

of operation should be adjusted to more reasonably coincide with normal residential working hours, and should be limited to a five day week.

5. Reclamation: Detailed reclamation plans have not been submitted. Such plans showing finished grades and drainage for both the mining site and the borrow area must be submitted prior to commencing operation. Such plans must also show the proposed silting basin and the dam and its related drains in sufficient detail for engineering review.
6. Preservation of Existing Vegetation: The applicant proposes to preserve four rows of Casurina trees in Increment 2. No mining shall be permitted within 20 feet of those trees to be preserved.

Scale of Project: The scale of this proposed project is large--encompassing 152 acres and approximately 1.7 million cubic yards of excavation with a like amount of fill. Utilizing various rates of production given by the applicant this project can be accomplished in widely varying time frames. The applicant estimates that the equipment he is using is capable of processing from 1,200 to 1,500 tons of sand per day. At this rate of production, the sand deposit would be depleted in 4.5 to 6 years working the proposed 6-day week.

The applicant, however, predicates his proposal on a 15-year time frame, indicating that he is estimating that the operation will be working at one-third its optimum efficiency. At the other end of the scale, the applicant estimates that a maximum of 80-truck loads per

day would be moved from the site which translates to from 1,600 to 2,000 cubic yards per day, or roughly double the operating capacity of the production equipment.

It is apparent that the applicant's pursuit of the operation will be entirely dependent upon the demand for sand and that he is not able to project that demand with any accuracy. Since this is the case, and since the applicant will be working in small one-acre increments, it would appear that the alternative of granting the conditional use permit for a lesser acreage is reasonable. Further, such a course of action will permit the various public agencies to monitor and evaluate the applicant's performance prior to allowing him to embark on a mining activity in close proximity to residential development.

SLC Special Permit: Both the mining site and the borrow site lie within a State Agricultural District, thus requiring a special permit. The resource to be mined is needed to serve a variety of purposes notably the construction industry and beach reclamation projects. The property to be mined will suffer no permanent debilitation provided that its reclamation proceeds as planned. In fact, with the underlying sand removed, the moisture retention of the land will be improved, thus making the land more productive for agricultural purposes. The borrow area will be used as a silting basin--trapping silt which would otherwise be carried out to sea, thus conserving an irreplaceable resource. Neither use will adversely affect surrounding properties provided that adequate conditions are placed upon the uses. Assurances given by other public agencies indicate that there will

be no unreasonable burden on public facilities, utilities or services. There will be no alteration of the essential character of the land.

Conclusion: There would appear to be no reasons which would lead to a recommendation to deny the permit. The applicant's proposal, while covering a large land area, is relatively small in operational terms in that small land areas will actually be being worked at any one time and in that daily production will be relatively small. No governmental agency voiced any overwhelming objection to the proposal and all agencies were given the opportunity for in-depth review as a consequence of requiring an environmental statement.

Recommendation: It is recommended that the conditional and special use permits be granted subject to the following conditions:

1. Sand Mining shall be permitted only in the areas designated as Increments 1 and 2 as shown on Exhibit "A" on file with the Planning Department and which shall be made a part of this Conditional Use Permit.
2. Thirty-foot setbacks will be observed from the right-of-way of Farrington Highway. Mining shall be prohibited within these setbacks. The setbacks shall be planted with vegetation sufficient to screen the mining activity from Farrington Highway. Landscape plans for the planting of the setbacks shall be submitted to the Director for his review and approval. No mining shall be permitted until such time as the vegetative screening

has become established at such a height as to effectively block the view of the operation from passenger vehicles passing on the highway.

3. Fifty-foot setbacks shall be established along both sides of any stream within the areas to be mined. No mining shall be permitted within these setbacks.
4. A 150-foot setback shall be established from the vegetation line along the beach. No mining shall be permitted within this setback.
5. A single point of access shall be established by the applicant to each of the areas to be mined subject to the review and approval of the Director.
6. Prior to obtaining a grading permit,
 - a. The applicant shall submit detailed grading plans showing existing topography and drainage, grading to be accomplished, the sequence of excavation and final topography and drainage in the areas to be mined for the review and approval of the Chief Engineer and the Planning Director.
 - b. The applicant shall submit detailed plans showing existing and proposed topography and drainage of the borrow area and precise engineering plans of the silting basin and its associated dam and drains for the review and approval of the Chief Engineer and the Planning Director.
 - c. The recorded owner of the land encompassed by these permits shall be required to file with the Bureau of Conveyances.

*See Amendment
City of Williams
2/27/73*

or the Assistant Registrar of the Land Court of the State of Hawaii, a declaration of the above-mentioned restrictive conditions; and

d. A certified copy of the documents as issued by the Bureau of Conveyances or Assistant Registrar shall be presented to the Planning Department as evidence of recordation prior to issuance of a grading permit.

7. Before commencing operation, the plans for clearing the existing vegetation, disposing of the stripped vegetation and screening of the sand to eliminate foreign materials must be submitted to the Department of Agriculture for their approval.

8. Noise levels of the operation as measured at the boundaries of the areas to be mined as shown on Exhibit #1, shall not exceed the standards set in Section 21-232 of the CZC. Berms which may become necessary for noise control shall not encroach within the required setback areas. Such berms shall be planted with vegetative covering as approved by the Planning Director.

9. Positive dust control methods such as maintaining the moisture content of all excavated, processed, and fill materials at the point where fly dust is nonexistent beyond the boundaries of the mining areas as defined on Exhibit "A," and the covering of the loads of all trucks leaving or entering the mining areas shall be used. Watering equipment shall be on-site at all times.

10. Hours of operation shall be from 7:30 a.m. to 5:00 p.m., Monday thru Friday, and from 8:00 a.m. to 4:30 p.m. on Saturday. No

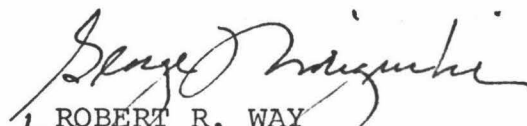
*Amended
see Memo
2/27/73*

*Amended
see Memo
2/27/73*

operations shall be permitted on Sundays.

11. Mining operations shall be done in progressive one-acre increments with one acre being mined, one acre being used as an operating base, and one acre being reclaimed at any single point in time.
12. The areas which are mined shall be reclaimed by backfilling to the original grade with materials which are acceptable to the Department of Health. All fills will be topped by at least six inches of fertile topsoil and planted with a suitable vegetative covering. In no instance shall a sanitary waste backfill method be used.
13. The existing Casurina trees in Area 2 which are marked in green on Exhibit 1 shall be conserved. No mining shall take place within 20 feet of the stand of trees.
14. In the event all conditions as set forth herein are not complied with, the Planning Director may take action to terminate the use or halt its operation until such time full compliance is obtained.
15. Any major modifications to the conditions stated herein shall be subject to approval of the City Council.
16. The City Council may at any time impose additional conditions, when it becomes apparent that a modification is necessary and appropriate.

*Added
conditions* { 17 - See Memo 1/17/73
18 - See memo 2/27/73
19 - See memo 2/27/73


ROBERT R. WAY
Planning Director

JOHN A. BURNS
GOVERNOR



RICHARD E. MARLAND, PH.D.
INTERIM DIRECTOR

TELEPHONE NO.
548-6915

RECEIVED

MAR 5 1973

State of Hawaii
LAND USE COMMISSION

STATE OF HAWAII

OFFICE OF ENVIRONMENTAL QUALITY CONTROL
OFFICE OF THE GOVERNOR

HONOLULU, HAWAII 96813

550 HALEKAUWILA STREET
ROOM 301

February 16, 1973

RECEIVED
PLANNING DEPARTMENT
CITY AND COUNTY
OF HONOLULU

73 FEB 16 PM 2:29

Mr. Robert R. Way, Director
Planning Department
City and County of Honolulu
629 Pohukaian Street
Honolulu, Hawaii 96813

ATTENTION: MR. WILLIAM E. WANKET

Dear Mr. Way:

Re: Mokuleia Sand Mining Operation, Warren Corporation
(72/CUP-12)

This is in response to your letter of January 28, 1973, regarding the above subject. After reviewing the proposed project through the environmental assessment, correspondence relating to the assessment, and the Planning Director's memorandum to the Planning Commission (dated January 11, 1973), we would like to present the following comments and recommendations.

1. We find that if the seventeen (17) conditions proposed by the Planning Department to the Planning Commission are met, significant adverse environmental effects expected to be generated by the operations would probably be allayed or prevented. However, to assure that conditions are properly met, we feel that the Department of Health, Environmental Health Division, should be requested to conduct periodic field inspections of the mining, reclamation and soil removal sites, to note compliance with environmental measures, including dust and erosion control.
2. The proposed condition (item number 6a) by the Department be revised to include the submittal of "detailed grading plans showing existing topography and drainage, grading to be accomplished, the sequence of excavation and final topography and drainage in the areas to be mined for the review and approval" to the U. S. Soil Conservation Service, as well as the Chief Engineer and the Planning Director.

3: In addition, we feel that the applicant should submit a report to the Planning Department every six (6) months indicating the status of the conditions set forth by the permit. This "progress" report should also include:

- a) measurement of the noise emitted at the perimeter of the site during a normal working day,
- b) observations of fugitive dust,
- c) re-planting activities, including the areas re-planted and the type of vegetation planted, and
- d) any citizens' complaints relating to the work efforts along with the actions taken.

Our Office feels that the information contained in the environmental assessment and correspondence relating to the assessment have provided an adequate description of the proposed operation and its probable environmental impacts. Unless additional information is uncovered which was not previously available or reviewed by our Office, we feel that an environmental impact statement is not necessary.

Thank you for the opportunity to comment on this request for a conditional and special use permit.

Sincerely,



RICHARD E. MARLAND
Interim Director

cc: Warren Corporation
Hon. Myron Thompson
Dr. Doak Cox

No

January 16, 1973

Mr. Warren Kobatake
Warren Corporation
2685 N. Nimitz Highway
Honolulu, Hawaii 96819

Dear Mr. Kobatake:

We appreciate your voluntary efforts in producing and submitting an environmental assessment for the Proposed Sand Mining Operations at Mokuleia, Oahu.

As of this date, our Office has received responses (copies enclosed) from the following organizations and individual (the date of the letter is indicated in parenthesis):

Department of Social Services and Housing (November 3, 1972)
Board of Water Supply, City and County of Honolulu (November 8, 1972)
Department of Agriculture (November 9, 1972)
Department of Public Works, City and County of Honolulu (November 9, 1972)
Dr. Harold T. Stearns (November 11, 1972)
Department of Health (November 13, 1972)
Soil Conservation Service, U. S. Department of Agriculture
(November 13, 1972)
Department of Parks and Recreation, City and County of Honolulu
(November 13, 1972)
Department of Transportation (November 14, 1972)
Department of Land and Natural Resources (November 20, 1972)
Environmental Center, University of Hawaii (November 22, 1972)

We have summarized each response in the attached Summary Sheet.

You will note in your review of the responses and the Summary Sheet that many comments and recommendations were provided. These comments were extensive, encompassing various aspects of the sand-mining operations. The following topics were brought up repeatedly and should be given special consideration:

Page 2
January 16, 1973

1. A description of soil removal operations and its environmental impacts are not provided as would be appropriate.
2. Alternatives should be discussed more fully. Especially the alternative of offshore sand-mining.
3. A site location showing the work areas, residential locations, and the area from which soil will be removed would be helpful.
4. Plantings and the removal of trees should be carefully planned to obtain a desirable landscape and create an adequate buffer zone.
5. The figures in the impact statement should clarify the rate at which the sand would be removed over the 15 years mentioned.

In discussions concerning the responses you have indicated that many of the questions raised can be satisfactorily answered. Therefore, we recommend that extensive comments provided by several agencies be acknowledged and responses to these agencies provided to clarify and elaborate upon certain aspects of the operation.

Your efforts and willingness in producing this assessment to consider the environmental impacts of the project is commendable, and we thank you for the opportunity to process and review this document.

Sincerely,

RICHARD E. MARLAND
Interim Director

Enclosures

REM/CKT/sma

SUMMARY SHEET

Department of Social Services and Housing

They found the "project environmental destructive and aesthetically objectionable". This conclusion was based on the following comments:

1. The removal of soil that will replace the sand is not discussed.
2. At the calculated rate of removal, the sand-mining operation should last three years, not fifteen.
3. At that rate, 7.6 truckloads hourly would be leaving the area (one every four minutes); this would increase "safety hazards to residents, created noise disturbance and increase maintenance cost and traffic pressure on Kamehameha Highway".
4. "Construction noise and equipment will seriously detract from enjoyable recreational use of the beach".
5. The buffer zone (10 feet along both sides of the highway) would conceal not only the operations but other views from the motorists.

Additionally, they provided comments on the impact statement (please refer to their memorandum dated November 3, 1972) and concluded that the statement is inadequate and includes unsubstantiated statements. Their comments should be reviewed and given full consideration.

Board of Water Supply

"The proposed project is not anticipated to affect present and future Board of Water Supply water resources and facilities".

Department of Agriculture

They noted that grazing will be restored after the removal of sand and the area is filled with soil. In addition, they "strongly recommend that appropriate DOA personnel be contacted by Warren Corporation prior to the removal and disposal of any vegetation, soil or sand from the area in question to make sure that this noxious grass (*Panicum repens*-Wainaku or torpedo grass) is not spread".

Department of Public Works, City and County of Honolulu

- 1(a). The operation of removing soil (for refill) from the mauka side of Kamehameha Highway should be described and covered in the environmental impact statement.

- 1(b). Have moisture content tests been performed?
- 2(a). These tests would determine if water sprays are necessary.
- 2(b). The locations of the homes should be shown to "determine how they may be affected by air-borne dust". Nuisance dust could also be blown into the highway as well as the mountain.
- 3(a). If the location of the residential area is provided, it would also be useful in determining the effect of the noises generated by the equipment.
- 3(b). They recommend that the "toe of the berms be located an adequate distance from the boundary to prevent any damage or danger to the adjoining properties, especially the highway".
4. "There is no assurance that natural sand deposition by wave action will occur. When this occurs, adjacent beaches have been known to be 'robbed' by the sand-mining operations".

Dr. Harold T. Stearns

Principally Dr. Stearns recommends that this operation be approved, if it is executed in the manner proposed. Additionally, he states (item 6): "It will help our economy if we explore and recover the vast quantities of sand offshore beneath the sea to avoid continuing skyrocketing of sand prices in Hawaii".

Department of Health

Noise - No abnormal problems are anticipated by the Department of Health. They have indicated that the applicant is expected to comply with the State and local (City and County of Honolulu's Comprehensive Zoning Code).

Water - "A more detailed analysis to potential water pollution sources should be supplied including the possible effect of the filling of the mined area with soil other than sand". This would probably be the water runoff from the spraying and sand-mining operations.

Air - No significant contribution of fugitive dust during normal operating conditions is anticipated if the technique discussed is implemented. This should apply to the overall operations.

