SP75-209/MAUI CONCRETE & AGGREGATES (MAUI)

SP75-209 - Maui Concrete & Aggregate

Archive
June 5 - July 20

SP75-209 MAUI CONCRETE & AGGREGATE

Kanounou Pt
Nakalele Pt
COAST GUARD RESERVATION
Puu Kaeo
Keawalua
Honokohau Bay
Honokohau
Kula o Kalalaoa
Waiakeakua
Waiakeakua Gulch
Anahaluahine Gulch
Kamane
Punalau Pt
Lipoa Point
Keoneheleele
Kulaokaea
Honolua Bay
Honolua
Makuleia Bay
Makaluapuna Pt
Hawea Point
Honokahua Bay
Honokahua
Honokahua Honokohau Pol
Honokahua
Fleming Beach
Namalu Bay
Napili Bay
Kaeleki Pt
Honokeana Bay
Papaua
Alaeloaiki
Alaeloa Pt
Keonenui
Haukoe Pt
Kaopala
Kala Pt
Kaea Pt
Kahana
Kahana Pt
Kapua
Pohakukaanapali
Lae o Kama
Honokowai
Honokowai Pt
Hanakaoo Pt
Kaanapali
Kekaa Pt
Puukohii
Mahinahina
Puu Makina
Kekaalaau
Puu Kilea
Puu o Kaopuu
Mokupea
Papua Gulch
Honokahua Gulch
Pohakupuie Gulch
Puu Kaeo
Keahikano
Kaihukiako
Honokohau
Honokohau Gulch
Honokohau Stream
Honokohau Forest Reserve
Honokohau Boundary
Honokohau Reservoir
Honokowai Res
Puukohii Reservoir
Puu Kolii Reservoir
Kahana Gulch
Kahana Stream
Mahana Stream
Napili Stream
Honokeana Gulch
Alaeloa Gulch
Kaopala
Mailepai Stream
Pulepule Gulch
Kahanaiki
Mahinahina Gulch
Mahinahina Stream
Honokowai Stream
Honokowai Gulch
Honokowai Forest Reserve
Honokowai Boundary
Honokowai Tunnel
Honokahua Tunnel
Honokohau Tunnel
Kahana Tunnel
Kaulalewelewe
Kaulalewelewe Stream
Wahikuli
Wahikuli Gulch
Wahikuli Stream
Wahikuli Forest Reserve
Hahakea
Hahakea Gulch
Hahakea Stream
Hahakea Forest Reserve
Kuhua
Kuhua Gulch
Kuhua Stream
Kuhua Forest Reserve
Kahoolawe Channel
Kahoolawe
Puu Kukui
Puu Kukui Forest Reserve
Waihee Ridge
Waihee
Waihee Stream
Waihee Forest Reserve
Kauaula
Kauaula Stream
Kauaula Forest Reserve
Paupau
Kanaha
Kanaha Stream
Kanaha Forest Reserve
Launiupoko
Launiupoko Stream
Launiupoko Forest Reserve
Waiehu
Waiehu Stream
Waiehu Forest Reserve
Puu Kukui
Puu Kukui Forest Reserve
Lahaina
Kamehameha III School
Mala
Mala Wharf
Kapunakea
Kahumoi
Kelawea
Puunoa Pt
Lahainaluna High School
Waianukole
Makila
Launiupoko
Honokowai Reservoir
Puu Laina
Waihee Reservoir
Kahoolawe Channel
Pacific Ocean
Honolua Bay
Honokahua Bay
Honokohau Bay
Honokowai Pt
Hanakaoo Pt
Kaanapali
Kekaa Pt
Lahaina
Kamehameha III School
Makila
Waianukole
Launiupoko
Puu Makina
Kekaalaau
Puu Kilea
Puu o Kaopuu
Puu Kaeo
Keahikano
Kaihukiako
Honokohau
Honokowai
Honokahua
Honolua
Napili
Kahana
Mahinahina
Honokeana
Alaeloa
Kaopala
Mailepai
Kahana
Wahikuli
Hahakea
Kuhua
Waihee
Kauaula
Paupau
Launiupoko
Honokowai Reservoir
Puu Laina
Waihee Reservoir
Kahoolawe Channel
Pacific Ocean
Honolua Bay
Honokahua Bay
Honokohau Bay
Honokowai Pt
Hanakaoo Pt
Kaanapali
Kekaa Pt
Lahaina
Kamehameha III School
Makila
Waianukole
Launiupoko
Puu Makina
Kekaalaau
Puu Kilea
Puu o Kaopuu
Puu Kaeo
Keahikano
Kaihukiako
Honokohau
Honokowai
Honokahua
Honolua
Napili
Kahana
Mahinahina
Honokeana
Alaeloa
Kaopala
Mailepai
Kahana
Wahikuli
Hahakea
Kuhua
Waihee
Kauaula
Paupau
Launiupoko
Honokowai Reservoir
Puu Laina
Waihee Reservoir
Kahoolawe Channel
Pacific Ocean

HONOLUA BAY

HONOKAHUA

SUBJECT SITE

5046.60W

KAANAPALI

7422

7423

E-11

25 FT 2-500 MAIN CONCRETE & BACKFILL

George R. Ariyoshi

September 24, 1975

Mr. Marvin Funes
Maui Concrete & Aggregates
P. O. Box 488
Kahului, Hawaii 96732

Dear Mr. Funes:

The original of the attached letter is on file in the office of the Maui Planning Department, 200 South High Street, Wailuku, Maui.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

ASL/cbk

Encl.

September 23, 1975

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Tosh Ishikawa
Planning Director

Gentlemen:

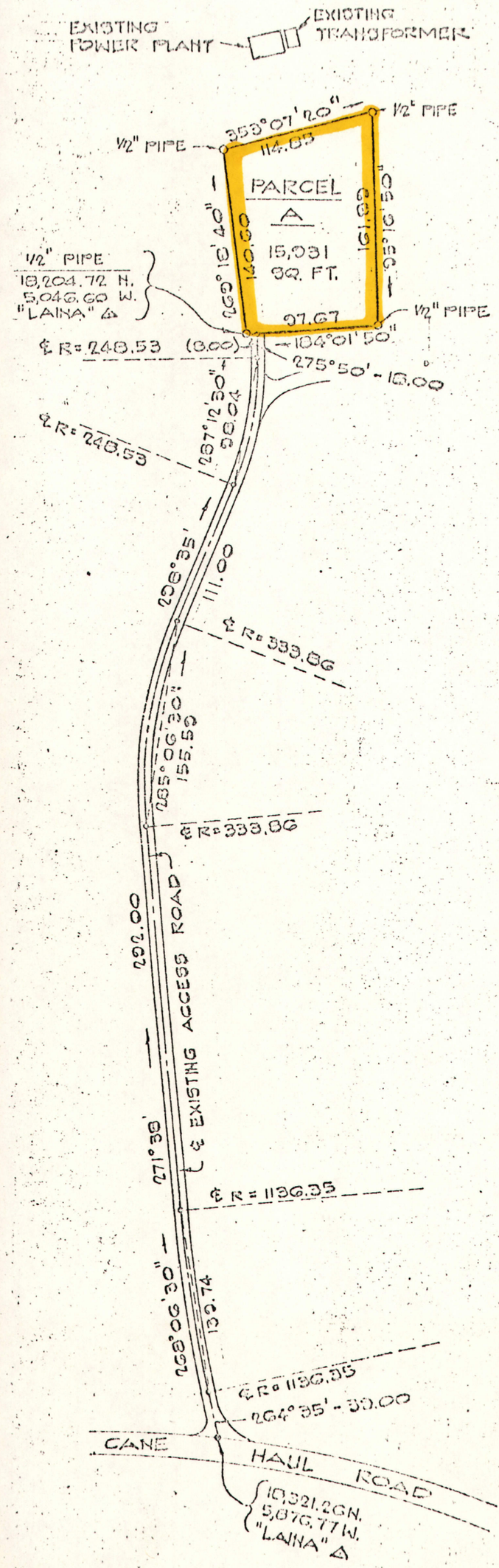
At its meeting on September 22, 1975, the Land Use Commission voted to approve a special permit to Maui Concrete and Aggregates (SP75-209) to allow the establishment and operation of a portable concrete batching plant within the State Land Use Agricultural District at Honokowai, Maui, Tax Map Key 4-4-03: portion of parcel 1; subject to the conditions imposed by the Maui County Planning Commission.