Soil Conservation Service - In general, they feel that the environmental problems and their controls have been considered. They offered the following comments regarding plantings:

1. "The plan to work in small increments and reshape and vegetate before opening the next increment is good".
2. The 10 foot wide setback along each side of the highway is not adequate to cut sound and visual pollution; a 30 foot or wider strip of three rows of trees and shrubs would be required for this purpose.
3. "Detailed plans for such plantings should be prepared, including use of adapted fast-growing species, properly spaced, with provision for the necessary fertilization".
4. Because it is a long-term project, plantings should be considered instead of berms to muffle sounds.

Department of Parks and Recreation

1. The site from which the soil would be removed to fill the sand-mining area should be discussed and the environmental impacts evaluated.
2. It is an erroneous conclusion that the "winds of about 20 mile per hour can be expected to occur at rare intervals".
3. They recommend that conditions of any permit should "provide control of dust and noise levels".

Department of Transportation

The following comments were offered by the Department of Transportation.

1. Alternatives of other sources, manufactured sand, and no action should be compared with the proposed project.
2. The heavy usage of the roadway would accelerate the need to resurface Farrington Highway.
3. Dust associated with the soil backfill should be discussed.
4. Noises generated by the trucks should also be evaluated.

Department of Land and Natural Resources

"This department has no objection to this project as long as the applicant performs the work on in compliance with the ordinances of the City and County of Honolulu".

Environmental Center

The Environmental Center provided many in depth comments and recommendations which should be carefully reviewed and considered (refer to their letter of November 22, 1972).

10 : CHARLES DUARTE, DEPUTY CHIEF OF POLICE
VIA : THOMAS SOPER, ASSISTANT CHIEF, FIELD SERVICES
HAROLD FALK, INSPECTOR, METROPOLITAN AREA
ROY SCHMIDT, MAJOR, DISTRICT II
FROM : HUGH DOSS, CAPTAIN, EXECUTIVE OFFICER, DISTRICT II
SUBJECT: 72/CUP-12: SAND MINING (MOKULEIA)

In reference to letter dated July 26, 1972, from the City Planning Department concerning any problems that may be created by the sand mining operation at Mokuleia, the following information has been brought out and is submitted for your consideration.

PROBLEM AT SCENE

Due to its location in a sparsely populated area, we do not expect any problems at the immediate scene. Some of the residents at Mokuleia Beach Colony have expressed concern of the heavy trucks creating a problem and danger to their homes, but studies reveal that the mining operations will be between their homes and the town of Waialua and the trucks will not pass by their homes.

TRAFFIC PROBLEM AT KAUKONAHUA ROAD

Kaukonahua Road is the route taken by all heavy equipment in traveling from Mokuleia to Wahiawa and points toward Honolulu proper. The road is of two lanes, each lane 11' wide and is on a steep hill and has numerous curves. The shoulders are only 2' wide in spots and the road has a border of ironwood trees that are actually too close to the pavement for the entire distance. Roadway measures 2.8 miles in length from Thompson Corner (Waialua) to Wilikina Drive Junction where the road levels off.

In addition to use by the residents of the Waialua Mokuleia areas, this road is used daily by the heavy trucks carrying crushed rock and/or bitumuls paving mix from the quarry at Mokuleia. Checks show that there is a daily count of 14 to 25 trucks on a normal day and that on a heavy work day there can be as many as 40 trucks from the quarry. It was also learned that the quarry expects to get the contract for paving the Reef Runway and that the hot mix will come from this plant, thus putting another load on the already narrow roadway.

Interviews with the truck drivers who make this run daily revealed that it takes them between 12 to 15 minutes to go from Thompson Corner to the Wilikina Junction, 2.8 miles, and that they are traveling between 5 to 10 mph in lowest gear. Often cars are caught behind them without opportunity to pass, and there have been many near accidents when cars do try to pass them.

SUBJECT: 72/CUT-12: SAND MINING (MOKULEIA)
Page 2

RECOMMENDATIONS

Because of the narrowness of the roadway and the steepness of the grade on Kaukonahua Road, which these heavy laden trucks will have to travel, we feel that we will have some problems with traffic. This will show up in complaints by residents of the area in that their use of the road is restricted and also will possibly show up in traffic accident statistics.

The contractor who will be hauling the sand being mined states that his estimate of 80 trucks per day was a maximum figure and that he does not expect to be able to have that many loads out during a day. He states that he will start with six (6) trucks that will make only three (3) trips per day per truck. This is equivalent to $4\frac{1}{2}$ hours per day that his trucks will be on the Kaukonahua Hill in addition to the normal traffic.

At this time we do not recommend against the permit being issued, but we can only give a qualified approval to the number of trucks being used on the highway. Close checks will be maintained and we request that some control (by restricting the number of trucks to use this roadway) be written into the permit.

Respectfully submitted.



HUGH DOSS #19
Captain
1-15-73 1410 hrs.

Major Roy Sch

TO : CLIFFORD ANDERSON, MAJOR, TRAFFIC DIVISION
VIA : CHANNELS
FROM : HENRY HULAMA, PTM, TRAFFIC, SOLO MOTORCYCLE DETAIL
SUBJECT : NOISE REPORT FROM LAIALUA HIGH/INTERMEDIATE SCHOOL

On 2-2-73, at 0600hrs, this officer was assigned by Sgt. R. E. Harper to check the noise situation at Laialua High School. The assignment pertained to heavy trucks, tractor trailers, moving loads of gravel on Farrington highway which crosses the front of the school.

At 0800hrs this officer was situated on the school grounds between the school and the roadway approximately 100' apart. The posted speed limit is 25mph and the weather was ideal; The pre reading was 52dba and the maximum allowable decibels for heavy trucks at the aforementioned speed limit is 86dba.

The passing of the trucks averaged approximately 10 per hour. The noise created varied between 76dba and 78dba. The trucks appeared to be traveling the speed limit at this time of the morning. It was noted that the trucks could be heard approximately a half mile away and as they approached the school zone the noise decreased.

Although the truck traffic is heavy, this officer believes that the drivers consider that school is in session and they try and keep the noise down. This officer concluded the noise readings and left the area at 0945hrs this date.

Henry K. Hulama Jr.
Henry K. Hulama Jr. #1320
2nd watch
2-2-73 1300hrs

Mr. Carl Smith

Mr. [unclear] [unclear]

For your info

Major Roy Schmitt
2-12-73

JOHN A. BURNS
GOVERNOR



12173-574 23-16
MYRON B. THOMPSON
DIRECTOR OF SOCIAL SERVICES & HOUSING

STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING

February 2, 1973

Mr. Robert R. Way, Planning Director
City and County of Honolulu
629 Pohukaina Street
Honolulu, Hawaii 96813

Dear Bob:

This is to request withdrawal of my statement made
by Miss Kathleen Maurer on January 17, 1973 re
Mokuleia Sand Mining Operation.

Although Miss Maurer did in fact represent me,
making a statement at that meeting was in error. The
official State representative for environmental quality
concerns is the Hawaii State Office of Environmental
Quality Control. Henceforth, the position of the State
is to be made from that office.

Please accept my apologies for the above oversight.

Sincerely,

for Myron B. Thompson
Myron B. Thompson
Director

cc: Dr. Richard E. Marland, Director
Office of Environmental Quality Control

RECEIVED
PLANNING DEPARTMENT
CITY AND COUNTY
OF HONOLULU

'73 FEB 6 AM 11:46



669 Ahua Street

Honolulu, Hawaii 96819

January 15, 1973

Mr. Myron B. Thompson
Department of Social Services and Housing
P. O. Box 339
Honolulu, Hawaii 96809

Dear Mr. Thompson,

Enclosed you will find our replies in answer to your questions and comments in reference to our Environmental Impact Statement on sand mining operations at Mokuleia Ranch. We hope this is sufficient information and if you should have any further questions, please feel free to contact me anytime. Thank you kindly.

Sincerely yours,

Warren Kobatake
President

WK:bd

cc: ✓ Dr. Richard E. Marland, Director
Office of Environmental Quality Control

II. Objections

A. To Project

1. The area where the soil will be removed mauka of Kamehameha Highway is a half mile away from the ocean and will not be a tsunami hazard or will a big hole be left in the ground. We plan to make a settling basin for flood control.
2. According to the grading plan from calculations of approximately 1,700,000 cubic yards of sand, this does not indicate that we will remove more or less, but it is an estimate of what can be removed from the 152 acres. We did not say we were going to remove 600,000 yards of sand a year but there is a potential market of 600,000 cubic yards, therefore, we will remove only at the rate we can sell.
3. We will have a maximum of 80 truckloads daily, but we would probably work in a range of 20 loads per day, so we feel we would not be increasing traffic hazards, or create any noise disturbances to nearby residents because we are governed by the State laws and are within the safe decibel limits.
4. Our sand mining operations will be behind the pine trees and in no way distract from any enjoyable recreational use of the beach. Also, I think the pine trees are more than 150 feet from the shoreline.

6. As for the polo field in area on the grading map, as far as we know the decision of going into the polo field will be made at a later date. The area which we have mined and reclaimed could serve as a future site while we are mining the polo field.

B. To Impact Statement

1. Mokuleia Ranch would like to mine sand before any substantial building takes place on the property so that they can realize the most from their property. If the ranch does not mine the sand out before building, they will lose the value of the sand.
2. As far as the plants that we plan to grow, we will work closely with the soil conservation people. The plants we will grow will have irrigation from Mokuleia Ranch and therefore we feel growth is guaranteed for dairy operations. Also, we feel that by putting in soil, we will assure better growth of vegetation.
3. Although the governors task force on oceanography sounds beautiful, who is willing to spend the money to go ahead with this venture. At the present time, I have a study of the oceanography studies and I think the cost is far too great, but an undertaking of such a project will have to be subsidised by government funds.
4. As said previously, there is a potential of 600,000 yards, but that doesn't mean we will get the whole

market. We will manufacture only what we can
and are able to service our customers.

NOV 10 1972

P. O. Box 339
Honolulu, Hawaii 96809

November 3, 1972

MEMORANDUM

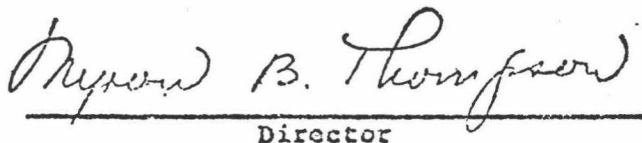
TO: Dr. Richard E. Marland, Director
Office of Environmental Quality Control

FROM: Myron B. Thompson, Director
Department of Social Services and Housing

SUBJECT: Environmental Impact Statement on Sand Mining

Thank you for the opportunity to comment on the Warren Corporation Impact Statement.

We find the project environmentally destructive and aesthetically objectionable. Furthermore, Warren Corporation's impact statement is inadequate. Discussion of the project's wide-ranging impact is incomplete. In addition, the statement fails to fulfill several criteria for EIS outlined in the Governor's Executive Order of August 23, 1971.



Director

PERS-EI/KM:lm

WARREN CORPORATION SAND MINING PROPOSAL

I. Outline

Project involves extraction of 1,687,704 cubic yards (yd^3) of sand from 152 acres of land in Mokuleia. Plans are to haul 1,600-2,000 yd^3 sand per day. Operation will continue approximately 15 years.

II. Objections

A. To Project

1. Soil to replace sand will come from "area mauka of Kamehameha Highway." This will create 1,687,704 yd^3 (approximately 120 yd. x 120 yd. x 120 yd.) hole somewhere which Warren Corporation has neglected to mention. Perhaps to use less fill, the reclaimed area will be lower than original land. If so, tsunami-hazard will be increased.
2. At rate of 1,600-2,000 yd^3 sand will last three years and not fifteen. Does this indicate removal of more than 1,687,704 yd^3 sand or will reclamation take 15 years?
3. Operation runs from 7:00 a.m. to 5:30 p.m. on weekdays. Warren Corporation predicts maximum of 80 truckloads daily. This equals 7.6 truckloads hourly leaving or approximately 15 total trucks hourly (allowing for return trips) or 1 truck every 4 minutes. Increased traffic will be safety hazard for residents, create noise disturbance and increase maintenance cost and traffic pressure on ^{FARRINGTON}~~Kamehameha~~ Highway.
4. Sand "strip mining" will begin only 50 yards from beach. Construction noise and equipment will seriously detract from enjoyable recreational use of beach.
5. Ten-foot wide buffer hedge bordering highway will conceal site from motorists' views. Buffer will conceal all other sights from motorists' views, also.

6. Project will ultimately mean destruction of polo field.

B. To Impact Statement

1. EIS does not include serious discussion of any alternative uses of the area.
2. EIS presents only sketchy plans for reclamation. Includes imprecise and meager description of present vegetation and no guarantee that proposed reclaiming plants will be successful.
3. Fails to note that a recent Governor's task force on Oceanography recommended that offshore sand deposits be exploited rather than beach sand because of potential beach sand scarcity. Current sea-grant project is developing technology to exploit offshore deposits.
4. Report argues that this 1,687,704 yd³ will "substantially absorb" the future demand for sand. With 600,000 yd³ required by industry per year, the 1.68 million yd³ will not have substantial effect especially if exploited over 15-year period.
5. Generally, report is justification for project, not critical analysis of it.

Protest

PH73-231

310 Kamehameha St.

Honolulu, Hawaii

Jan. 12, 1973

Mr. Robert H. King
General Planning Dept.

Dear Sir:

My husband and I wish to
voice existing protest against the
Kapa Corp. who, at some understanding
are planning to dig up the Polo field
and adjacent grounds at Mokolua
is long standing park & the exciting
sport arena - why then?

Surely it is a crime to remove one
of Hawaii's unusual sporting attractions.
To clear up the particular property
in such a premature manner as to remove

and the chunk of Hawaii's east deep road
in rural scene.

The road at this point and mile near
by is narrow and the undoubted use of
heavy equipment will undermine the road
and block traffic to and from many areas.
Nearby we fail to see why such an
operation could be allowed next to our beach
front. This will be an eyesore for decades
to come besides removing a much beloved
spot from the local scene.

Surely there must be other locations
less conspicuous from the highways is the
East-Holding Company Land Holding Company
that would not destroy what many
Hawaiians have looked on for years as
a great source of recreation and enjoyment.

Very truly,

Reginald Loran
Emile Loran

1/11/73-001
Protest

WAIALUA HIGH AND INTERMEDIATE SCHOOL PTA

January 5, 1973

Mr. William E. Wanket
Assistant Planning Director
Planning Department
City and County of Honolulu
629 Pohukaina Street
Honolulu, HI 96813

RECEIVED
JAN 15 AM 11:10
PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU

Dear Mr. Wanket:

Thank you for your immediate letter of response dated December 11, 1972 regarding the Waialua High School PTA's concern over the Proposed Sand Mining Operations at Mokuleia, Oahu.

Please permit the PTA to state some of its views relative to the impact of such an operation to the children and youths of the community and just as important, to the community itself. In general, the magnitude of the proposed sand mining operations scares us. We would have been more at ease, if the PTA, the Waialua Community Association, the Waialua Lions Club, and other organizations were notified and briefed as the nature of this operation. There seems to be an apparent lack of concern for the people of the Waialua Community by the sand mining company. An attitude of damn the community--get the sand out because industry needs the sand, seems to prevail.

The above observation was reached after reviewing the environmental assessment report and because of serious problems that will result from the proposed sand mining operation. Our concerns are delineated below:

- A. Disruption to Classroom Work. Waialua High and Intermediate School, consisting of classes from 7th to 12th grades, comprising some 1,050 students and 70 faculty and staff personnel, is located on 67-160 Farrington Highway. Most of our facilities are located adjacent to Farrington Highway, a busy highway which has high usage by heavy equipment. Some of our classrooms are located no less than twelve feet from the highway. The auditorium and cafeteria are located some fifty and two hundred feet, respectively, from the highway.

With the anticipated increase in truck-trailer traffic on the highway, as the result of the sand operation, there will be severe disruption to classroom instructions and will create a potential health problem. The sand operation envisions 80 truckloads per day, with each truckload amounting to 20-25 cubic yards. This equates to approximately one truck passing the school each 7 1/2 minutes. This count would become even worse if we include the present traffic from the gravel hauling trucks.

Presently, everytime a large gravel hauling truck passes the school or stops at the Sagara Store for lunch or snack, all classroom instructions and oral classroom participation must cease until the noise of passing trucks abates. We cannot and will not tolerate any increase to classroom disruptions as education of our youths will be severely affected. It is respectfully requested that other alternatives or corrective actions be vigorously pursued by the Mokuleia Ranch and Land Company, Ltd., the City and the State before approval be granted.

Suggestions:

1. That the Company absorb the cost to air condition and soundproof all classrooms immediately adjacent to Farrington Highway. This will minimize disruption to classes due to the noise problem. This suggestion is not considered unusual because the noise problem is the direct result of the sand operation.
 2. That an independent study be made to determine if there is a potential health hazard due to dust particles in the air as the result of heavy use of the highway. Particular emphasis should be placed in the cafeteria area where food is prepared and consumed.
 3. That another route be used during school hours.
 4. That sand hauling be made only during night time hours, subject to adherence to noise pollution regulations during these hours.
- B. Traffic Hazard. School hours are from 8:00 a.m. to 3:00 p.m. It is noted that the proposed hours of the sand operation are from 7:00 a.m. to 5:30 p.m. Obviously, there is or will be heavy traffic congestion on Farrington Highway during the morning and afternoon hours. Added hazards include students crossing the highway to go to Sagara Store.

Suggestion:

1. That sand and gravel hauling trucks not be permitted to use the highway fronting the school one-half hour before and after the start and end of school. This suggestion is made with the assumption that suggestion A-1 in the previous paragraph is implemented.

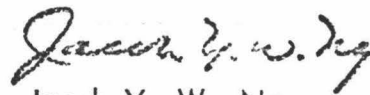
- C. Congestion on Kaukonahua Road. The Kaukonahua Road, which parallels the Kaukonahua Gulch and leading up to Schofield Barracks, is a two lane, narrow, winding, and rising highway. This highway serves as a major thorough-fare for many residents who commute to outlying areas. At the present time, gravel-hauling trucks travel up the highway at a speed of 10 to 15 miles an hour, greatly impeding traffic and creating an extremely hazardous traffic condition for incoming traffic on hills and on curves. The proposed sand hauling operation will increase traffic substantially and if permitted to use Kaukonahua Road, will cause an untenable situation. It is envisioned that travel time to Schofield/Wahiawa will increase 100%. Such inconveniences cannot and should not be tolerated by local residents. Kaukonahua Road by design was not intended for heavy truck use. Since its origin some fifty years ago, Kaukonahua Road has not been improved.

Suggestion:

1. That Kaukonahua Road be off-limits to all sand, gravel, and heavy hauling trucks and equipment. Instead, these trucks and equipment be required to use Kamehameha Highway.
- D. Maintenance of Roads. Due to unusually heavy use of roadways, a maintenance plan be prepared by the City and the State to insure that all roads affected by this operation is adequately maintained. This should include the regular use of a Road Sweeper on the highway fronting the high school.

In conclusion, we appreciate the opportunity for bringing the concerns of the local PTA to this honorable body. We know that you will agree that the welfare of the children and youths of the community is of paramount importance to the City as well as the community. The aforementioned views represent our thoughts on the Sand Mining Operation and should be used in any subsequent public hearings.

Sincerely yours,



Jacob Y. W. Ng
President

ck

cc: State Land Use Commission
Mr. Gordon Kuwada, Principal, Waialua High and Intermediate School
Mr. Tim Hay, President, Waialua Community Association
Councilman Toraki Matsumoto
Representative Howard Oda
Representative Oliver Lunasco
Mr. William Araki, Superintendent, Central Oahu District
Mr. Allen I. Marutani

Protest

January 14, 1973

Planning Commission
Honolulu City and County
629 Pohukaina Street
Honolulu, Hawaii 96813

Attention: Mr. Robert R. May, Planning Director

RECEIVED
JAN 16 AM 10:32
PLANNING DEPARTMENT
CITY AND COUNTY
OF HONOLULU

Gentlemen:

Re: Request for Conditional Use Permit by
Warren Corporation on Wokuleia Lands
Tax Map Key: 6-8-03: 11, 15-17, 19, 20,
30, 33 and 35

As an owner and occupant of real property in Wokuleia, I wish to express my opposition to a conditional use permit to the Warren Corporation on the captioned Dillingham lands for numerous reasons, among which are:

1. Excessive and unhealthful dust and dirt from mining operations.
2. Excessive noise from mining operations in close proximity to residential areas.
3. Excessive noise and danger from greatly increased vehicular traffic over an inadequate two-lane highway.
4. Possible realignment of natural drain basins which ~~may endanger neighboring lands.~~
5. Possible danger to children of accumulated water in mined areas.
6. Possible danger to children of mining machinery and equipment.
7. Possible pollution of beach.
8. Potential increase of erosion from stripping of land.
9. Cancellation of a rural sports area that is an attraction for residents and visitors-one of the few away from congested areas on Oahu.
10. Reduced value of property.

It is with concern that I express these reasons and hope you will consider them while making your decision.

Sincerely yours,
Joyce W. Wrobel
(Mrs. Theodore Wrobel)
66-615 Washington Way.
Honolulu, Hawaii 96813

UNIVERSITY OF HAWAII

Environmental Center
Office of the Director

MEMORANDUM

February 15, 1973

PLANNING
DEPARTMENT
CITY AND COUNTY
OF HONOLULU

3 FEB 16 PM 2:30

RECEIVED

TO: Richard Marland

FROM: Jerry M. Johnson

RE: Warren Corporation comments concerning the Environmental Center review of the proposed sand mining operation at Mokuleia, Oahu

Unfortunately three of the reviewers of the draft EIS are out of state and thus could not take part in this second-round review. Consequently, comments contained herein are limited to those of Harold Baker, Director, Land Study Bureau; Ruth Gay, Botany and Jerry Johnson, Environmental Center and Public Health.

In general many of the Warren Corporation comments seem evasive rather than being direct responses to the concerns brought out in our earlier review. Thus many of those concerns still hold. They are:

1. A detailed index of plants to be sacrificed should have been included in the draft EIS so that a careful appraisal of the proposed action could be made.

2. Detailed plans for the revegetation of the mining and borrow areas and vegetation plans for the buffer zones and berms should have been included in the draft EIS. The often mentioned objective of working closely with the soil conservation people later is completely unsatisfactory in that respect. In addition, if the project proposers are so interested in the advice of the soil conservation people, this interfacing already should have been established and the resulting recommendations incorporated into the draft EIS, rather than being a vague after thought.

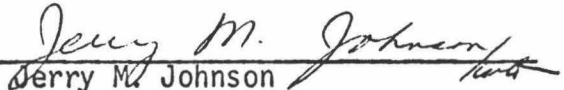
3. The possibility of stockpile erosion as discussed in our earlier review referred to the soil to be used to fill in the sand mining areas rather than the mined sand. The siltation basin proposed in the Warren Corporation's response to our review may control such sediment transport. However, without detailed engineering plans for the basin, detailed plans for the proposed grading activities and detailed maps showing existing and final topography, including drainage patterns, the effectiveness of the siltation basin in controlling sediment transport cannot be assessed.

4. The extreme dryness of the area may lead to nuisance dust problems as discussed in our earlier report. The area, according to Warren Corporation, is to be wetted down to control dust generation. Does this mean equipment and

personnel will be on-site during after work hours for periodic application of water if such application is found necessary?

5. Nowhere in either the draft EIS or the Warren Corporation response to the E.C. review are the long-term modifications and their impact on the total environment adequately discussed. These changes will involve the site's topography, biota and soil. What effects, if any, will these alterations have on the long-range use of the proposed site and surrounding areas? These possible impacts should relate to the total environment including the whole complex of physical, biological and sociocultural components and their interactions and interrelationships.

6. Finally, revegetation will not occur immediately even if the Warren Corporation fulfills its promise of replanting as soon as the mined areas are filled in.


Jerry M. Johnson
Assistant Director



February 1, 1973

University of Hawaii
Environmental Center
Office of the Director

Dear Dr. Johnson,

Re: Environmental Center's Comments to the Environmental
Assessment for the Proposed Sand Mining Operations
at Mokuleia, Oahu.

Thank you for your comments. We have attempted to
clarify our assessment and proved appropriate answers to
your memorandum of November 22, 1972, below.

A. 1. In regards to your more knowledgeable and detailed
observations of increment two's flora, we feel that in
generalizing we have neglected to name the plants or trees
which are not abundant in the area. We must admit your
reviewers' expertise clearly specifies the flora in increment
two and gives much better description of flora. We will try
to be more specific in answering the questions asked about
the affects of the mining on the existing flora.

✓ We will be sand mining approximately 250 feet from
the shoreline. The "natural strand community" (plants)
would be undisturbed and we plan to retain the two rows of
ironwood trees, allowing an additional twenty feet (from
the tree) in order to avoid the roots.

The area to be mined in increment 2 is the property
of Mokuleia Ranch, who will, even if the permit is not
granted, remove some trees (the scattered ironwoods, coconut
trees in the middle of increment two) for the installation
of irrigation pipes.

3. The expected rate of revegetation after reclamation
have taken place will be immediately upon covering the
reclaimed land at Mokuleia. So we feel that no biological
environmental changes will take place.

4. See above '1 and 2

5. We will work closely with the soil conservation people and follow their recommendations as to the size and best suited types of shrubberies to be planted in the buffer zones. Therefore, we have not stated the specific information about size and kind due to the fact that we intend to rely on the soil conservation department for their expert advice.

6. The location of the man made berms shall be behind the 30 feet buffer zone (city planning recommended the 10 feet be changed to 30 feet). We will also stay inside of the ironwood trees in case they are in the area where the berms are to be constructed. As to the vegetation, we will be working with the soil conservation people for advice.

7. The sand shall be mined on requirement basis. As we sell the sand, we will screen and haul simultaneously, to try to speed up the land reclamation as fast as possible. The depth of mining will depend greatly on the area which is to be mined. We will try to go as far down as possible to get the most amount of sand from the area. We feel that we will not be causing any erosion of stockpiled sand, the reason for my opinion is based on 2 factors.

1. The land is almost flat. There is a slight slope of 0% to 2% depending on where we are speaking about. There will not be any pollution to the ocean due to the slight grade, therefore, the water will be limited to the area. Also if the water is to flow it will flow to the stream contour of the land slope and we will have a silting basin.

2. If you are familiar with sand, sand has good drainage factor, unlike soil, and the absorption factor is great. Immediate revegetation will take place after the reclamation.

8. ~~Mr. Allen Marutani~~

Mr. William C. Hong traffic study.

Because of the peak hours traffic, 6:30 a.m. to 7:45 a.m., we will not begin daily operations until 7:30 in the morning. By the time our trucks are loaded and traveling up hill, it will be approximately 8:15 a.m. or later, therefore, bypassing any traffic. The beach area you have mentioned will not be disturbed because we will be hauling fill material to replace sand hauled out during the week. We will be working in the ranch land area.

9. (a) We feel there will not be other deleterious beach effects in reference to the 150 feet setback. The setback is behind ironwood trees, around 300 feet behind the shoreline. Because we are behind the ironwood trees, we cannot control ocean current actions which generates

sand deposits or deletes sand in reverse actions at various times of the year. The beach, we feel, is stabilized because of the fact that the ironwood trees have been there for many years, undisturbed by changes in ocean currents and we will be removing sand inland behind these ironwood trees.

(b) We believe the answer to the previous question about staying behind the ironwood trees applies to (b), therefore, we would not destroy any future plans for a city and county or state beach park.

10. We feel that no dust will be generated after 5:30 in the afternoon due to the fact that the stockpile and work area will be wetted down. Also, the backfill will be wetted down and grassed as soon as possible.

11. As to the doubt of the assessment, we feel it is correct, that the improved landscaped land will support, through better irrigation, 5 times as many cows per acre than it did in its original state at 1 cow per acre. Item 3, the third sentence refers to the fact that sand is scarce in the entire state, especially on Oahu, that there will be no available beach sand after 1975 due to the Shoreline Setback Act 136, 205-31, Hawaii Revised Statutes, unless further conditional use permits are granted to mine sand.

12. All appropriate state and local rules and regulations will be complied with.

Item B, we feel that we have answered this question pretty thoroughly. Trees, shrubberies and plants to be planted will be made on the advice and recommendation of the department of soil conservation. We will also work with the Mokuleia Ranch for reclamation. Therefore, we continue to say we feel that we will not change the biotic environment by any means, nor will there be any interruption to the aesthetic shoreline.

13. In our further studies of the possibility of mining sand offshore, we find 5 points which are objectable.

1. The sand that was brought out to the concrete industry from offshore was unsuitable for use in concrete. Its contents were seashells and did not meet the concrete tests.

2. At the present time it is economically impossible to mine offshore on a large commercial scale.

3. We also feel that environmentally it would be damaging to the coral growth and surroundings.

4. There has been no legislative action that have supported offshore mining.

5. At the present time, I would like to comment that it is merely a study and not an alternate source of material, but could be with more effective study.

As far as the alternate sites on this island, we have made a study and have come up with these unfavorable views.

1. Many of the areas already have a high density population.
2. Mined already.
3. Cannot remove sand from beaches
4. Unsuitable, as in the Zions Securities Corporation property case, Laie.
5. Property owners do not wish to mine sand, for example the Campbell Estates because of tax problems.

So we feel that no alternate sites are available due to these reasons.

14. As far as the laboratory analysis on the sand, we are submitting the test from Pacific Cement and Aggregates and Geolabs-Hawaii for your further studies.