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

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encls.
cc: Maui Concrete & Aggregates
Dept. of Taxation, Maui
Property Technical Office, Dept. of Tax.
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.



SP75-209

LEASE MAP FOR MAUI CONCRETE AND AGGRETATE

Portion of Parcel 1 of Tax Map Key 4-4-03
Kaanapali, Lahaina, Maui, Hawaii

Scale: 1 in. = 100 Ft. Date: May 29, 1974

Owner: Pioneer Mill Co., Ltd.
Address: Lahaina, Maui, Hawaii

Prepared by: NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
Wailuku, Maui, Hawaii

RECEIVED
NOV 1 1 1974
DEPT. OF PLANNING
COUNTY OF MAUI

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-209 - MAUI CONCRETE & AGGREGATES

DATE September 22, 1975

PLACE Room 416 - State Capitol

TIME 10:00 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
DUKE, CHARLES	✓			
WHITESELL, CAROL	✓			
OURA, MITSUO				✓
MACHADO, COLETTE	✓			
YAMAMURA, TANJI	✓			
SAKAHASHI, STANLEY	✓			
CARRAS, JAMES	✓			
YANAI, EDWARD				✓
TANGEN, EDDIE	✓			

Comments:

I move that this special permit be granted, subject to the conditions imposed by the Maui County Planning Commission.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

September 22, 1975 - 10:00 a.m.

Room 416 - State Capitol
Honolulu, Hawaii

Adopted
OCT 28 1975

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice-Chairman
James Carras
Charles Duke
Colette Machado
Carol Whitesell
Tanji Yamamura

COMMISSIONERS ABSENT: Mitsuo Oura
Edward Yanai

STAFF PRESENT: Ah Sung Leong, Acting Executive Officer
Gordan Furutani, Planner
Dora Horikawa, Clerk Reporter
Ray Russell, Court Reporter

Due to the late appearance of the Chairman, Vice-Chairman Sakahashi called the meeting to order and called for the first item on the agenda.

ACTION

SPECIAL PERMIT APPLICATION BY MAUI BROADCASTING CORPORATION (SP75-204) TO CONSTRUCT A BROADCASTING TRANSMITTER AND ANTENNA SITE AT ULUPALAKUA, MAUI

Mr. Ah Sung Leong, Acting Executive Officer, presented the staff memorandum on the above Special Permit (see copy of report on file).

Mr. Kirk Monroe, President of Maui Broadcasting, responded to questions raised by the Commissioners; i.e. that the petitioner agrees to all the conditions that were imposed by the Maui County Planning Commission; the tower will be painted either a light green or yellow to make it as inconspicuous as possible. Maui Broadcasting is an FM station and is presently broadcasting two

SPECIAL PERMIT APPLICATION BY MAUI CONCRETE AND AGGREGATES (SP75-209) TO ESTABLISH A CONCRETE BATCHING PLANT AT HONOKOWAI, MAUI

Mr. Furutani read the staff memo relative to the subject Special Permit.

Following a brief discussion of the rationale for the relocation of the batching plant to the subject site, it was moved by Commissioner Yamamura and seconded by Vice-Chairman Sakahashi that the Special Permit be granted subject to the conditions imposed by the Maui County Planning Commission. The motion was unanimously carried.

SPECIAL PERMIT APPLICATION BY CITY & COUNTY OF HONOLULU (SP-210) TO ESTABLISH A FIRE & POLICE TRAINING FACILITY AT WAIPIO, OAHU

Mr. Leong submitted that staff was in receipt of a letter from the petitioner dated September 17, 1975, signed by Ernest T. Yuasa, Director & Building Superintendent, requesting that the subject application be withdrawn since they planned to reapply at a later date to accommodate the firing range.

Chairman Tangen declared that since there was no objection, the application will be withdrawn.

SPECIAL PERMIT APPLICATION BY HAWAII COUNTY DEPARTMENT OF PUBLIC WORKS (SP75-211) TO ESTABLISH SOLID WASTE TRANSFER STATIONS AT HILO AND HAMAKUA, HAWAII

The staff memorandum was presented by Mr. Leong (see copy of report on file).

Mr. Dennis Lee, staff engineer with the Department of Public Works, speaking from past experiences of existing transfer stations, commented it had been found that it was necessary to post someone at the station to take care of the site and to educate the public in the general use of the station.

Mr. Lee continued that the fly and odor problem would be eliminated since everything will be dumped into an enclosed container. It would also centralize the disposal of rubbish.

Commissioner Carras moved to approve the Special Permit, subject to the conditions imposed by the Hawaii County Planning Commission. The motion was seconded by Commissioner Duke and carried.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

Sept. 22, 1975
10:00 a.m.

FROM: Staff

SUBJECT: SP75-209 - MAUI CONCRETE AND AGGREGATES

A special permit to allow the establishment and operation of a portable concrete batching plant within the State Land Use Agricultural District at Honokowai, Maui has been submitted by Maui Concrete and Aggregates, a division of AMELCO. The subject property ~~is~~ identified by Tax Map Key 4-4-03: portion of parcel 1, consists of approximately 15,192 square feet or about 0.35 acres, and is owned by Pioneer Mill Company, Ltd.

Map

In substantiation of his request, the applicant states that Pioneer Mill Company, the lessor of the land on which Maui Concrete and Aggregates' present concrete batching plant is situated, has requested that they relocate the plant. The present batching plant is located near Pioneer Mill in Lahaina. Mr. Marvin Funes, Vice President and General Manager of Maui Concrete and Aggregates has advised that one of the reasons for the decision to relocate has been complaints of dirt and noise from nearby residents.

In a letter of February 21, 1975 from John W. Siemer, President of Pioneer Mill Company, Ltd. to Mr. Funes it was stated that:

"Although we have not yet completed arrangements to draw up a Manager's lease (five years), this letter will assure you of our approval for the relocation and leasing of Honokowai property as requested. Unfortunately, the legal paper work requirements are sometimes lengthy. Notwithstanding, and barring any presently unknown reasons for denying such a request, please consider that you have authorization to proceed with necessary clearances from the County Planning

Commission, etc." Subsequently, the applicant has secured a three year lease from Pioneer Mill Company for the subject property.

The subject property is located along the Honokowai stream approximately 2,000 feet mauka of Honoapiilani Highway. The Concrete Industries Maui Company presently operates a concrete batching plant which is situated approximately 900 feet makai of the subject site. A water pump station, an electric transformer station, and an electric power plant is located mauka of the subject site. The surrounding lands are extensively utilized for sugar cane cultiviation. The Land Study Bureau rates the soils of the subject property "E" or very poor for overall agricultural suitability.

COMMENTS FROM VARIOUS PUBLIC AGENCIES

1. The State Highways Division states that access from the new Honoapiilani Highway to the proposed plant site will not be provided and that the new Highway is proposed to be situated approximately 300 to 400 feet mauka of the existing highway. The present access road to the subject property and the one presently used by Concrete Industries Maui may be jeopardized in that a new bridge is planned for the area. It has been pointed out that the close proximity of the existing access road to the new bridge will create a traffic hazard. However, rights of way studies and negotiations between Pioneer Mill Company and the State which may result in an alternate access route to the batching plant sites is underway.

2. The Department of Water Supply advises that a water meter will be located at the existing Honoapiilani Highway Main and that the applicant will have to provide the necessary private water system from the Highway to the subject property.

3. The Department of Public Works and the West Maui Soil and Water Conservation District state that the Honolua Watershed Project work plan proposes a de-silting basin approximately 200 feet above the cane haul road. Further, that the subject property is on land that may be subject to negotiation for land rights for the Honolua Watershed Project.

4. The Soil Conservation Service has indicated that the subject property may be inundated by the backwash of the de-silting basin during and immediately after large storms. Additionally, the present access road to the subject property will be cut-off by the de-silting basin. The Soil Conservation Service also advises that it is necessary to receive approval from Congress before actual construction of the Watershed project can begin. The projected date for the commencement of the Honolua Watershed Project is late 1977 or early 1978.

The Maui County Planning Commission held a duly advertised public hearing

on this matter on April 23, 1975. With the exception of the applicant, no one else spoke for or against this Special Permit request.

COUNTY RECOMMENDATIONS:

At its meeting of May 28, 1975, the Maui County Planning Commission unanimously voted to recommend approval of this Special Permit subject to the following conditions:

1. That the Special Permit be granted for one year subject to extensions upon a favorable review by the Planning Commission.

2. That the applicant secure another site should relocation become a necessity due to the Honolua Watershed Project.

3. That the applicant accept full responsibility of relocation costs should relocation become necessary and not hold any government agency liable for any cost.

4. That no permanent improvements be made other than utility service facilities.

5. That a dust control program be established for the subject site and access road.

6. That the applicant take necessary precaution from possible flooding from Honokowai Stream.

7. That the applicant actively work with the State Highways Division and the lessor (Pioneer Mill Company) for a new access route subject to review by the Planning Commission.

8. That the present batching plant site located opposite the mill in Lahaina be phased out and the site cleared of all debris.

9. That all other State and County requirements be met.

7177

GEORGE R. ARIYOSHI
GOVERNOR

JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

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

August 7, 1975

RECEIVED
AUG 11 1975
State of Hawaii
LAND USE COMMISSION

MEMORANDUM

To: Mr. Tatsuo Fujimoto, Executive Officer
State Land Use Commission

Subject: Boundary Amendment Petitions and Special Permits

The Department of Agriculture has reviewed the applications for boundary amendment change and special permit, and submits the following comments:

A75-386 - Amfac Communities-Hawaii (Lahaina, Maui)

The Department has no objection to the petition to change 60± acres from agriculture to urban district; however, it should be pointed out that a major portion of the parcel is rated as having "very good" soil with irrigation by the State Land Study Bureau. The USDA Soil Survey report rates the soil in the subject parcel as having crop suitability rating of Class IV with irrigation on a rating scale of 1 to 8 (Class I soils having few limitations).

A75-387 - Joseph and Helen A. Hew and H&L Development Co. (Kula, Maui)
and
A75-389 - Kula Alii Ltd (Keohea, Maui)

Agriculture has been and continues to be very important to the economy of Maui. The Kula and Kihei areas produce the bulk of vegetable crops on the island. Soil ratings in the subject parcels are described in the USDA Soil Survey report as "Kula cobbly loam, 12 to 20% slopes; the surface layer is dark reddish-brown loam about 8 inches thick. The subsoil, about 46 inches thick, is reddish-brown loam, silt loam and silty clay loam that has subangular blocky structure." "...Permeability is moderately rapid. Runoff is medium and the erosion hazard is moderate..." "...Small areas are used for truck and orchard crops."

The surrounding parcels, both in rural and ag districts, which are currently in cultivated row crops have identical soil ratings. Therefore, unless there is a proven need for further rural subdivisions in the Kula region, the Department does not favor these applications for change in district designation.

over

Memorandum - 2 August 7, 1975

A75-388 - Henry R. and Otto S. Meyer, Alex I. Egusa (Molokai)

No objection or comments to petition.

A75-390 - Kaiser Cement & Gypsum Corporation

No comments or objection to petition.

A75-391 - Richard K. G. Stursberg

No objection; realignment of highway mauka of parcel will cut off a portion of subject parcel.

A75-392 - Amfac Communities-Hawaii

No objection to petition; however, for the record, USDA Soil Survey report rates the soil in subject area as having a crop suitability of Class II with or without irrigation.

SP75-204 thru
SP75-209

No comments or objections to these special permit applications.

Thank you for the opportunity to comment.

John Farias, Jr.
Chairman, Board of Agriculture

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

September 10, 1975

Mr. Marvin Funes
Maui Concrete & Aggregates
P. O. Box 488
Kahului, Hawaii 96732

The Land Use Commission next meets on September 22, 1975 at 10:00 a.m., in the State Capitol, Room #416 Honolulu, Hawaii.

At that time the special permit application by Maui Concrete and Aggregates (SP75-209) to establish a concrete batching plant in the Agriculture District at Honokowai, Maui will be considered.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

7139

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801

GEORGE A. L. YUEN
DIRECTOR OF HEALTH

Audrey W. Mertz, M.D., M.P.H.
Deputy Director of Health

Henry N. Thompson, M.A.
Deputy Director of Health

James S. Kumagai, Ph.D., P.E.
Deputy Director of Health

July 2, 1975

In reply, please refer to:
File: EPHS – SS

MEMORANDUM

To: Mr. Tatsuo Fujimoto, Executive Officer
Land Use Commission, State of Hawaii

From: Chief, Environmental Protection & Health Services Division

Subject: Application for Special Permit
File No: SP 75-209 (Main Concrete and Aggregates)

MAUI

We are presently evaluating an application for an Authority to Construct submittal by Maui Concrete and Aggregates to relocate their concrete batching plant to Kaanapali. As of this date we have not determined whether the operation of this facility is environmentally acceptable. Additional information is to be submitted by the applicant.

In general, our experience has shown that concrete batching plants can be operated in accordance with environmental standards. However, only until such time as we complete our evaluation can we make that final determination for this particular facility.

SHINJI SONEDA

RKY:as

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
George Murashige, Vice-Chairman
Shiro Hokama
Kazuo Kage
Patrick Kawano
Leo Polo, Jr.
Harlow Wright
Wayne Uemae, Ex-Officio
Shigeto Murayama, Ex-Officio

Elmer F. Cravalho
Mayor

Howard K. Nakamura
Planning Director

Tosh Ishikawa
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

June 3, 1975

RECEIVED
JUN 5 1975
State of Hawaii
LAND USE COMMISSION

SP75-209

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

Dear Mr. Fujimoto:

The Maui Planning Commission at its meeting of May 28, 1975, voted unanimously to recommend approval of a request for a Special Permit filed by Maui Concrete and Aggregates to construct and operate a portable concrete batching plant within the State Agricultural District at Honokowai, Maui with conditions as follows:

1. That the Special Permit be granted for one year subject to extensions upon a favorable review by the Planning Commission.

2. That the applicant secure another site should relocation become a necessity due to the Honolua Watershed Project.

3. That the applicant accept full responsibility of relocation costs should relocation become necessary and not hold any government agency liable for any cost.

4. That no permanent improvements be made other than utility service facilities.

5. That a dust control program be established for the subject site and access road.

6. That the applicant take necessary precaution from possible flooding from Honokowai Stream.

7. That the applicant actively work with the State Highways Division and the lessor (Pioneer Mill Company) for a new access route subject to review by the Planning Commission.

8. That the present batching plant site located opposite the mill in Lahaina be phased out and the site cleared of all debris.

9. That all other State and County requirements be met.

Enclosed for your review and information are the following:

1. Copy of application.

2. Notice of Public Hearing.

3. Transcript of Public Hearing.

4. Letter of authorization from present property owner Pioneer Mill Company, Ltd.

5. Staff reports.

6. Map showing the proposed project site.

Please contact our office should you have any questions on the subject matter.

Yours very truly,

TOSH ISHIKAWA
Deputy Planning Director

Encl.

cc Maui Concrete and Aggregates
cc Pioneer Mill
cc Land Use and Codes

MAUI PLANNING COMMISSION
PUBLIC HEARING
APRIL 23, 1975

The public hearing on the following request was called to order by Yoshikazu Matsui on Wednesday, April 23, 1975, in the Hearing Room, Room 614, 6th Floor, County Building, Wailuku, Maui.