This completes our answers to your Environmental Center, and may we ask your cooperation in replying by the 12th of February, 1973. We will be more than happy to answer any further questions you may have by calling us at 847-5577. In the event that we do not receive any replies by the 12th of February, we will assume that no further inquiries will be made. Thank you.

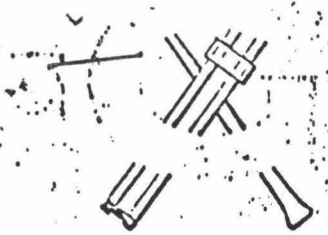
Respectfully yours,

Warren Kobatake

Warren Kobatake
President

WK:bd

cc: Harold L. Baker, Director, Land Study Bureau
Charles L. Bretschneider, Ocean Engineering
Fred M. Casciano, Ocean Engineering
Ruth Gay, Botany
Theodore T. Lee, Ocean Engineering
✓ Carl Smith, City Planning
Richard Marland, Environmental Quality Control



COLABE-HAWAII, Inc.

Soils and Foundation Engineering, Geology
1553 Colburn Street, Suite 203 • Honolulu, Hawaii 96817 • (808) 841-5054

Materials Testing Division

• 2825 Koapaka Street Honolulu, Hawaii 847-1337

Warren Corporation
2685 North Nimitz Hwy.
Honolulu, Hawaii

February 25, 1972
LO-0179-HI

ATTENTION: Mr. Warren Kobatake

SUBJECT: Destructive Testing of Sand.

Gentlemen:

The results obtained after performing the requested tests on the coral sand sample delivered to our laboratory facilities and tested in accordance with the applicable sections of ASTM Standards are as follows:

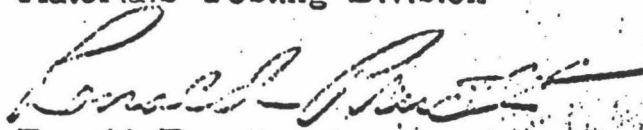
<u>Test</u>	<u>Method</u>	<u>Requirement</u>	<u>Results</u>
Soundness of Aggregates by use of Magnesium Sulfate	ASTM C 88-63	15% Maximum allowable loss	11.86 % *
Grading (A required test)	ASTM C 136-67	Refer to information given below.	
Sieve Sizes	% Passing	Specification (% Passing)	
3/8"	100	100	
No. 4	95 - 100	99.4	
No. 8	80 - 100	98.3	
No. 16	50 - 85	88.2	
No. 30	25 - 60	26.1	
No. 50	10 - 30	7.9	
No. 100	2 - 10	1.2	

Note: The gradation slightly out of specification on the No. 16 sieve.

The percentage loss is weighted in accordance with the grading (per ASTM C 31 - 67, Section 3 and 5) and was determined after five (5) cycles of the Soundness Test in a solution of Magnesium Sulfate. (Source of Sample: Mokuiaia).

Should any additional information be desired please contact our office.

Very truly yours,
GEOLABS-HAWAII, INC.
Materials Testing Division


Ronald Pruett
Operational Director

WILLIAM C. HONG

CONSULTING ENGINEER
CIVIL - TRAFFIC

ROOM 416 1109 BETHEL STREET
HONOLULU, HAWAII 96813
PHONE 633-6939

January 22, 1973

Mr. Warren Kobatake
Warren Corporation
2685 Nimitz Highway
Honolulu, HI 96819

Dear Sir:

Traffic Study on Truck Operations
on Kaukonahua Road - Waialua, Oahu

In compliance with your request, we have completed the study of the traffic operations on Kaukonahua Road from Thompson Corner to Wilikina Drive. The study is focused on the heavy-truck operations on Kaukonahua and makes some comparative determinations of the effects your additional truck operations will have upon the existing traffic there.

It is our conclusion that your additional truck runs will not seriously affect the traffic conditions that now exists on Kaukonahua. True, any additional heavily-laden truck on Kaukonahua will create additional spot delays, but on the overall, the effects on present traffic conditions are small.

During the study, I had the opportunity to review 81 traffic accident reports for Kaukonahua for 1970, 1971, and 1972 (ending September). From the safety standpoint, it is important to note that there were no accidents on Kaukonahua during those time periods involving a haul-truck or a vehicle passing these trucks.

The attached report contains the data and basis upon which the conclusions were drawn.

Thank you for the opportunity to work with you.

Respectfully submitted,

William C. Hong
William C. Hong
Consulting Engineer

WCH/lis

Enc.

STATEMENT OF PROBLEM AND STUDY PURPOSE

The Problem

Figure 1 shows the work area being proposed by Warren Corporation for the quarrying of sand and the truck route to be taken for the disposal of the sand.

A 4.4-mile stretch of Kaukonahua Road between Thompson Corner and Wilikina Drive is on an up-hill grade. Because of these grades, loaded trucks moving mauka-bound are not able to maintain the speeds of the normal light vehicular traffic. Because Kaukonahua is a 2-lane road, occasionally traffic movements are queued behind these trucks in search of passing opportunities.

Purpose of Study

The purpose of this Study is to quantify the existing traffic conditions on Kaukonahua Road between Thompson Corner and Wilikina Drive, gage the effects that the proposed additional truck runs by Warren Corporation will have on the existing traffic and make recommendations for minimizing traffic delays and increased safety.

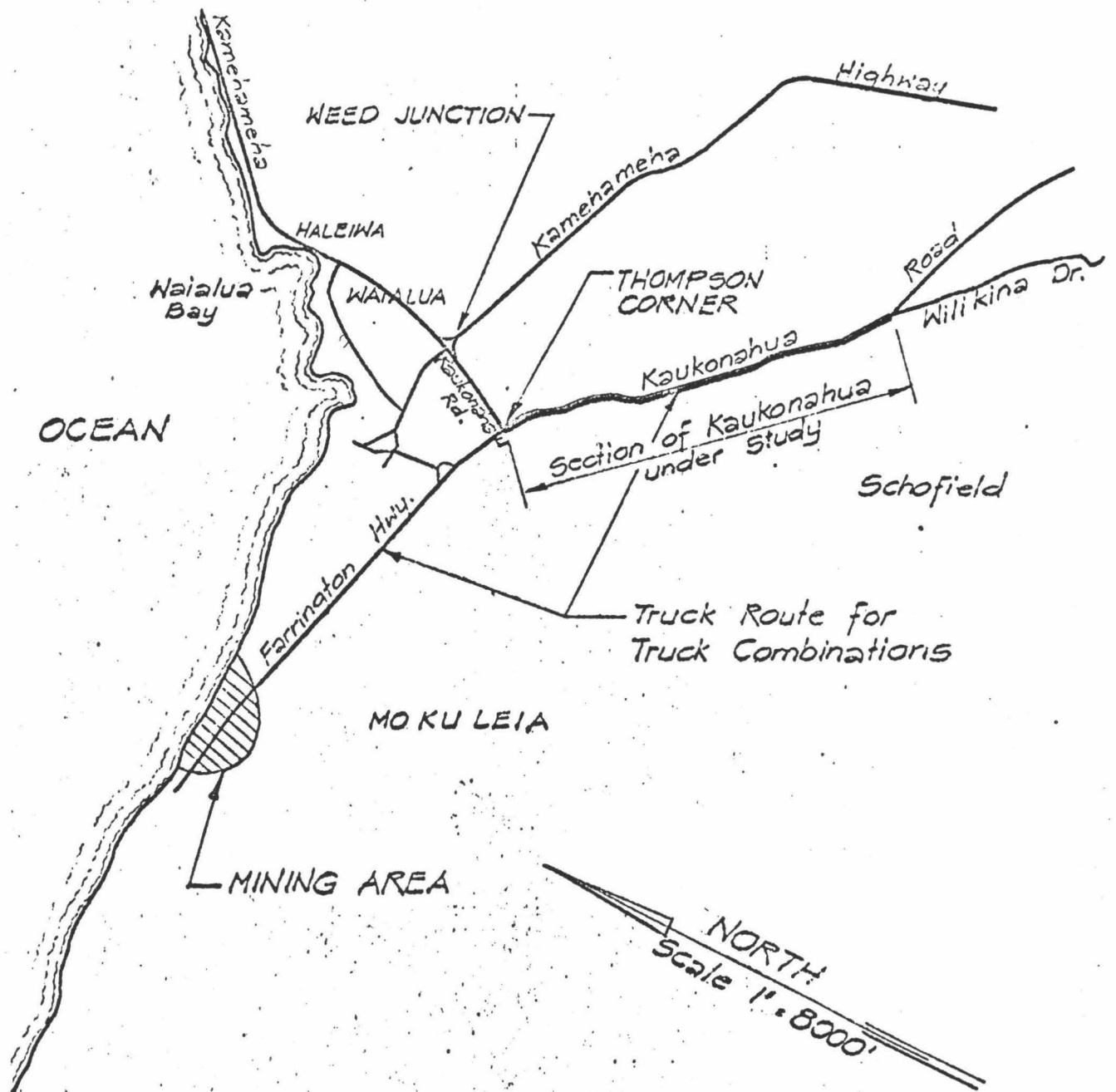
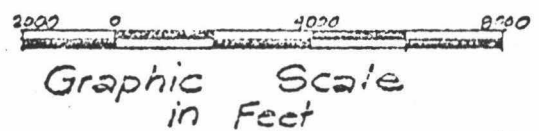


FIGURE 1
GENERAL LOCATION
MAP



EXISTING ROAD CONDITIONS

Figure 2 shows the layout of Kaukonahua Road between Thompson Corner and Wilikina Drive. Summarized, existing roadway conditions are as follows:

Length: 4.4 miles

Pavement Width: 20 feet (wider at various points)

Road Grades: average from 4% to 7% on the incline

Road Surface: asphalt-concrete

Shoulders: lined with trees; most sections unusable
by large vehicles

Other field observations include:

Pavement Markings: appropriately designed with no
passing zones

Speed Limit: 35 mph on the incline and
45 mph on the flat

TRAFFIC COUNTS AND OPERATIONS

Traffic Counts

A 2-direction, 12-hour traffic count at 15-minute intervals was made on Kaukonahua Road on January 19, 1973, a Friday. Five vehicle types were considered in the count. Actual counts are shown in Tables A and B.

Hourly variations of traffic movements are shown in Fig. 3.

Peak and Off-Peak Traffic Hours

From Tables A and B, the following peak traffic hours were determined:

A.M. Peak Traffic Hour: 0645 to 0745 (mauka-bound movements heavier)

P.M. Peak Traffic Hour: 1600 to 1700 (makai-bound movements heavier)

Off-Peak Traffic Period: 0745 to 1600 (both directions)

Operations Data

From the 12-hour count, the following information is listed:

1. 12-Hour Volumes

- a. Total 12-Hour Volume (mauka-bound): 2,105 veh.
- b. Total 12-Hour Volume (makai-bound): 1,986 veh.
- c. Total 12-Hour Volume (both ways): 4,091 veh.

2. Peak-Hour Volumes

- a. Total A.M. Peak-Hour Volume: 344 veh.
(mauka-bound)
- b. Total P.M. Peak-Hour Volume: 420 veh.
(makai-bound)

TABLE A

SUMMARY OF VEHICULAR MOVEMENT COUNTS
KAUKONAHUA ROAD BETWEEN THOMPSON CORNER
AND JUNCTION AT WILIKINA DRIVE (MAUKA - BOUND)

Date: 1/19/73
Weather: Dry and clear

Count
Station: UH Exp. Station

Time Period	Passenger	Panel	SU	Truck Comb.	Bus	Motorcycle	Total
0530	44	9	-	-	-	-	53
0545	39	3	1	-	-	-	43
0600	74	7	-	-	-	-	81
0615	55	9	-	-	-	1	65
0630	81	8	-	-	-	2	91
0645	60	8	-	1	-	2	71
0700	84	4	-	-	-	1	89
0715	75	2	1	2	-	3	83
0730	93	5	-	1	1	1	101
0745	47	5	1	1	-	-	54
0800	26	6	1	2	-	-	35
0815	38	-	-	-	-	1	39
0830	35	10	1	-	1	-	47
1845	31	2	2	-	-	-	35
0900							

A.M. PEAK TRAFFIC HOUR: 0645 TO 0745

Table A cont'd

Time Period	Passenger	Panel	SU	Truck Comb.	Bus	Motorcycle	Total
0900	27	3	1	1	-	-	32
0915	33	1	1	1	-	-	36
0930	22	1	-	-	-	-	23
0945	17	1	-	3	-	-	21
1000	24	3	2	-	-	-	29
1015	21	2	-	1	2	-	26
1030	29	3	2	1	-	1	36
1045	28	2	-	1	-	-	31
1100	27	7	-	-	-	2	36
1115	35	1	3	-	-	-	39
1130	24	1	1	-	-	1	27
1145	18	2	-	-	-	-	20
1200	22	4	1	1	-	-	28
1215	18	1	-	1	-	1	21
1230	36	6	2	1	-	-	45
1245	32	5	-	2	-	-	39
1300	21	1	2	-	-	-	24
1315	21	-	-	1	-	-	22
1330	30	4	1	-	-	-	35
1345	32	4	-	2	-	-	38
1400							

Table A cont'd

Time Period	Passenger	Panel	SU	Truck Comb.	Bus	Motorcycle	Total
1400	25	5	2	-	1	-	33
1415	26	7	2	1	-	1	37
1430	42	2	6	-	1	-	51
1445	53	2	1	-	-	-	56
1500	41	-	-	1	-	1	43
1515	41	4	3	1	-	-	49
1530	46	9	1	-	-	-	56
1545	31	4	-	-	-	-	35
1600	35	4	2	-	-	-	41
1615	43	3	1	3	-	-	50
1630	37	2	-	1	1	1	42
1645	34	4	-	-	-	-	38
1700	30	5	1	1	-	-	37
1715	36	3	1	-	2	-	42
1730	<u>36</u>	<u>3</u>	<u>1</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>42</u>
TOTALS:	1,819	184	43	31	9	19	2,105

P.M. PEAK TRAFFIC HOUR: 1600 TO 1700

TABLE B

SUMMARY OF VEHICULAR MOVEMENT COUNTS
KAUKONAHUA ROAD BETWEEN THOMPSON CORNER
AND JUNCTION AT WILIKINA DRIVE (MAKAI-BOUND)

Date: 1/19/73

Weather: Dry and clear

Count

Station: UH Exp. Station

Time Period	Passenger	Panel	SU	Truck Comb.	Bus	Motorcycle	Total
0530	4	2	-	-	-	-	6
0545	7	1	-	-	-	-	8
0600	8	1	-	-	-	-	9
0615	6	5	-	1	-	-	12
1630	15	3	-	1	-	-	19
1645	7	3	3	3	-	-	16
0700	12	3	-	1	-	-	16
0715	18	1	1	4	-	-	24
0730	23	2	2	1	1	-	29
0745	27	3	-	-	-	-	30
0800	14	2	-	-	-	-	16
0815	18	6	1	-	-	-	25
0830	17	4	-	3	-	-	24
0845	17	4	1	1	-	-	23
0900							

Table A (cont'd)

Time Period	Passenger	Panel	SU	Truck Comb.	Bus	Motorcycle	Total
0900	20	4	1	1	-	-	26
0915	10	-	-	2	-	-	12
0930	16	2	2	1	-	-	21
0945	20	4	8	1	-	-	33
1000	13	2	3	1	-	1	20
1015	34	2	-	-	-	1	37
1030	34	6	9	-	-	-	49
1045	28	1	-	1	-	-	30
1100	27	3	-	1	-	-	31
1115	38	3	1	-	-	-	42
1130	25	2	1	-	-	-	28
1145	33	2	-	-	-	-	35
1200	36	1	2	-	-	1	40
1215	28	4	-	-	-	2	34
1230	31	2	3	2	-	-	38
1245	38	3	2	-	1	-	44
1300	39	1	1	1	-	-	42
1315	28	-	-	-	-	-	28
1330	37	1	-	2	-	-	40
1345	33	5	3	-	1	-	42
1400							

Table B
Sheet 2 of 3

Table B (cont'd)

Time Period	Passenger	Panel	SU	Truck Comb.	Bus	Motorcycle	Total
1400	36	3	4	-	-	-	43
1415	35	5	1	1	-	-	42
1430	49	1	1	1	-	-	52
1445	46	7	1	-	-	1	55
1500	42	1	1	-	-	-	44
1515	52	7	1	-	-	1	61
1530	91	13	-	-	-	-	104
1545	68	14	-	-	-	1	83
1600	110	10	1	-	-	1	122
1615	68	13	-	-	-	-	81
1630	114	11	1	1	-	1	128
1645	84	5	-	-	-	-	89
1700	101	3	1	-	-	1	106
1715	43	4	-	-	-	-	47
1730	<u>43</u>	<u>4</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>47</u>
TOTALS:	1,700	185	56	31	3	11	1,986

P.M. PEAK TRAFFIC HOUR: 1600 TO 1700

FIGURE 3

HOURLY VEHICULAR TRAFFIC VOLUMES (ALL TYPES)

KAUKONAHUA ROAD

FROM THOMPSON CORNER TO
KAUKONAHUA - WILIKINA JUNCTION

Date of Count: 1-19-73
Count Station: at UH exp. sta.