MARVIN FUNES on behalf of Maui Concrete and Aggregates requesting approval of a State Land Use Commission Special Permit in order to install and operate a concrete batching plant on property located in the Kaanapali-Honokawai area of Lahaina, Maui, TMK 4-4-3:1 (portion of) Parcel A. Said property contains approximately 15,192 square feet. 0.35 ac

Mr. Ishikawa read the notice of public hearing, published in the Maui News on April 3, 1975.

Mr. Masuda explained the request from the staff report.

Mr. Kage: Besides this particular batching plant, are there any others?

Mr. Masuda: There is one right here. This is Concrete Industry.

Mr. Kage: How come this one has to move and the other doesn't have to move?

Mr. Masuda explained that Maui Concrete is presently located across Pioneer Mill and they are proposing to move to an area where Concrete Industry is located.

Mr. Wright: Up there at the new proposed site right mauka of that, isn't that the pump station? So there has to be a road going to the pumping station. So there will always be a road?

Mr. Masuda: The desilting basin will cut off here. Probably the time required for water to percolate is 26 hours. I don't know what the status is on this side.

Mr. Wright: If they have to put a new road in here up to the proposed site....

Mr. Masuda: It is true but they are saying that there won't be any access.

Mr. Funes: On that, what's going to happen to the existing pumping house. Is it going to be flooded out?

Mr. Masuda: This is approximately 60 feet above sea level. That line for the desilting basin will come up to 63 feet.

Mr. Funes: Will the State or County make a basin?

Mr. Masuda: Like in the report it is an area that is subject to negotiations to land rights for the Honolua water shed project. I know they haven't started anything yet.

Mr. Ishikawa: At this point there is some plan for this Honolua watershed project that will try to take care of the Honokowai Stream flooding...so we can say precisely how much is going to be affected. Latter on when plans are turned out, at that point we would know or Pioneer would know exactly how it will affect this proposed site. If we didn't bring this out now, it would be unfair for you or anyone else.

Mr. Matsui: If it is going to affect the watershed there is no way we can have the plant there.

Mr. Ishikawa: If this is a special use permit and there is normally a time constraint we can let it operate and as water shed becomes more detailed we can look at it again -- should there be a conflict.

Mr. Funes: We have been looking for new locations all over the west end. This is the only logical spot for the future needs in that area there. I have been talking to Pioneer Mill, but there is no other site in the west end.

Mr. Matsui: You have to be sure too. This is your expense, so you have to be aware.

Mr. Kage: I know this is in the flood basin. Assuming that the Planning Commission recommends and Land Use agrees on this SUP and let's say that batching plant is flooded, are we liable for any suit.

Mr. Ishikawa: I think by the fact that there is perhaps a possibility and if we put a condition that we would not be liable....

Mr. Wright: I have seen it flood up there too.

Mr. Ishikawa: The other thing related to that is the type of facility they are going to be proposing.

Mr. Funes: Right now we are proposing a portable. In the future, if it is a long term deal we would like a new facility---

There were no letters of approval or protest as of this date.

The Chair opened the hearing to the public.

Mr. Marvin Funes: The reason we have applied for the site is that the area we are in is close to David Maalo and Pioneer House. We have a lease up till 1978, but because of the complaints, dust noise, we would like to work with the public so we....

Mr. Wright: Do you feel it is a safe place to put your operations?

Mr. Funes: We have to spend some money to improve drainage and pave areas to control heavy rains. Like I say again if we can get a long term deal, we will have to go along and improve the site.

Mr. Kage: If you do these things will it cause other people's property to be flooded? You will be liable.

Mr. Funes: When I say improving, is going into culverts. We will be going into the same system they have now.

No one else spoke for the granting of the request.

No one spoke against the granting of the request.

The Chair closed the hearing.

Respectfully submitted,

Jean A. Uemae

JEAN A. UEMAE
Private Secretary

Staff Report: May 28, 1975

To: Maui Planning Commission
From: Planning Staff

Subject: Request for a LUC Special Permit by Maui Concrete and Aggregate to erect and operate a portable concrete batching plant along Honokowai Stream approximately 2000 feet mauka of Honoapiilani Highway.

Comments:

1. The public hearing on the subject request was held by the Planning Commission on April 23, 1975. Aside from the applicant's representative Mr. Marvin Funes, no one testified for or against the request.

2. Comments received from various agencies brought out several issues of major concern which are summarized as follows:

Access:

The applicant proposes to use an existing access road presently used by Concrete-Industries-Maui. This access road may not be allowed by the State upon construction of the new Honoapiilani Highway.

Honolua Watershed Project:

The land leased to the applicant may be affected by the Honolua Watershed Project. The workplan of the Honolua Watershed Project proposes the construction of a de-silting basin approximately 200 feet above the cane haul road. During large storms the proposed batching plant site may be inundated by the backwash of the de-silting basin.

Should access from the cane haul road to the Pioneer Mill pump house located above the MCA lease site be provided the applicant could use the same road after improvements are made. Usage of this road would be virtually impossible for the heavy concrete trucks during and following large storms for reasons previously stated.

Water Requirements:

Should the applicant connect to the County's waterline located along the existing Honoapiilani Highway, the applicant will be responsible to provide for the private water system from that point to the proposed batching plant site.

3. The applicant has been requested to vacate the present concrete batching plant site located across from the sugar mill in Lahaina.

4. The applicant has secured a three year lease from Pioneer Mill Company for the proposed site. According to the applicant, no other parcels are available for lease from Pioneer Mill in the Lahaina area.

5. The subject request will not unreasonably burden public agencies to provide services.

Recommendations:

In as much as the State is reviewing alternate access routes with Pioneer Mill and that the start of the Honolua Watershed Project is not anticipated to be in the immediate future, staff recommends approval of the subject request with the following conditions:

1. That the Special Permit be granted for one year subject to extensions upon a favorable review by the Planning Commission.

2. That the applicant secure another site should relocation become a necessity due to the Honolua Watershed Project.

3. That the applicant accept full responsibility of relocation costs should relocation become necessary and not hold any government agency liable for any cost.

4. That no permanent improvements be made other than utility service facilities.

5. That a dust control program be established for the subject site and access road.

6. That the applicant take necessary precautions from possible flooding from Honokowai Stream.

7. That the applicant actively work with the State Highways Division and the lessor (Pioneer Mill Company) for a new access route subject to review by the Planning Commission.

8. That the present batching plant site located opposite the mill in Lahaina be phased out and the site cleared of all debris.

9. That all other State and County requirements be met.

April 23, 1975

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Staff

A. EXPLANATION OF REQUEST

1. Applicant: Mr. Marvin Funes on behalf of Maui Concrete and Aggregates
2. Location: Along Honokowai Stream approximately 2,000 feet mauka of Honoapiilani Highway.
3. TMK: 4-4-03:1 portion of
4. Area: Approximately 15,192 square feet.
5. Zoning: State LUC Agricultural District
6. Request: The applicant requests a LUC Special Permit to erect and operate a portable concrete batching plant along Honokowai Stream approximately 2,000 feet mauka of Honoapiilani Highway.

B. ANALYSIS OF REQUEST

1. The applicant has been requested by Pioneer Mill Company to vacate the existing concrete batching plant site situated opposite the Mill in Lahaina.

2. The proposed site is located approximately 2,000 feet mauka of Honoapiilani Highway and approximately 900 feet above the Concrete Industries site.

3. Access to the site will be through the existing paved road serving the Concrete Industries batching plant located near the Honokowai Stream. The applicant proposes to widen the existing road to approximately 22 feet as well as improving the access road up to the proposed site.

4. The new Honoapiilani Highway will start at a point approximately 300 to 400 feet mauka of the existing highway. Comments from the State Highways Division indicate that access for the proposed Maui Concrete and Aggregates plant site will not be provided. The present access road used by Concrete Industries is also jeopardized due to its closeness to Honokowai Stream where a new Honoapiilani Highway bridge is to be located. The closeness of the existing access road to the new bridge will create a traffic hazard. However, rights of way studies and negotiations by the State is underway and may result in an alternate access route for the existing concrete industries site. The applicant (MCA) proposes to use the same alternate route if provided.

5. Comments received from the Department of Water Supply indicate that the water meter will be located at the existing Honoapiilani Highway main and that the applicant will have to provide the necessary private water system from that point to the proposed site.

6. The Department of Public Works and the West Maui Soil and Water Conservation District comment that the Honolua Watershed Project work plan proposes a de-silting basin approximately 200 feet above the cane haul road. The proposed concrete batching plant site is on land that may be subject to negotiations for land rights for the Honolua Watershed Project.

Discussions with the Soil Conservation Service indicate that the proposed concrete batching plant may be inundated by the backwash of the de-silting basin during and immediately following large storms.

Also, access to the proposed concrete batching plant will be cut-off by the de-silting basin. Being that approval of Congress is necessary before actual construction of the various channels and basins can begin, the projected date for the commencement of the Honolua Watershed Project is for late 1977 or early 1978.

7. The subject request meets the following guidelines established by the Land Use Commission in determining Special Permit requests.

a. The desired use will not adversely affect surrounding property.

b. The proposed use would not unreasonably burden public agencies to provide services.

file

NOTICE OF PUBLIC HEARING
LUC SPECIAL USE PERMIT

NOTICE IS HEREBY given of a public hearing to be held by the Maui Planning Commission on Wednesday, April 23, 1975 at the County Building, 6th Floor, Room 614, Wailuku, Maui, at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following request for SPECIAL USE PERMIT under provisions of SECTION 205-6 of the HAWAII REVISED STATUTES:

MARVIN FUNES on behalf of Maui Concrete and Aggregates requesting approval of a State Land Use Commission Special Permit in order to install and operate a concrete batching plant on property located in the Kaanapali-Honokawai area of Lahaina, Maui, TMK 4-4-3:1 (portion of) Parcel A. Said property contains approximately 15,192 square feet.

Information pertaining to the above request is on file in the office of the County of Maui Planning Department, 200 S. High Street, Wailuku, Maui, Hawaii, and is open to the public for inspection during office hours.

All testimony regarding the SPECIAL USE PERMIT should be filed in writing to the Planning Department, County of Maui, 200 S. High Street, Wailuku, Maui 96793, before the date of the Hearing or presented in person at the time of the hearing.

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN--April 3, 1975)

INSTRUCTIONS:

1. To be filed in triplicate.
2. Use black ink or typewriter with black ribbon.
3. Use additional sheets if necessary.

MAUI PLANNING COMMISSION
P.O. BOX 1487, KAHULUI, HAWAII

APPLICATION FOR SPECIAL PERMIT
Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE

Appl. & fee received _____

Notice published _____

Public hearing _____

Recommendation to LUC _____

Action by State LUC _____

County & Appl. notified _____

A. Description of Property: (1) Tax Map Key No. 4-0 4-03 (Parcel A) Por. Par. 1 (see attached map)

(2) Lot Area 15,192 sq. ft. (3) Location Kaanapali, Lahaina, Maui, Hawaii

B. Ownership: (1) Owner's name Pioneer Mill Co., Ltd.

(2) Lessee's name Maui Concrete & Aggregates Div. of AMELCO (3) Unexpired term ___ years

C. Request: (1) State request briefly and exactly: Erect and operate a concrete batching plant.

(2) Reasons justifying granting of request: We have been requested by Pioneer Mill Company, the lessor, to relocate present concrete batching plant situated on Cane Haul Road opposite their mill. Concrete Industries Maui presently operates a similar concrete batching plant adjacent to this parcel.

D. Applicant: (1) Name MAUI CONCRETE & AGGREGATES - Division of AMELCO

(2) Address P. O. Box 488, Kahului, Hawaii 96732 (3) Telephone 877-0426

(4) Signature [signature]

E. Planning Commission action: _____ Date _____ Vote: ___ ayes ___ noes

Reasons: _____

F. State Land Use Commission's action: _____ Date: _____

G. Copies to: State LUC ___ Supervisors ___ Applicant ___ Owner & Lessee ___

PIONEER MILL COMPANY, LIMITED

Growers of sugar cane and producers of raw sugar

P. O. Box 727
Lahaina, Hawaii 96761

February 21, 1975

Mr. Marvin Funes
Vice President & General Manager
Maui Concrete & Aggregates
P. O. Box 488
Kahului, Maui 96732

Dear Mr. Funes:

This has reference to your long-standing request to relocate your concrete batching plant from Mill Street, Lahaina to a new location in the lower reaches of the Honokowai Valley (TMK 4-4-03:1). It is our understanding that the batching plant in the new location will be a low profile portable-type facility.

Although we have not yet completed arrangements to draw up a Manager's lease (five years), this letter will assure you of our approval for the relocation and leasing of Honokowai property as requested. Unfortunately, the legal paper work requirements are sometimes lengthy. Notwithstanding, and barring any presently unknown reasons for denying such a request, please consider that you have authorization to proceed with necessary clearances from the County Planning Commission, etc.

Sincerely,

John W. Siemer
President

ms

cc: Mr. T. Ishikawa, Acting Director
Maui Planning Commission

B. L. Hatton
I. E. Loomis



INSTRUCTIONS:

1. To be filed in triplicate.
2. Use black ink or typewriter with black ribbon.
3. Use additional sheets if necessary.

MAUI PLANNING COMMISSION
P.O. BOX 1487, KAHULUI, HAWAII

APPLICATION FOR SPECIAL PERMIT
Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE

Appl. & fee received _____

Notice published _____

Public hearing _____

Recommendation to LUC _____

Action by State LUC _____

County & Appl. notified _____

A. Description of Property: (1) Tax Map Key No. 4-0 4-03 (Parcel A) Por. Par. 1 (see attached map)

(2) Lot Area 15,192 sq. ft. (3) Location Kaanapali, Lahaina, Maui, Hawaii

B. Ownership: (1) Owner's name Pioneer Mill Co., Ltd.

(2) Lessee's name Maui Concrete & Aggregates Div. of AMELCO (3) Unexpired term ___ years

C. Request: (1) State request briefly and exactly: Erect and operate a concrete batching plant.

(2) Reasons justifying granting of request: We have been requested by Pioneer Mill Company, the lessor, to relocate present concrete batching plant situated on Cane Haul Road opposite their mill. Concrete Industries Maui presently operates a similar concrete batching plant adjacent to this parcel.

D. Applicant: (1) Name MAUI CONCRETE & AGGREGATES - Division of AMELCO

(2) Address P. O. Box 488, Kahului, Hawaii 96732 (3) Telephone 877-0426

(4) Signature Marvin Fanes

E. Planning Commission action: _____ Date _____ Vote: ___ ___ ayes noes

Reasons: _____

F. State Land Use Commission's action: _____ Date: _____

G. Copies to: State LUC ___ Supervisors ___ Applicant ___ Owner & Lessee ___

RECEIVED
NOV 11 1974
DEPT. OF PLANNING
COUNTY OF MAUI

RECEIVED
APR 10 1975
DEPT. OF PLANNING
COUNTY OF MAUI

AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, County of Maui. } ss.

Barbara Y. Iwaishi ..... being duly sworn deposes and says, that he is ....Advertising Clerk..... of the Maui Publishing Co., Ltd., publishers of the MAUI NEWS, a newspaper published in Wailuku, County of Maui, State of Hawaii; that the ordered publication as to ....NOTICE OF PUBLIC HEARING.....

of which the annexed is a true and corrected printed notice, was published .....1..... times in the MAUI NEWS, aforesaid, commencing on the ....3rd.....day of .....April....., 19..75.., and ending on the.....day of....., 19 ....., (both days inclusive), to-wit: on .....April 3, 1975.....