Mauka-bound
(Up-hill)

Makai-bound
(Down-hill)

NO. OF VEHICLES/HOURS

400

300

200

100

0

From:	5	6	7	8	9	10	11	12N	1	2	3	4	5
To:	6	7	8	9	10	11	12N	1	2	3	4	5	6
	(A.M.)							(P.M.)					

TIME PERIOD

Prepared by: William C. Hong
Consulting Engineer

3. Off-Peak Volumes:

a. Mauka-Bound	1,178 veh.
b. Makai-Bound	1,274 veh.

Percent of Vehicle-Types during 12-Hour Period (mauka-bound):

a. Passenger Panel	95%
b. SU	2
c. Truck Combination	1
d. Bus	0
e. Motorcycle	1
	100%

4. Percent of Vehicle-Types during A.M. Peak-Hour
(mauka-bound)

a. Passenger and Panel	97%
b. SU	0
c. Truck Combination	1
d. Bus	0
e. Motorcycle	2
	100%

5. Percent of Vehicle-Types during Off-Peak Period
(mauka-bound)

a. Passenger and Panel	94%
b. SU	3
c. Truck Combination	2
d. Bus	0
e. Motorcycle	1
	100%

Observation

An important observation: All truck-combinations on the makai-bound, down-hill lane of Kaukonahua Road carry no load.

OVERALL TRAVEL SPEEDS

General

Speed is a primary consideration for most traffic movement studies. The physical characteristics of a roadway, the weather, presence of other vehicles, effects of traffic control devices, etc. are all reflected in speed.

This Study will utilize "overall travel speeds" in order to secure comparative data. "Overall travel speed" is defined as the speed over a specified section of a road, being the average of all traffic travelling within the section.

Existing travel speeds on Kaukonahua Road were determined from a total of 8 runs, utilizing speedometer readings.

Existing Travel Speeds

Figure 2 shows the travel speeds observed. They are summarized as follows:

1. Travel speed, both directions,
without truck combinations: 45 plus mph.
2. Travel speed for loaded
truck combinations, (mauka-bound): 17 - 40 mph.
3. Critical speed section: between mile-station
1.2 and 1.5 (17 mph.)

ACCIDENT RECORD FOR KAUKONAHUA

Total accidents recorded by the police for Kaukonahua Road between Thompson Corner and Wilikina Drive for three years are summarized as follows:

1970	-	20 accidents
1971	-	31
1972 (to Sept.)	<u>31</u>	
Total	-	82 accidents

The following is noted:

1. Most of the accidents took place either during early morning or late evening.
2. Most of the accidents were the "hitting fixed object" and "running offroad" types.
3. There were no accidents involving semi-combinations, single-unit trucks or buses.
4. There were no accidents that came as a result of attempting to pass a semi-combination, single-unit truck or bus.

METHOD OF ANALYSIS

The traffic data shows that the problem of the slow-moving loaded trucks occurs only on the mauka-bound, uphill lane of Kaukonahua Road during the off-peak period. Therefore, the Study analyses will be based on the mauka-bound traffic only, from 0745 to 1600.

Warren Corporation proposes to add 20 to 80 truck runs, or an average of 50 runs, per day on Kaukonahua Road. Besides analyzing the additional 50 runs, comparative data will also be developed for both 35 and 20 additional runs.

The effects of adding the above truck traffic to the existing traffic will be measured in two ways:

1. Ratio of truck movements to total movements, expressed in percent, and
2. Comparison of overall travel speeds for the critical road section at mile-station 1.2 to 1.5 (Figure 3).

Because the volume of bus movements is insignificant, it will be combined with the truck movement volumes.

PERCENT TRUCK ANALYSIS

Following is a summary of the percentages of total traffic which are trucks. Calculations are shown in Appendix A.

<u>Situation</u>	<u>Percent Trucks</u>	<u>Percent Increase over Existing</u>
1. Under existing conditions:	5	-
2. If 20 truck movements were added:	7	2
3. If 35 truck movements were added:	8	3
4. If 50 truck movements were added:	9	4

OVERALL TRAVEL SPEED ANALYSIS

Basis

Warren Corporation proposes to use tractor-trailer semi units and truck-trailer combinations for its sand hauling operation. These vehicles are similar in make-up and size to the truck combinations which presently haul materials up Kaukonahua Road. The truck units are relatively new, about 3 to 4 years old, and have high horse power engines. It is anticipated that they will be capable of attaining the speeds which are shown on the speed profile for truck combinations in Figure 3. Therefore, the speed profile will be used in this analysis.

The critical section of Kaukonahua Road is between mile-stations 1.2 and 1.5, a length of 0.3 mile. The travel speed here for truck combinations is the lowest - at 17 mph. Although the fast moving vehicles (passengers and panels) are travelling over this stretch at an average of 45 mph, for computation purposes, the speed limit of 35 mph will be used as the speed for the light vehicles.

Because truck movements were the heaviest from 1345 to 1445 (Table A), truck data from this period will be used.

Analysis

The analysis involves averaging the travel speeds of all vehicles through the critical section and takes into consideration probable queueing behind trucks for passing purposes.

Summary of Results (see Appendix B for computations)

<u>Condition</u>	<u>Overall Travel Speed</u>
1. Existing	26 mph
2. If 20 truck movements were added:	25 mph
3. If 35 truck movements were added:	24 mph
4. If 50 truck movements were added:	23 mph

CONCLUSION

Should Warren Corporation add 50 truck runs on Kaukonahua Road after the A.M. peak hour,

1. The percent of truck to total vehicle movements will be increased slightly by 4%.
2. There will be a minor decrease in overall travel speed at the most critical section of Kaukonahua Road of about 3 mph.

Because the adverse effects upon existing traffic conditions are small, the addition of the 50 truck runs per day will not create any serious problems on Kaukonahua Road.

RECOMMENDATIONS TO MINIMIZE DELAYS
AND INCREASE TRAFFIC SAFETY

The following recommendations are made for the purpose of minimizing traffic delays and increasing traffic safety:

1. Restrict truck runs on Kaukonahua Road to time periods after the A.M. peak hour (0745).
2. Space all trucks at a minimum of about 0.5 mile apart.
3. Instruct all drivers to blink their left rear signal to vehicles following behind when passing opportunities present themselves. The safe passing distance for a 35 mph passing and opposing speed is over 1,000 feet.
4. On level grades and on downhill grades, drive within the posted speed limit. Keep appropriate gaps between the truck and the front vehicle. At 40 mph on dry pavement, the safe stopping sight distance is about 250 feet.

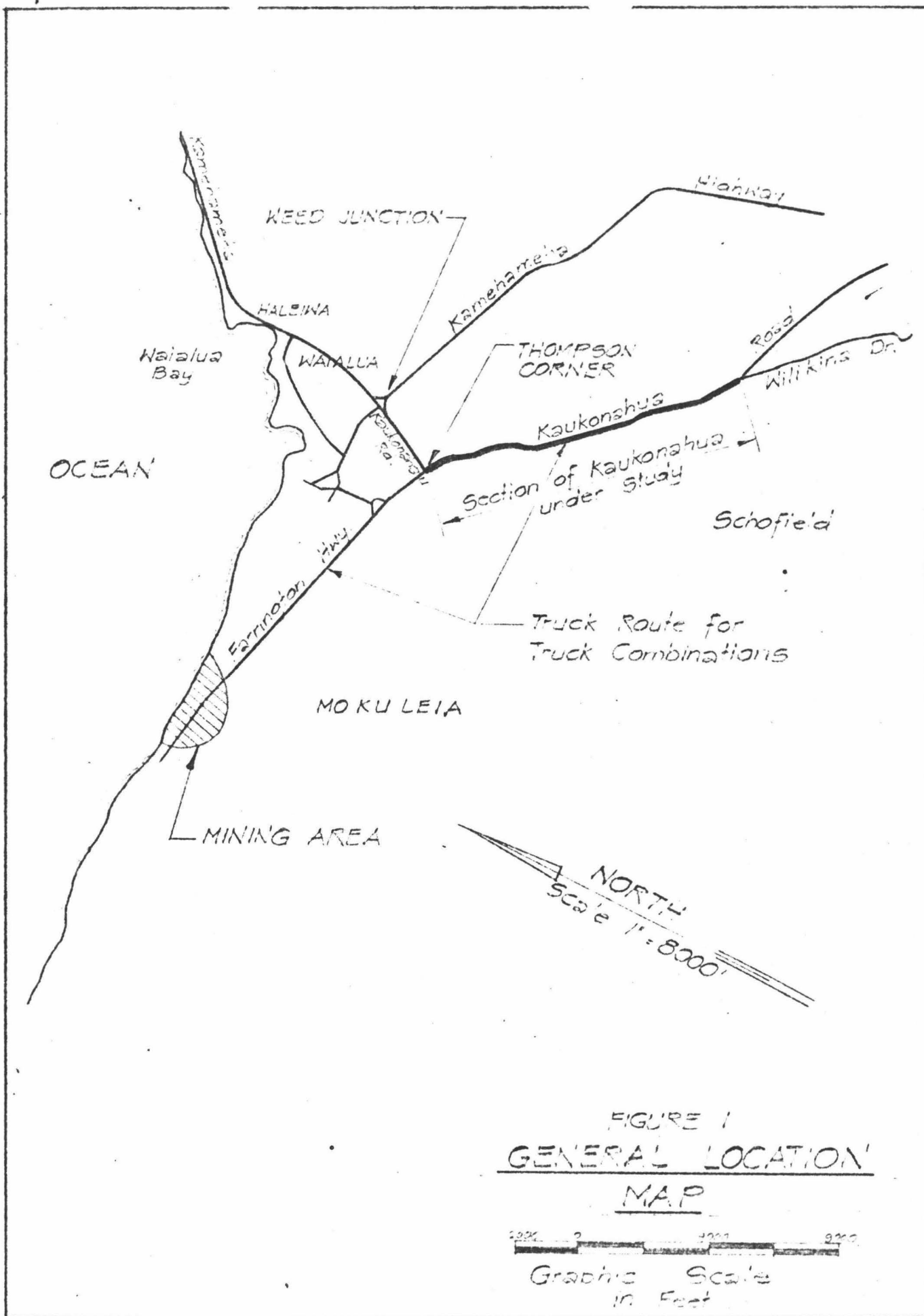


FIGURE 1

TABLE A

SUMMARY OF VEHICULAR MOVEMENT COUNTS
KAUKONAHUA ROAD BETWEEN THOMPSON CORNER
AND JUNCTION AT WILIKINA DRIVE (MAUKA - BOUND)

Date: 1/19/73
Weather: Dry and clear

Count
Station: UH Exp. Station

Time Period	Passenger	Panel	SU	Truck Comb.	Bus	Motorcycle	Total
0530							.
	44	9	-	-	-	-	53
0545	39	3	1	-	-	-	43
0600	74	7	-	-	-	-	81
0615	55	9	-	-	-	1	65
0630	81	8	-	-	-	2	91
0645	60	8	-	1	-	2	71
0700	84	4	-	-	-	1	89
0715	75	2	1	2	-	3	83
0730	93	5	-	1	1	1	101
0745	47	5	1	1	-	-	54
0800	26	6	1	2	-	-	35
0815	38	-	-	-	-	1	39
0830	35	10	1	-	1	-	47
1845	31	2	2	-	-	-	35
0900							

A.M. PEAK TRAFFIC HOUR: 0645 TO 0745

Table A cont'd

Time Period	Passenger	Panel	SU	Truck Comb.	Bus	Motorcycle	Total
0900	27	3	1	1	-	-	32
0915	33	1	1	1	-	-	36
0930	22	1	-	-	-	-	23
0945	17	1	-	3	-	-	21
1000	24	3	2	-	-	-	29
1015	21	2	-	1	2	-	26
1030	29	3	2	1	-	1	36
1045	28	2	-	1	-	-	31
1100	27	7	-	-	-	2	36
1115	35	1	3	-	-	-	39
1130	24	1	1	-	-	1	27
1145	18	2	-	-	-	-	20
1200	22	4	1	1	-	-	28
1215	18	1	-	1	-	1	21
1230	36	6	2	1	-	-	45
1245	32	5	-	2	-	-	39
1300	21	1	2	-	-	-	24
1315	21	-	-	1	-	-	22
1330	30	4	1	-	-	-	35
1345	32	4	-	2	-	-	38
1400							

Table A cont'd

Time Period	Passenger	Panel	SU	Truck Comb.	Bus	Motorcycle	Total
1400	25	5	2	-	1	-	33
1415	26	7	2	1	-	1	37
1430	42	2	6	-	1	-	51
1445	53	2	1	-	-	-	56
1500	41	-	-	1	-	1	43
1515	41	4	3	1	-	-	49
1530	46	9	1	-	-	-	56
1545	31	4	-	-	-	-	35
1600	35	4	2	-	-	-	41
1615	43	3	1	3	-	-	50
1630	37	2	-	1	1	1	42
1645	34	4	-	-	-	-	38
1700	30	5	1	1	-	-	37
1715	36	3	1	-	2	-	42
1730	<u>36</u>	<u>3</u>	<u>1</u>	<u>-</u>	<u>2</u>	<u>-</u>	<u>42</u>
TOTALS:	1,819	184	43	31	9	19	2,105

TABLE B

SUMMARY OF VEHICULAR MOVEMENT COUNTS
KAUKONAHUA ROAD BETWEEN THOMPSON CORNER
AND JUNCTION AT WILIKINA DRIVE (MAKAI-BOUND)

Date: 1/19/73

Weather: Dry and clear

Count

Station: UH Exp. Station

Time Period	Passenger	Panel	SU	Truck Comb.	Bus	Motorcycle	Total
0530	4	2	-	-	-	-	6
0545	7	1	-	-	-	-	8
0600	8	1	-	-	-	-	9
0615	6	5	-	1	-	-	12
1630	15	3	-	1	-	-	19
1645	7	3	3	3	-	-	16
0700	12	3	-	1	-	-	16
0715	18	1	1	4	-	-	24
0730	23	2	2	1	1	-	29
0745	27	3	-	-	-	-	30
0800	14	2	-	-	-	-	16
0815	18	6	1	-	-	-	25
0830	17	4	-	3	-	-	24
0845	17	4	1	1	-	-	23
0900							

Table B (cont'd)

Time Period	Passenger	Panel	SU	Truck Comb.	Bus	Motorcycle	Total
0900	20	4	1	1	-	-	26
0915	10	-	-	2	-	-	12
0930	16	2	2	1	-	-	21
0945	20	4	8	1	-	-	33
1000	13	2	3	1	-	1	20
1015	34	2	-	-	-	1	37
1030	34	6	9	-	-	-	49
1045	28	1	-	1	-	-	30
1100	27	3	-	1	-	-	31
1115	38	3	1	-	-	-	42
1130	25	2	1	-	-	-	28
1145	33	2	-	-	-	-	35
1200	36	1	2	-	-	1	40
1215	28	4	-	-	-	2	34
1230	31	2	3	2	-	-	38
1245	38	3	2	-	1	-	44
1300	39	1	1	1	-	-	42
1315	28	-	-	-	-	-	28
1330	37	1	-	2	-	-	40
1345	33	5	3	-	1	-	42
1400							

Table B
Sheet 2 of 3

Table B (cont'd)

Time Period	Passenger	Panel	SU	Truck Comb.	Bus	Motorcycle	Total
1400	36	3	4	-	-	-	43
1415	35	5	1	1	-	-	42
1430	49	1	1	1	-	-	52
1445	46	7	1	-	-	1	55
1500	42	1	1	-	-	-	44
1515	52	7	1	-	-	1	61
1530	91	13	-	-	-	-	104
1545	68	14	-	-	-	1	83
1600	110	10	1	-	-	1	122
1615	68	13	-	-	-	-	81
1630	114	11	1	1	-	1	128
1645	84	5	-	-	-	-	89
1700	101	3	1	-	-	1	106
1715	43	4	-	-	-	-	47
1730							
TOTALS:	1,700	185	56	31	3	11	1,986

P.M. PEAK TRAFFIC HOUR: 1600 TO 1700

Table B
Sheet 3 of 3

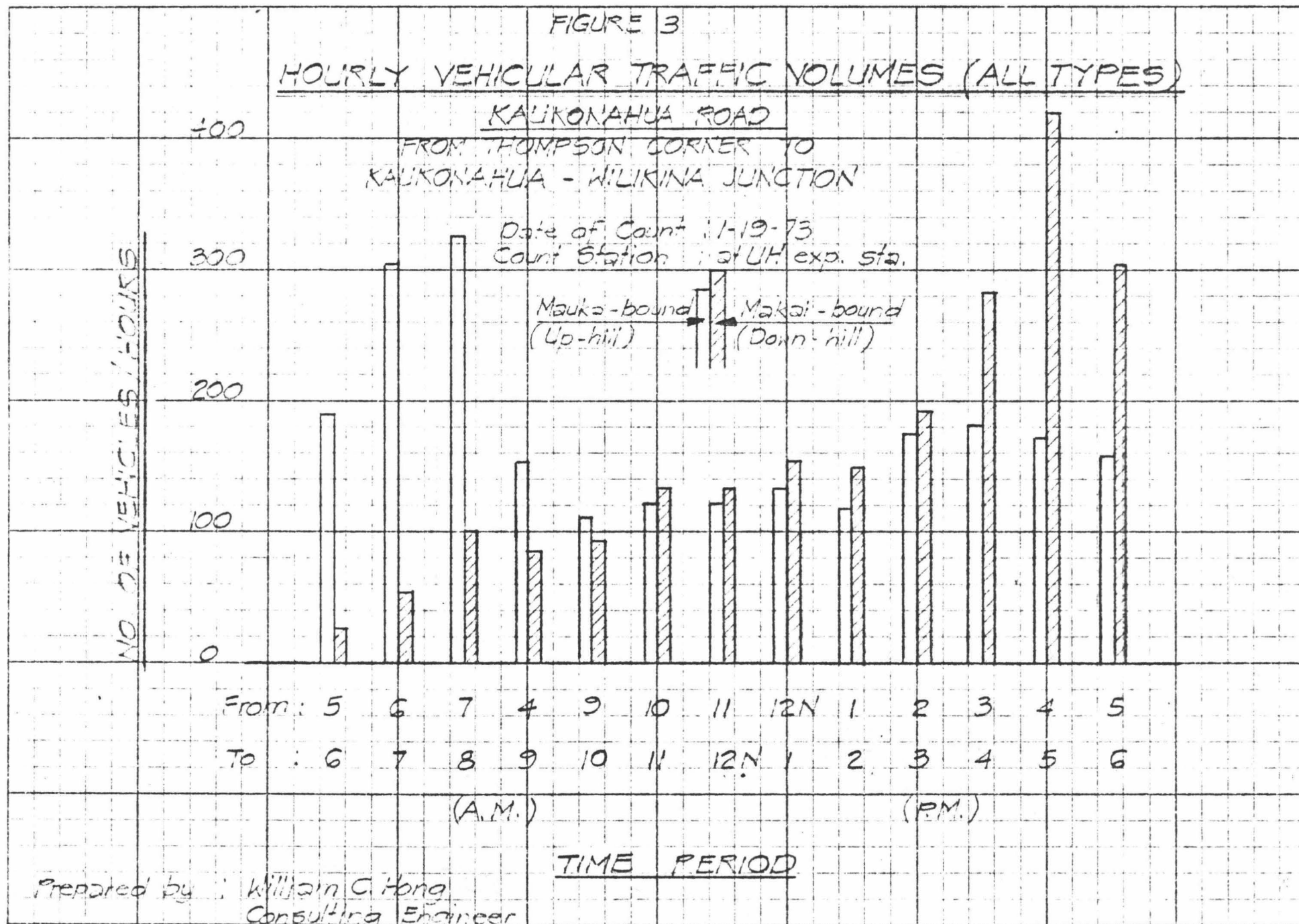


FIGURE 3

No

UNIVERSITY OF HAWAII

Environmental Center
Office of the Director

MEMORANDUM

November 22, 1972

TO: Richard Marland, OEQC

FROM: Jerry M. Johnson

SUBJECT: Environmental Assessment and Environmental
Impact Statement for the Proposed Sand Mining
Operations at Mokuleia, Oahu

The Environmental Center was joined by Harold L. Baker, Director, Land Study Bureau; Charles L. Bretschneider, Ocean Engineering; Fred M. Casciano, Ocean Engineering; Ruth Gay, Botany; and Theodore T. Lee, Ocean Engineering in reviewing these documents.

The "environment" includes but is much broader in scope than air and noise pollution and shoreline erosion. It is the whole complex of the "physical, biological and sociocultural components" of the project site and the area surrounding the site and interrelationships and the interactions of these with each other and with the people. As a small example, the report notes that the sand removed will be replaced by soil "removed from the area mauka of Kamehameha Highway," without evaluating the environmental impact of this removal.

The rest of our comments are as follows:

A. Environmental Assessment

1. Page 1: 1., a., 6.

The general vegetation of the subject parcel of land includes, "various grasses which are no more than 1 foot high that are used primarily for grazing. There are no tall bushes or halekoa trees."

Ruth Gay, upon walking along the beachside and the roadside of this land, observed the grasses described, but also observed tall bushes and small trees of hau near the beach boundary and of kiawe and Christmas berry inside. Small haole koa (assumed to be the same as "halekoa" referred to above) were present and being consumed by calves. Also, a hedge of haole koa exists along the mauka roadside of area 1. Several mature coconut trees and single specimens of other tree species were seen from a distance.

A natural strand community occurring along the beach includes the plants beach naupaka, beach morning glory, hau, and beach vitex. Reproduction of the indigenous vitex was noted under the ironwood windbreak groves. If this strand community or the indigenous plant species within it extends beyond the 150 foot waterline setback, an unfortunate loss of natural vegetation will result.

An inventory of plants would be necessary before the impact of mining on this component can be properly evaluated. Also a clarification is needed on the intended removal or retention of woody plants, which cannot be replaced as easily nor as quickly as pasture grasses.

2. Page 1: 1.,a.,6; Page 3: 1.,b.,10.

The predominant tree cover, ironwood, is referred to incorrectly in the assessment as "pine". The ironwoods form large windbreak groves near the beach, occur in rows bordering driveways and fields and can be seen in smaller groves and as scattered specimens throughout much of the land. Much of area 2 may be too densely forested for effective operation of sand mining equipment, yet part 1.b.10 states, "All trees that are in the groves or in a row will not be removed . . .". The number and size of ironwood trees that are not considered to be in groves or rows are not given.

3. Page 3: 1.,b.,8.

Possible grasses to be used for revegetation are listed as pangola, bermuda, asbalum, star and para. Asbalum is unknown to us and to Mr. Santos of the Extension Service. Perhaps this is one of the genus Paspalum. The expected rate of revegetation of these grasses in this habitat and under the maintenance scheme planned would be important in evaluating the short-term impact on the biological components of the environment.

4. Page 3: 1.,b.,9.

The Statement ("it is not anticipated that any of the tall pinewood trees will be dug up or cut, . . .") is too vague. This section does not specify the trees subject to removal nor the distance to be allowed around trees to be retained to protect the root systems from serious injury during mining operations.

5. Page 3: 1.,b.,10.

The size and kind of shrubbery to be planted in the buffer zones are not specified. If the view of operations is to be blocked from the general public (as stated in 2.b.), tall, fast-growing shrubs would be essential.

6. Page 6: 2.,d.

The location of man-made berms is not specified. If located as suggested in the Hertlein report, the 20 foot high berms may be constructed in the same location as some of the existing ironwoods in areas 2 and 3. This construction would probably cause the death of those trees. Also a statement of intent to vegetate these berms with specific grasses or shrubs is lacking, thus the success of possible berm revegetation cannot be evaluated.

7. Page 2: 1.,b.,5.

Considering the screening and hauling operation procedures outlined in the Assessment, the total time required at maximum efficiency could last from one-half months to two and one-half months, depending upon the depth of excavation. This time could be reduced to one to two months if the hauling operation is done simultaneously with the screening operation. As additional time of one to two months is required to replace the backfill.

Of concern is the possibility of stockpile and exposed land surface erosion with the ultimate deposition of these materials on the beach and in the ocean. The assessment indicates only that there are no rivers, therefore, no erosion. However, surface runoff, following natural drainage channels, may cause erosion, especially when considering the two to four month period of land surface exposure during mining operations. To the extent that the proposed mining area slopes towards the ocean, there may be adverse effects of such possible sediment pollution on the coastal waters -- effects which are not discussed in the draft EIS. To minimize any undesirable erosion effects, assuming the project is approved, we strongly recommend that the control measures described in the recently passed City and County Ordinance No. 3968, Bill 101 (1972 Draft No. 3) effective 28 August 1972 be strictly enforced.

8. Page 3: 1.,b.,6.

The impact of the proposed hours of operation on the local citizenry might be significant especially the interference with vehicular traffic flow to and from work. Also important, but not discussed, would be the impact of operations on individuals frequenting the beach areas on Saturdays. These later effects would include interference with traffic flow and noise and dust nuisance problems within the beach areas.

9. Page 3: 1.,b.,10.

a) The proposed project, in addition to deposition of sediment, may cause other possible deleterious beach area effects -- even with the 150 foot setback from the waterline.

The sand was clearly generated and ultimately deposited in its present location by the ocean. There is the possibility the beach may not be stabilized; thus a natural alteration of the beach may occur, eventually cutting through the 150 foot setback zone and eroding the dirt backfill. No evidence has been presented that the beach actually has become stabilized.

b) The area consists of high dune grass along a beautiful wide beach, which someday would make an excellent City and County or State park. A reduction in size to a 150 foot wide Waikiki-type beach would seriously reduce its attractiveness if not destroy it in relation to this possible future land use. This proposed action may be a form of "robbing Peter to pay Paul." The practice of removing sand from other beaches, Waimea and Makaha, was stopped over ten years ago.

10. Page 4: (Hertlein), top of page.

Hertlein indicates there will be no dust generated after 5:30 p.m. This may be true for the removal operations but what of the storage pile and the work area?

11. Page 4: Items 1.,c.,2 and 1.,c.,3.

The wording in these items might raise doubts about the reliability and meaningfulness of the total content of the impact statement. For instance,

the next to last line of Item 2 states: ". . . improved landscaped area will, hopefully, be the end product." And in Item 3, the third sentence states: "However, we understand that the supply will be exhausted in the not too distant future." Finally, the last sentence contains this wording: ". . . are highly suspect."

12. Page 5: Section 2, Item a.

The second sentence reads ". . . that noise levels can be expected to comply" Shouldn't this read they will comply?

Item b.

The environmental assessment's detailed background information regarding plants contains errors and is sometimes vague. The short-term impact upon the vegetation will depend upon the soil quality of the backfill, the grass and shrub species selected for planting, the season of replanting, the slope of the berms and many other factors not specified in the assessment. Still, the impact on the portions now under grass cover could be expected to be minor, except for the 2-3 months of mining and refilling each 2-3 acre unit followed by an undetermined period of establishment of planted grasses. The long-term consequences of this operation are another matter. The possible removal or damage of much of the woody vegetation and of any of the strand vegetation could result in a severe long-term change in the biotic environment and a pronounced aesthetic discontinuity along this shoreline.

13. Page 6: Items 3, 4.

The Assessment indicates that no other alternatives can be found due to scarcity of sand available elsewhere. The applicant fails to mention the possibility in recovery of sands from offshore sources which seem to be abundant according to the findings from the study of the Hawaii Institute of Geophysics under the Sea Grant-financed Sand Inventory Project. The suitability of the offshore sand for construction uses is not known.