.....

.....

and that affiant is not a party to or in any way interested in the above entitled matter.

Barbara Y. Iwaishi

Subscribed and sworn to before me this

8th day of April A. D. 19 75

Notary Public, Second Judicial Circuit, State of Hawaii.

My commission expires August 31, 1975.

NOTICE OF PUBLIC HEARING

LUC SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Maui Planning Commission on Wednesday, April 23, 1975 at the County Building, 6th Floor, Room 614, Wailuku, Maui, at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following request for SPECIAL USE PERMIT under provisions of SECTION 205-6 of the HAWAII REVISED STATUTES:

MARVIN FUNES on behalf of Maui Concrete and Aggregates requesting approval of a State Land Use Commission Special Permit in order to install and operate a concrete batching plant on property located in the Kaanapali-Honokowai area of Lahaina, Maui, TMK 4-4-3:1 (portion of) Parcel A. Said property contains approximately 15,192 square feet.

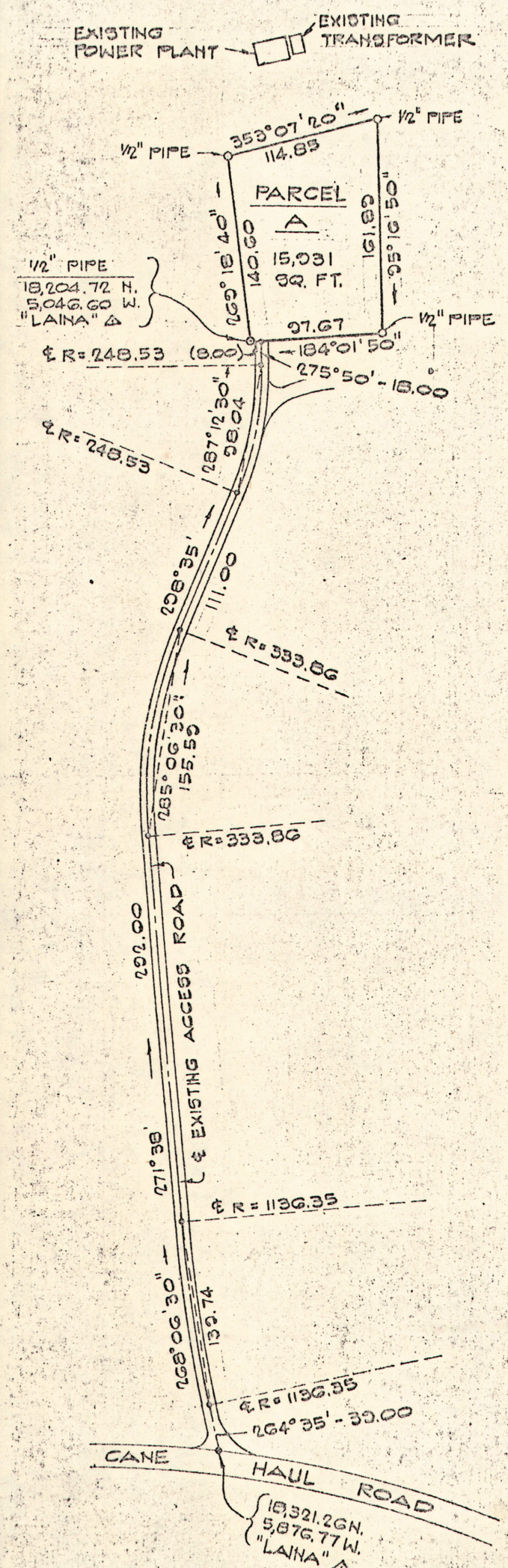
Information pertaining to the above request is on file in the office of the County of Maui Planning Department, 200 S. High Street, Wailuku, Maui, Hawaii, and is open to the public for inspection during office hours.

All testimony regarding the SPECIAL USE PERMIT should be filed in writing to the Planning Department, County of Maui, 200 S. High Street, Wailuku, Maui 96793, before the date of the Hearing or presented in person at the time of the hearing.

MAUI PLANNING DEPARTMENT

By Howard K. Nakamura
County Planning Director

(MN: April 3, 1975)



SP75-209

LEASE MAP FOR MAUI CONCRETE AND AGGRETATE

Portion of Parcel 1 of Tax Map Key 4-4-03
Kaanapali, Lahaina, Maui, Hawaii

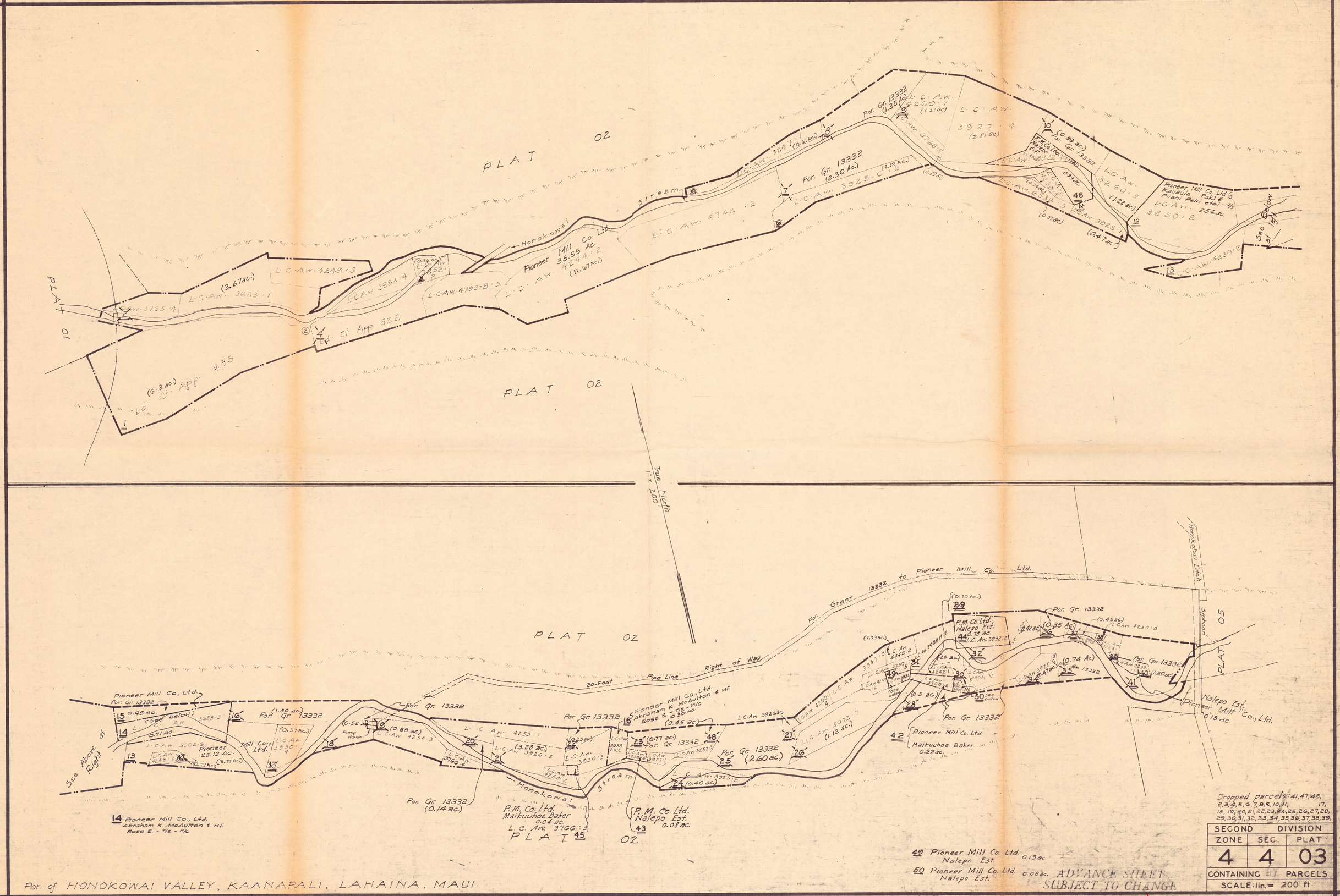
Scale: 1 in. = 100 Ft. Date: May 29, 1974