The subject of alternatives includes different production techniques or processes, and different sites as well as alternative treatments of the project site -- so comparisons can be made. In fact, these comparisons might give added support to this proposal.

14. The statement does not include a discussion of the long-term impact of the proposed project.

B. Environmental Impact Statement

1. Page 2: Item 3.

"Laboratory analyses of the sand from this site [references (d) and (e)] indicate that very little of the sand passes 100 mesh screens." How much is very little and is it terms of total mass or total number of particles? (Particles representing a small fraction of the total mass can represent a large percentage of the total number of particles.) Of special interest would

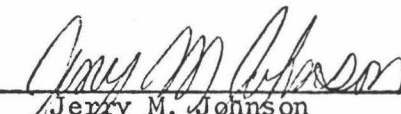
be the soil used to fill in areas from which sand was removed (the soil would be expected to contain a larger percentage of fines) and the excavation sites from which the soil was removed. Neither the surface of the excavation sites nor the filled-in areas would necessarily be damp. Further, both the highway and beach areas would be within range of wind blown soil particles. The impact of soil-borne dust on highway traffic and the beach area users has not been discussed.

2. Page 4: Item 4.

"With all equipment operating at a distance of about 1200 feet, the noise levels measured at Kawaiiloa complied with limits established in the CZC [reference (a)]." Although the residences may not be affected by the 1200 foot zone, both the highway and beach areas would. There is no discussion of the noise impact on either the highway traffic or the users of the beach areas.

3. Page 6: Item 5.

See comments under A.,9.,a.



Jerry M. Johnson
Assistant Director

cc: Reviewers

128-Y

Gr. le
Sp. Gr.
Un. Wt.
Organic
Mortar

Moist.
Sulfate
SE
CKE
Df

#160

E/S

PACIFIC CEMENT & AGGREGATES

A DIVISION OF LONE STAR CEMENT CORPORATION
LABORATORY TEST REPORT

FINE AGGREGATE

Test No. _____

Material _____ Plant No. _____ Date Tested 1-6-72 By ME

Sampled From _____ Date Sampled _____ By _____

Screen - Bunker - Belt - R.R. Car - Truck - Stock Pile - Hopper - Pit - Classifier

Remarks BROWN COLOR Request No. _____

U.S. Sieve No.	Wt. Ret.	% Ret.	Spec.	Sp. Gr. =	Moist Loose Wt.
Pan	250	0	100	Sand Wt. =	
4	.3	0	95-100	Reading	
6				H ₂ O =	
8	1.3	1	99	Diff. =	Lbs./Cu. Ft. =
12				% Abs. = 7.0	Sand Equivalent
16	4.5	2	97	SSD Wt. =	C. Line
20				Dry Wt. =	S. Line
30	102.5	41	59	Diff. =	SE
40					Average SE =
50	244.0	98	2	Organic - Start Date	Time
70				Read 4 Hrs. =	Read 24 Hrs. =
100		100	0	Mortar Test	Weights
140				SSD	Dry
200	250.0	100	0		
270					
Wash					
					Average Load
					Standard Load
					% of Standard

F.M. - 2.42

Grade	Moist.
Sp. Gr.	Sulfate
Un. Wt.	SE
Organic	CKE
Mortar	Df 11

PACIFIC CEMENT & AGGREGATES

A DIVISION OF LONE STAR CEMENT CORPORATION LABORATORY TEST REPORT

FINE AGGREGATE

Test No.

Material TIOROLETA /S Plant No. 151 Date Tested 1-17-73 By ME
Sampled From Washed in Conc. Mier by Kemaka Date Sampled 1-16-73 By JAY
Screen - Bunker - Belt - R.R. Car - Truck - Stock Pile - Hopper - Pit - Classifier
Remarks 3x200 WASHED GRADING Warren Corp. Request No. SIMON

U.S. Sieve No.	wt. Ret.	% Ret.	% Pass.	Sp. Gr. =	Moist Loose Wt.			
Pan	461.5			Sand Wt. =				
4				Reading				
6				H ₂ O =				
8	0	0	100	Diff. =	Lbs./Cu. Ft. =			
12				% Abs. =	Sand Equivalent			
16	12.0	3	97	SSD Wt. =	C. Line			
20				Dry Wt. =	S. Line			
30	358.5	78	22	Diff. =	S E			
40	458.8	99	1		Average S E = 98			
50				Organic—Start Date	Time			
70	460.5	100	0	Read 4 Hrs. =	Read 24 Hrs. =			
100				Mortar Test	Weights	Age	Total Load	
140	460.5	100	0	SSD	Dry			
200								
270								
Wash								
					Average Load			
					Standard Load			
					% of Standard			

Grade	Moist.
Sp. Gr.	Sulfate
Un. Wt.	SE
Organic	CKE
Mortar	Df) //

PACIFIC CEMENT & AGGREGATES

A DIVISION OF LONE STAR CEMENT CORPORATION LABORATORY TEST REPORT

FINE AGGREGATE

Organic Mortar Material MOKULEIA B/S Plant No. 151 Date Tested 1-17-73 Test No. 70 By MC

Sampled From U.S. National Academy of Sciences Date Sampled 1-16-73 By HAY

Screen - Bunker - Belt - R.R. Car - Truck - Stock Pile - Hopper - Pit - Classifier

Remarks 1. In Warren Corp. - OX 200 Request No. _____

U.S. Sieve No.	Wt. Ret.	% Ret.	% Pass.	Sp. Gr. =	Moist Loose Wt.
Pan	469.5			Sand Wt. =	
4				Reading	
6				H ₂ O =	
8	0	0	100	Diff. =	Lbs./Cu. Ft. =
12				% Abs. =	Sand Equivalent
16	12.7	3	97	SSD Wt. =	C. Line 4.6 4.6
20				Dry Wt. =	S. Line 4.5 4.5
30	369.5	79	21	Diff. =	S E 98 98
40					Average S E = 96
50	467.2	100	0	Organic-Start Date	Time
70	468.0	100	0	Read 4 Hrs. =	Read 24 Hrs. =
100				Mortar Test	Weights Age Total Load
140	468.3	100	0	SSD	Dry
200					
270					
Wash					
					Average Load
					Standard Load
					% of Standard

Grade
Sp. Gr.
Un. Wt.
Organic
Mortar

Moist
Sulfate
SE
CKE

PACIFIC CEMENT & AGGREGATES, INC.

FINE AGGREGATE

LABORATORY TEST REPORT

Test No. _____

Material 7S Plant No. _____ Date Tested 1-10-72 By AK

Sampled From 75 Date Sampled _____ By _____

Screen - Bunker - Belt - R.R. Car - Truck - Stock Pile - Hopper - Pit - Classifier

Remarks: 11/1/2011 Request No. 11/1/2011

Remarks.

Request No. _____

U. S. Sieve No.	Wt. Ret.	Op. Ret.	% Passing		Sp. Gr. =				Moist Loose Wt.
Pan	285.7				Sand Wt. =				
4	.8	0	100	95-100	Reading				
6					H ₂ O =				
8	6.1	2	98		Diff. =				Lbs./Cu. Ft. =
12					% Abs. = 8.0				Sand Equivalent
16	25.5	9	91		SSD Wt. =	C. Line	5.1	5.2	
20					Dry Wt. =	S. Line	0.1	2.0	
30	138.3	48	52		Diff. =	S E	77	77	
40									Average S E =
50	234.5	82	18		Organic—Start Date				Time
70					Read 4 Hrs. =				Read 24 Hrs. =
100	283.3	94	1	0-5	Mortar Test	Weights	Age	Total Load	
140					SSD	Dry			
200	284.4	100	0						
270									
Wash									
		F.M.	2.40						
						Average Load			
						Standard Load			
						% of Standard			

Moist.
Sulfate
SE
CKE
Df

170

PACIFIC CEMENT & AGGREGATES

A DIVISION OF LONE STAR CEMENT CORPORATION
LABORATORY TEST REPORT

FINE AGGREGATE

Test No.

Material 15 Plant No. Date Tested 1-6-7- By

Sampled From _____ Date Sampled _____ By _____

Screen - Bunker - Belt - R.R. Car - Truck - Stock Pile - Hopper - Pit - Classifier

Remarks LIGHT COLOR Request No. _____

U.S. Sieve No.	Wt. Ret.	Wt. Pass	Wt. Ret.	Spec.	Sp. Gr. =	Moist Loose Wt.			
Pan	247	0	100	75-100	Sand Wt. =				
4	.4	0	100	75-100	Reading				
6					H ₂ O =				
8	2.5	1	99		Diff. =	Lbs./Cu. Ft. =			
12					% Abs. =	Sand Equivalent			
16	15.5	6	94		SSD Wt. =	C. Line			
20					Dry Wt. =	S. Line			
30	121.2	24	51		Diff. =	SE			
40						Average SE =			
50	218.7	88	12		Organic-Start Date	Time			
70					Read 4 Hrs. =	Read 24 Hrs. =			
100	247.5	100	0	0-5	Mortar Test	Weights	Age	Total Load	
140					SSD	Dry			
200	247.9	100	0						
270									
Wash									
						Average Load			
						Standard Load			
						% of Standard			

Moist. ^{7.4}
Sulfate
SE
CKE

140

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

Test No. _____

Sampled From #4 Date Sampled _____ By _____

Screen - Bunker - Belt - R.R. Car - Truck - Stock Pile - Hopper - Pit - Classifier

Remarks _____ Request No. _____

[illegible]

Grade	Moist.
Sp. Gr.	Sulfate
Un. Wt.	SE
Organic	CKE
Mortar	Df

Moist.
Sulfate
SE
CKE
Df

PACIFIC CEMENT & AGGREGATES

A DIVISION OF LONE STAR CEMENT CORPORATION
LABORATORY TEST REPORT

FINE AGGREGATE

Test No. _____

Material LE Plant No. _____ Date Tested 1-6-7 By _____

Sampled From Acetic Acid Date Sampled _____ By _____

Screen - Bunker - Belt - R.R. Car - Truck - Stock Pile - Hopper - Pit - Classifier

Remarks _____ Request No. _____

U.S. Sieve No.	Wt. Ret.	Wt. Pass	Wt. Ret.	Wt. Pass	Sp. Gr. =	Moist Loose Wt.			
Pan	261.5	0	100	95-100	Sand Wt. =				
4	0	0	100	95-100	Reading				
6					H ₂ O =				
8	1.5	1	99		Diff. =	Lbs./Cu. Ft. =			
12					% Abs. =	Sand Equivalent			
16	40.2	17	83		SSD Wt. =	C. Line			
20					Dry Wt. =	S. Line			
30	210.5	81	19		Diff. =	S E			
40						Average S E =			
50	201.1	92	7		Organic-Start Date	Time			
70					Read 4 Hrs. =	Read 24 Hrs. =			
100	26.10	100	0	0-5	Mortar Test	Weights	Age	Total	
140					SSD	Dry			
200	21.4	100	0						
270									
Wash									
						Average Load			
						Standard Load			
						% of Standard			

ARTMENT OF PARKS AND RECREATION
CITY AND COUNTY OF HONOLULU

1455 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96814

FRANK F. FASI
MAYOR

RICHARD K. SHARPLESS
MANAGING DIRECTOR



YOUNG SUK KO
DIRECTOR

RAMON DURAN
DEPUTY DIRECTOR

November 13, 1972

MEMORANDUM

TO : DR. MARVIN T. MIURA, ENVIRONMENTAL SCIENTIST
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

FROM : RAMON DURAN, DEPUTY DIRECTOR

SUBJECT: ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED SAND
MINING OPERATIONS AT MOKULEIA, OAHU

We feel that the environmental impact of the removal of soil from an undesignated "area mauka of Kamehameha Highway...to replace the sand removed" should also be evaluated.

The erroneous conclusion that "winds of about 20 miles per hour can be expected to occur at rare intervals" apparently is based on the mean values in Table I.

The suggested precautionary measures should provide control of dust and noise levels and, therefore, be a condition of any permit.

A handwritten signature in cursive script that reads "Ramon Duran".

RAMON DURAN, DEPUTY DIRECTOR

JOHN A. BURNS
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801

November 13, 1972

WALTER B. QUISENBERRY, M.P.H., M.D.
DIRECTOR OF HEALTH

WILBUR S. LUMMIS JR., M.S., M.D.
DEPUTY DIRECTOR OF HEALTH

RALPH B. BERRY, M.P.H., M.D.
DEPUTY DIRECTOR OF HEALTH

HENRI P. MINETTE, M.P.H., Dr.P.H.
DEPUTY DIRECTOR OF HEALTH

IN REPLY, PLEASE REFER TO
FILE: EH-AS

TO: Dr. Marvin T. Miura, Environmental Scientist
Office of Environmental Quality Control

FROM: Acting Director of Health

SUBJECT: Environmental Assessment for the Proposed Sand Mining Operations
at Mokuleia, Oahu

The following are comments relative to the Environmental Asséssment:

NOISE

If the mining operations are conducted with the precautionary measures described in the assessment, we do not visualize any abnormal problems. It is expected that all provisions of the Comprehensive Zoning Code of the City and County of Honolulu will be followed during operations. It is also anticipated that the operators will assure that their mobile equipment will conform to the requirements of the vehicular noise control regulations for the island of Oahu.

WATER

The assessment does not address specific aspects of potential water pollution other than to indicate that a 150 foot setback from the high water mark would be sufficient to prevent erosion by wave action. A more detailed analysis of potential water pollution sources should be supplied including the possible effect of the filling of the mined area with soil other than sand.

AIR

We do not anticipate any significant contribution of fugitive dust during normal operating conditions, provided that techniques for maintaining the wetness of the raw materials involved are implemented. This applies to the overall operation which includes mining, loading, conveying, screening, stockpiling, hauling, grading, backfilling, and planting.


WILBUR S. LUMMIS, JR., M.D.
Acting Director of Health



669 Ahua Street

Honolulu, Hawaii 96819

January 15, 1973

Mr. Fred Haughton
Soil Conservation Service
440 Alexander Young Building
Honolulu, Hawaii 96813

Dear Mr. Haughton,

Subject: Environmental Assessment for the Proposed Sand
Mining Operations at Mokuleia, Oahu

We will be working closing with your department at the time of planting, replanting so as not to create any problems and to utilize your valuable suggestions in alleviating any forthcoming noise problems. Thank you for your most informative and helpful comments to the Environmental Quality Control.

Sincerely yours,

Warren Kobatake
President

WK:bd

cc: ✓ Dr. Richard E. Marland, Director
Office of Environmental Quality Control

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

440 Alexander Young Bldg., Honolulu, HI 96813

November 13, 1972

Dr. Marvin T. Miura
Environmental Scientist
Office of Environmental Quality Control
Rm. 436 State Capitol
Honolulu, Hawaii 96813

Dear Dr. Miura:

Subject: Environmental Assessment for the Proposed Sand Mining
Operations at Mokuleia, Oahu

We have reviewed subject assessment.

Applicant has apparently considered the environmental problems to be generated and planned the measures needed to prevent degradation. The plan to work in small increments and reshape and vegetate before opening the next increment is good.

We question the adequacy of the 10-ft. wide setback along each side of the highway. If the objective is a strip of trees and shrubs to cut sound and visual pollution, this width is inadequate. At least three rows of trees and shrubs should be planted, spaced 8 to 10 feet apart, requiring a strip of 30 feet or wider.

Detailed plans for such plantings should be prepared, including use of adapted fast-growing species, properly spaced, with provision for the necessary fertilization, irrigation and cultivation. Such a planting could make a permanent contribution to the beautification and environmental improvement of the area.

Applicant's plan mentions earth berms 20 to 25 feet high to muffle noise where this will be a problem near residential areas. We suggest their consideration of vegetative plantings for this purpose. Since this is a long-term project, it may be possible to schedule work in these areas far enough in advance to permit growth of tree belts that would be just as effective and much more attractive and perhaps less costly. Several rows of tall trees would be required. There are suitable varieties of trees, adapted to this site, that could be made available with the proper advance planning.

Sincerely,

Fred Haughton
Fred Haughton
State Conservationist



UNIVERSITY OF HAWAII • HONOLULU, HAWAII 96822
2525 CORREA RD.



HAWAII INSTITUTE OF GEOPHYSICS

Telephone:
734-7488

Address for reply: Apt 445
4999 - Kahala Ave
Honolulu, Hawaii 96816
November 11, 1972

Ms Caroleen K. Toyama
Environmental Analyst
Room 436
State Capitol Bldg
Honolulu, Hi 96813

N/O

Dear Ms. Toyama, Re Proposed Sand Mining Operations at Mokuleia

In reply to your letter dated Nov. 8, 1972, in which you enclosed data relative to the above matter, requesting my comments:

1. I recommend that this operation be approved, if it is executed in the manner proposed.
2. Sand is a scarce commodity, above sea level, on Oahu. The price of sand here is several times higher than on the mainland in spite of our large reserves offshore.
3. The proposed operation should help to hold the local price of sand down, at least for awhile.
4. All sand should be removed, wherever it occurs, prior to construction of housing.
5. Fill dirt, used to replace sand deposits, is more stable than sand and is a better material as a base on which vegetation can be planned and planted.
6. It will help our economy if we explore and recover the vast quantities of sand off shore beneath the sea to avoid continuing skyrocketing of sand prices in Hawaii.

Aloha

Harold T. Stearns
Research Associate in Geology

HLS/m
cc to Mr. Tom Stuart

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

RICHARD K. SHARPLESS
MANAGING DIRECTOR



EDWARD Y. HIRATA
DIRECTOR AND CHIEF ENGINEER

ROBERT H. C. CHOY
DEPUTY DIRECTOR AND
DEPUTY CHIEF ENGINEER

DEP 72-75

November 9, 1972

Dr. Richard Marland
Interim Director
Office of Environmental Quality Control
State Capitol Building, Room 436
Honolulu, Hawaii 96813

Dear Dr. Marland:

Subject: Draft Environmental Impact Statement (EIS) for
Proposed Sand Mining Operations at Mokuleia,
Oahu

In response to your memorandum dated October 16, 1972, we have the following comments in regard to the subject EIS.

1. Detailed description of proposed project (pg. 2):
The operation of removing soil mauka of Kamehameha Highway to replace the removed sand should also be described and covered in the EIS. The vegetation and sand in the affected area are described as moist. Since the project is not located in a heavy rainfall area (approximately 30 inches per year) were moisture content tests performed?
2. Generation of Air-Borne Dust [pgs. (2)-(3)]: Moisture content tests should be run to determine if water sprays are necessary. Since the locations of homes are not shown, it is not possible to determine how they may be affected by air-borne dust. Nuisance dust could also be blown into the highway as well as the mountain.
3. Predicted noise levels [pg. (4)-(5)]: The effects of noise generated by the operating equipment on homes cannot be determined since their locations are not shown. With respect to the berms, we recommend that the toe of the berms be located an adequate distance from the boundary to prevent any damage or danger to the adjoining properties, especially the highway.

Dr. Richard Marland

- 2 -

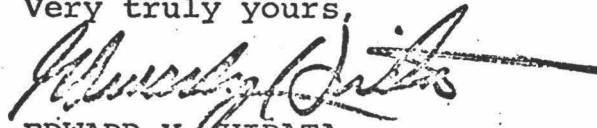
November 9, 1972

4. Effect of wave action on areas to be mined [pg. (8)]:

There is no assurance that natural sand deposition by wave action on the beach will occur. When this occurs, adjacent beaches have been known to be "robbed" by the sand mining operation.

We thank you for giving us the opportunity to review and comment on the statement.

Very truly yours,



EDWARD Y. HIRATA
Director and Chief Engineer



STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

November 9, 1972

MEMORANDUM

To: Dr. Marvin T. Miura, Environmental Scientist
Office of Environmental Quality Control

Subject: Environmental Assessment for the Proposed Sand Mining Operations
at Mokuleia, Oahu

We have reviewed the above environmental assessment and foresee no major adverse effects on agriculture. The following comments, however, are submitted:

1. Although some of the existing land now used for grazing will be temporarily disturbed for refill this will be of short duration with restoration to grazing foreseen.
2. The area makai of Kamehameha Highway is infested with at least five acres of a noxious weed, Panicum renens, commonly known as Wainaku or torpedo grass. Currently on Oahu this pestiferous grass is confined to the foregoing area and to one or two other very small infestations. This rhizomatous grass can devastate crop lands, lawns, golf courses, parks and other recreational areas. DOA tests indicate that this persistent grass can be eradicated but only at relatively high levels and many applications of herbicides at an exorbitant cost.

Condition
that Soil

We strongly recommend that appropriate DOA personnel be contacted by Warren Corporation prior to the removal and disposal of any vegetation, soil or sand from the area in question to make sure that this noxious grass is not spread.

Thank you for the opportunity to review and comment on subject assessment.

Frederick C. Erskine
Frederick C. Erskine
Chairman, Board of Agriculture

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA
POST OFFICE BOX 3410
HONOLULU, HAWAII 96801



Members
ROBERT H. ROTZ, Chairman
RICHARD H. COX, Vice Chairman
GEORGE APDUHAN, Secretary
HENRY H. GEORGE, JR.
FUJIO MATSUDA
STANLEY B. TAKAHASHI
ALBERT C. ZANE

GEORGE A. L. YUEN
Manager and Chief Engineer

November 8, 1972

N/D

Dr. Marvin T. Miura
Environmental Scientist
Office of Environmental Quality Control
Room 436
State Capitol Building
Honolulu, Hawaii 96813

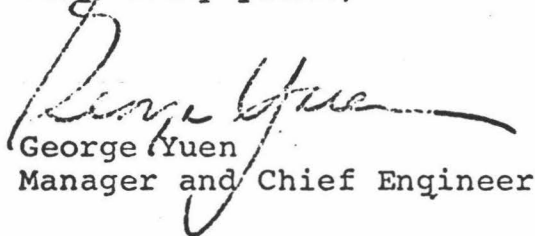
Dear Dr. Miura:

Thank you for sending us the "Environmental Assessment for the Proposed Sand Mining Operations at Mokuleia, Oahu", for our review and comments.

The proposed project is not anticipated to affect present and future Board of Water Supply water resources and facilities in the area.

Please contact us if further information is required.

Very truly yours,


George Yuen
Manager and Chief Engineer

JOHN A. BURNS
GOVERNOR



MYRON B. THOMPSON
DIRECTOR OF SOCIAL SERVICES & HOUSING

STATE OF HAWAII
DEPARTMENT OF SOCIAL SERVICES AND HOUSING
P. O. Box 339
Honolulu, Hawaii 96809

November 3, 1972

MEMORANDUM

TO: Dr. Richard E. Marland, Director
Office of Environmental Quality Control

FROM: Myron B. Thompson, Director
Department of Social Services and Housing

SUBJECT: Environmental Impact Statement on Sand Mining

Thank you for the opportunity to comment on the Warren Corporation Impact Statement.

We find the project environmentally destructive and aesthetically objectionable. Furthermore, Warren Corporation's impact statement is inadequate. Discussion of the project's wide-ranging impact is incomplete. In addition, the statement fails to fulfill several criteria for EIS outlined in the Governor's Executive Order of August 23, 1971.

Myron B. Thompson
Director

198/72-3729

POLICE DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU, HAWAII 96814

FRANK F. FASI
MAYOR

RICHARD K. SHARPLESS
MANAGING DIRECTOR



FRANCIS KEALA
CHIEF

CHARLES DUARTE
DEPUTY CHIEF



OUR REFERENCE GL-EA

YOUR REFERENCE

August 3, 1972

Mr. William Wanket
Assistant Planning Director
City Planning Department
City and County of Honolulu

Dear Mr. Wanket:

72/CUP-12: Sand Mining (Mokuleia)

We have reviewed your letter concerning the sand mining operation on the Mokuleia Ranch and Land Company property makai and mauka of Farrington Highway in Mokuleia.

Mr. Warren KOBATAKE of the Warren Corporation has informed us that the project would be done on an intermittent basis at a normal pace with about 5 or 6 trucks using the public highway in hauling the sand and in crossing Farrington Highway hauling dirt. He has also agreed to hire special duty police to handle traffic at the site if necessary.

The area is sparsely populated and traffic conditions are very light. The roadway is straight with no blind curves or other obstructions in the area where this project is intended. We do not feel that undue public safety would be in jeopardy because of this project.

The police department will maintain an observation of this undertaking as it progresses to insure that public safety is maintained.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Francis Keala".
FRANCIS KEALA
Chief of Police

cc To Mr. [illegible]

RECEIVED
12 PM 4 PM 1:45
CITY AND COUNTY OF HONOLULU

PS/72-3812

JOHN A. BURNS
GOVERNOR OF HAWAII



DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

August 4, 1972

RECEIVED
AUG 10 AM 9:16
DEPARTMENT
OF LAND AND NATURAL
RESOURCES
HONOLULU

Planning Department
City & County of Honolulu
629 Pohukaina Street
Honolulu, Hawaii 96813

Attention: Mr. William E. Wanket, Assistant Planning Director

Gentlemen:

We are pleased with this opportunity to offer comments on the Conditional Use Permit requested by Mokuleia Ranch and Land Company, Ltd. for sand mining on agricultural zoned lands in Waialua. Our comments are based upon the preservation of the environment and conservation of natural resources of the area.

1. Groundwater resources: Many wells exist on the proposed mining site. Chapter 178, HRS, administered by the Department of Land and Natural Resources requires that all wells be properly capped or sealed to prevent wastage of groundwaters. We suggest that the applicant be asked to submit plans for approval showing locations of all wells on the site and proposals for capping or sealing work.

2. Shoreline: Mining of sand be prohibited on land makai of Farrington Highway that may affect the sandy shoreline. Hawaii's sandy shorelines are dynamic in nature, often being affected by seasonal weather conditions. Therefore, we suggest that a set-back from the line of high wave action be established.

3. Farrington Highway: Since the mining operations are proposed over 15 years and to preserve the scenic character of Farrington Highway, we suggest that a buffer, preferably shrubbery or trees, be planted along the highway to obstruct the view of the mining operations.

4. Replacement or fill material: Plans for fill material and final grades should be submitted for review and approval to minimize erosion of newly placed material which are likely to occur during heavy rains. Provisions should be provided to prevent sediments from entering stream beds and subsequently into the coastal waters.

cc To Mr. [unclear]

Planning Dept., City & County
of Honolulu

-2-

August 4, 1972

We feel that with proper management and controls the sand mining operations as proposed can be accomplished with minimum disturbance to the natural resources and the environment.

If you have any questions or if we can further assist you in your review, please feel free to call on us.

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

A handwritten signature in dark ink, appearing to read "Sunao Kido", written in a cursive style.

SUNAO KIDO
Chairman and Member

P7172-3269

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

RICHARD K. SHARPLESS
MANAGING DIRECTOR



EDWARD Y. HIRATA
DIRECTOR AND CHIEF ENGINEER

ROBERT H. C. CHOY
DEPUTY DIRECTOR AND
DEPUTY CHIEF ENGINEER

July 6, 1972

SP 72-256
EC 72-761

TO: Mr. Robert R. Way, Director
Planning Department

FROM: Edward Y. Hirata
Director and Chief Engineer

SUBJECT: Conditional Use Permit

RECEIVED
JUL 12 PM 1:17
CITY AND COUNTY OF HONOLULU

Tax Map Key: 6-8-03: 11, 15-17, 19, 20, 30, 33 & 35

Applicant: Warren Kobatake dba Warren Corp.

In response to your request of June 27, 1972 Ref. No. 72/CUP-12,

for comments or recommendations on the subject application, we submit the following
for your consideration:

Sanitary Sewers:

- ☒ Public sewerage facilities are presently not available for the proposed development.
- ☐ Sewers are available and adequate for the proposed development.
- ☐ The local sewer serving this property is inadequate to handle the increase in flow which would result if the proposed development is constructed.
- ☐ Acquisition of easements or title to the land in fee across the subject property for sewers is anticipated.
- ☒ Acquisition of easements or title to the land in fee across the subject property for sewers is not anticipated.
- ☐ Other.


EDWARD Y. HIRATA
Director and Chief Engineer

P7172-2311

DEPARTMENT OF TRAFFIC
CITY AND COUNTY OF HONOLULU

HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR

RICHARD K. SHARPLESS
MANAGING DIRECTOR



GEORGE C. VILLEGAS
TRAFFIC DIRECTOR

ROY A. PARKER
DEPUTY TRAFFIC DIRECTOR

July 5, 1972

MEMORANDUM

TO : Robert R. Way, Planning Director

FROM : George C. Villegas, Traffic Director

SUBJECT: Conditional Use Permit - Extraction of Sand (72/CUP-12)

Since Farrington Highway is under the jurisdiction of the State Department of Transportation, this request for conditional use should be referred to them for their comments.

Clifford G. Nohara

GC GEORGE C. VILLEGAS
Traffic Director

PLANNING DEPARTMENT
CITY AND COUNTY
OF HONOLULU

72 JUL 10 AM 11:48

RECEIVED

MASS TRANSPORTATION
C.M. GILLISS
EXECUTIVE DIRECTOR
1140 ALAPAI ST.
PH. 546-7581

TRAFFIC ENGINEERING & PARKING
CLIFFORD NOHARA, P.E.
DIVISION CHIEF
CITY HALL ANNEX
PH. 546-3256

MAINTENANCE & STREET LIGHTING
KENNETH THONG, P.E.
DIVISION CHIEF
CITY HALL ANNEX
PH. 546-2805

TRAFFIC SAFETY & EDUCATION
ROBERT BING
TRAFFIC SAFETY EDUCATION OFFICER
CITY HALL ANNEX
PH. 538-1696