Owner: Pioneer Mill Co., Ltd.
Address: Lahaina, Maui, Hawaii

Prepared by: NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
Wailuku, Maui, Hawaii

RECEIVED
NOV 11 1974
DEPT. OF PLANNING
COUNTY OF MAUI

Tax Map Key: 4-4-03: Por. Par. 1 8½" x 13" 201-4


PLAT 02
PLAT 01
PLAT 05
Honokowai Stream
Pioneer Mill Co. Ltd.
Pioneer Mill Co. Ltd. Kauaula Paki & Pilahi Paki etal
Pioneer Mill Co. Ltd. Abraham K. McAulton & wf. Rose E. - T/E - M/c
Pioneer Mill Co. Ltd. Maikuuhoe Baker 0.04 ac.
P.M. Co. Ltd. Nalepo Est. 0.08 ac.
P.M. Co. Ltd. Nalepo Est. 0.78 ac.
Pioneer Mill Co. Ltd. Maikuuhoe Baker 0.22 ac.
Pioneer Mill Co. Ltd. Nalepo Est. 0.13 ac.
Pioneer Mill Co. Ltd. Nalepo Est. 0.08 ac.
Pioneer Mill Co. Ltd. Nalepo Est. 0.18 ac.
20-Foot Pipe Line Right of Way
Por. Grant 13332 to Pioneer Mill Co. Ltd.
Honokowai Ditch
Syphoon
See Above at Right
See Below at left
True North 1" = 200'
Dropped parcels: 41, 47, 48, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39,
SECOND DIVISION
ZONE 4 SEC. 4 PLAT 03
CONTAINING 41 PARCELS
SCALE: 1 in. = 200 ft.
ADVANCE SHEET SUBJECT TO CHANGE
Por. of HONOKOWAI VALLEY, KAANAPALI, LAHAINA, MAUI.
Dwg. No. 2
By: N.A. & D.S.C.
Source: Taxation Maps Bureau
7424
SP75-209 MAUI CONCRETE & AGGREGATE
PRINTED JUN 6 1975

MAHINAHINA 1 and 4

ZONE 4 SEC. 3

ZONE 4 SEC. 3

Honokowai Waterworks Pipe Line Right of Way

Ditch

Honokowai

Road

General Lease 1842 197.2 Ac.

General Lease 1153.89 Ac

Ditch 1841

L.C.Aw. 11216:3 80.49 Ac.

Gr. 7844 32 Ac.

Gr. 9892:2 9.88 Ac.

L.C.Aw. 11216:4 241.37 Ac.

HONOKOWAI

Pipe Line R.O.W.

L.C.App. 485 2.43 Ac.

L.C.Aw. 6722:3 19.86 Ac.

L.C.Aw. 327-B-4 4.8 Ac.

L.C.Aw. 327-B-5 30.5 Ac.

L.C.Aw. 76 7.7 Ac.

Pipe Line

ditch

Steel Flume

L.C.Aw. 5008:1 45.843 Ac.

Road

Gr. 4360 5.0 Ac.

L.C.Aw. 76:2 317.0 Ac.

L.C.Aw. 5121:3 10.28 Ac.

L.C.Aw. 327-B-3 5.5 Ac.

L.C.Aw. 76:3 32.8 Ac.

Ditch

Ditch

Ditch

Kahoma Ana Kahoma

L.C.Aw. 327-B-6 160 Ac.

L.C.Aw. 76:1 320.0 Ac.

L.C.App. 485

R.P. 2567

L.C.Aw. 7715 Part 1

Puu Kolii

HANAKAOO

PUUKOLII CAMP

KAHOOMA

KAHUA

WAHIKULI

ZONE 4 SEC. 5

SEE INSET

WEST MAUI FOREST RESERVE

SEA

L.C.App. 485

Honokowai Stream

KEKAA

Ditch

Ditch

Ditch

TRUE NORTH
Scale: 1" = 200'

HONOAPIILANI HIGHWAY

L.C.Aw. 3925-1:1
L.C.Aw. 3086-02

22 A 23 24 26 27 11 25 B

S E A

DROPPED INTO NEW PLAT 4-3-10

ENLARGEMENT OF PARCEL 11
Scale: 1" = 200'

TRUE NORTH
Scale: 1 in. = 1000 ft.

RESERVE

[92.0 Ac]

[334.0 Ac]

MAUI FOREST

1-2-3

WEST

NOTE: Hui Road "A" owned by County of Maui Bk. 8932 p. 288

30 Honolua Plantation Land Co., Inc.

15 Lillian Nakoa Sarol - 10/15, Et al.

20 County of Maui (Board of Water Supply) 21,000 ±

PLAT 05 Kaanapali Landscapers, Ltd. 10,816

PLAT 07

PLAT 03

PLAT 02

PLAT 04

PLAT 10

PLAT 08

PLAT 09

PLAT 11

PLAT 12

PLAT 13

PLAT 14

PLAT 15

PLAT 16

PLAT 17

PLAT 18

PLAT 19

PLAT 20

PLAT 21

PLAT 22

PLAT 23

PLAT 24

PLAT 25

PLAT 26

PLAT 27

PLAT 28

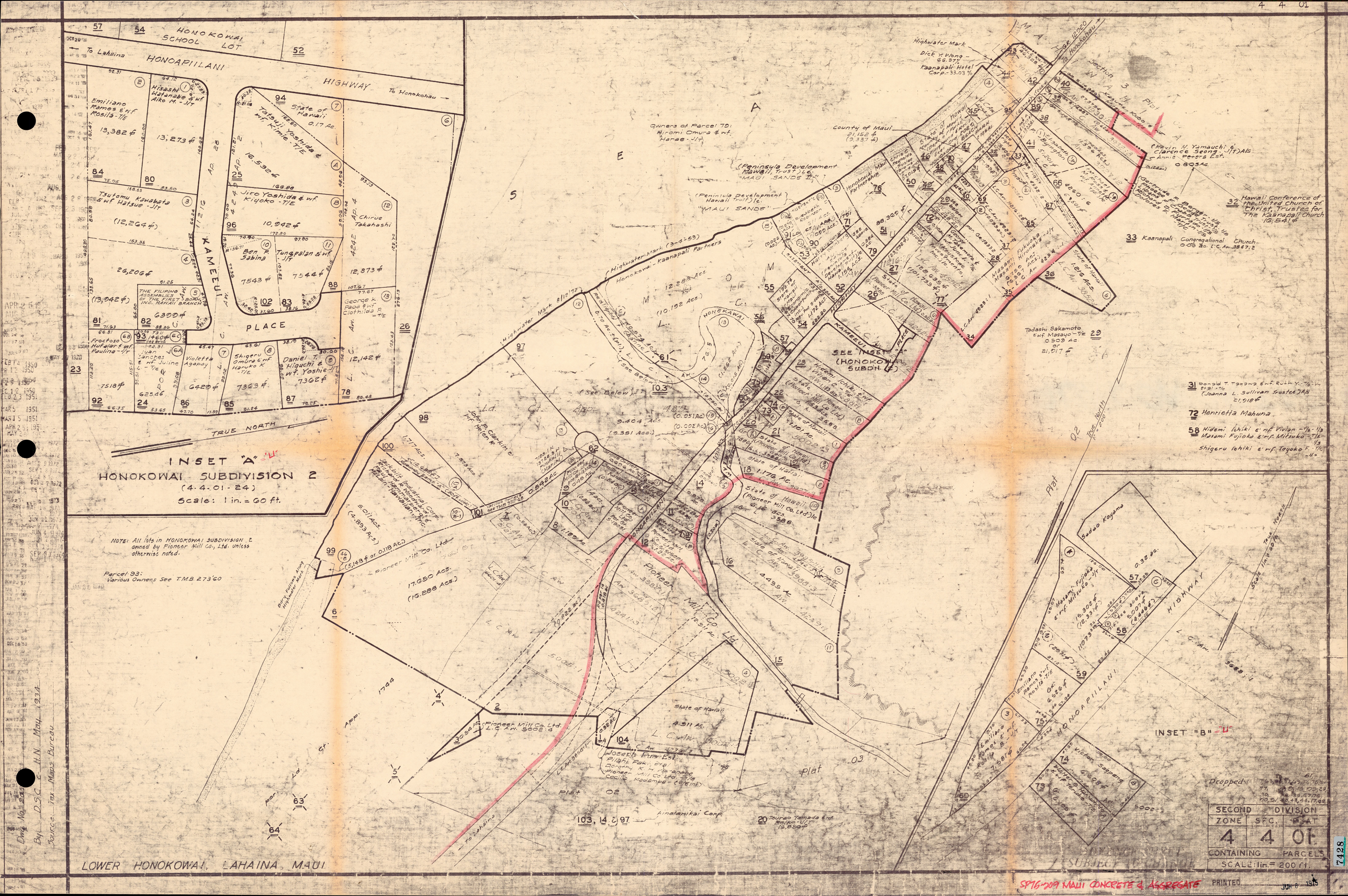
PLAT 29

PLAT 30

PLAT

Kahalawai
Maui 4-4-03 #309

2427



INSET "A"
HONOKOWAI SUBDIVISION 2
(4-4-01-24)
Scale: 1 in. = 60 ft.
NOTE: All lots in HONOKOWAI SUBDIVISION 2 owned by Pioneer Mill Co., Ltd. unless otherwise noted.
Parcel 93: Various Owners See T.M.B. 273'60
HONOKOWAI SCHOOL LOT
HONOAPIILANI HIGHWAY
To Lahaina
To Honokohau
KAMEEUI PLACE
TRUE NORTH
SEE INSET "A" (HONOKOWAI SUBDN. 2)
Pioneer Mill Co. Ltd.
Highwater Mark
County of Maui
Kaanapali Hotel Corp.
Hawaii Conference of the United Church of Christ, Trustee for The Kaanapali Church
Kaanapali Congregational Church
Tadashi Sakamoto
Henrietta Mahuna
Sadao Koyama
INSET "B"
LOWER HONOKOWAI, LAHAINA, MAUI
SECOND DIVISION
ZONE 4
SEC. 4
PLAT 01
CONTAINING PARCELS
SCALE: 1 in. = 200 ft.
SP76-209 MAUI CONCRETE & AGGREGATE
PRINTED JUN 8 1975

SP75-209 MAUI CONCRETE & AGGREGATE

APR 1945
JUL 30 1974
JUN 1 1975
APR 4 1975

Honokowai

PLAT 03

PLAT 04

PLAT 05

PLAT 06

PLAT 07

PLAT VALLEY

HONOKOWAI

Honokowai Ditch

True North

SITE

State of Hawaii
220.70 acs.
(Pioneer Mill Co., Ltd.)
G. L. 3588

State of Hawaii
292.74 Acs.
(Pioneer Mill Co., Ltd.)
G. L. 3588
(276.74 acs.)

County of Maui Honokowai Pipeline Right of Way

Road

20' Ditch Rt of Way (0.68 ac)

Reservoir Site (3.20 ac) 19
Pioneer Mill Co., Ltd. 5.10 acs. Gr. 7844

State of Hawaii
20.418 Acs.
MOOMUKU
L.C.Aw. 11216:28
17

Pioneer Mill Co. Ltd (0.68 ac.) 20 Ditch Rt of Way Gr. 9269:2

61 of Hawaii 12.85 acs. (Pioneer Mill Co. Ltd.) G. L. 3588

State of Hawaii (Pioneer Mill Co. Ltd.) le per G. L. S-3838 Ditch Right-of-Way 2.41 acs. 14

Pioneer Mill Co. Ltd. 10.51 acs. 15

RESERVOIR SITE Gr. 9269:2 (9.88 ac.) 16

Pioneer Mill Co. Ltd. 1.31 acs. 25

20 Foot Pipe Line Right-of-Way (GSF-12564)

Pioneer Mill Co. Ltd. 4.40 ac. Grant 3838 (16.00 acs.)

State of Hawaii 86.50 acs. (Pioneer Mill Co. Ltd.) G. L. 3588

Pioneer Mill Co., Ltd. 4.0 acs. RESERVOIR SITE Gr. 9269:1

State of Hawaii 1.10 acs. (Pioneer Mill Co. Ltd.) G. L. 3588

State of Hawaii (Pioneer Mill Co. Ltd.) le per G. L. S-3838 Ditch R/W 1.67 acs. 12

State of Hawaii (Pioneer Mill Co. Ltd.) le per G. L. S-3838 Ditch R/W 0.55 ac 13

Pioneer Mill Co. Ltd. 7.39 acs. Ld. Ct. App 485 5

Pioneer Mill Co. Ltd. por. Gr. 5-15081 4 8.216 Acs.

Pioneer Mill Co. Ltd. por. Gr. 5-15081 24.278 Acs. 6

7 15.137 Acs.

Pioneer Mill Co. Ltd. por. Gr. 5-15081

Pioneer Mill Co. Ltd. por. Gr. 5-15081

Pioneer Mill Co. Ltd. por. Gr. 5-15081

AMERICAN LUNG ASSOCIATION OF HAWAII
245 North Kukui Street
Honolulu, Hawaii 96817



YOUR CHRISTMAS SEAL ASSOCIATION

245 North Kukui Street, Honolulu, Hawaii 96817, Telephone (808) 537-5966

AMERICAN LUNG ASSOCIATION *of Hawaii*

September 22, 1975

Mr. Eddie Tangen, Chairman
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Tangen:

Re: SP75-209 - Maui Concrete and Aggregates
Special Permit Request

Attached hereto is a discussion of the proposed concrete batch plant at Honokowai, Maui and its possible impact on air quality in that area. For your convenience, conclusions and courses of action are listed on page 3. We hope that you and your fellow commissioners find this document informative and useful.

Sincerely,

James W. Morrow

James W. Morrow, Director
Environmental Health

JWM:ct
Att.

245 North Kukui Street, Honolulu, Hawaii 96817, Telephone (808) 537-5966

AMERICAN LUNG ASSOCIATION *of Hawaii*

Impact on Air Quality of the Proposed Concrete Batch Plant at Honokowai, Maui (TMK 4-4-03: portion of 1)

1. Introduction: This paper has been prepared in order to assist the Land Use Commission in making a decision on the request by Maui Concrete and Aggregates for a special permit to place a concrete batch plant in the Agricultural District at Honokowai. This particular permit request has been selected for analysis because a concrete batch plant can be a significant source of particulate emissions which in turn can have an adverse health impact or be a source of annoyance if placed in the wrong location.

2. Particulate (Dust) Emissions: Following EPA procedures [1] we estimated the following emissions from an uncontrolled concrete batch plant operating 8 hr/da and 5 da/wk with a production rate of 30-40 yd^3/hr.

TABLE 1

Particulate Emissions (pounds)

Daily	Monthly	Annually
48-64	960-1,280	11,520-15,360

3. Ambient Air Concentrations: Emissions estimates, in order to be of any value in a decision-making process, must be converted into ambient air concentrations. This is because statutory standards and health effects levels are always stated in terms of ambient concentrations. We have made this conversion utilizing the diffusion equation described in a recent EPA publication. [2] The results of these calculations are shown in Table 2.

TABLE 2

24-Hour Particulate Concentrations (micrograms/cubic meter)

Stability/wind speed (mph)	B/2	C/8	D/2
Downwind distance (ft)			
500	142	100	570
1,000	61	50	208
1,500	45	40	116
2,000	38	36	84
2,500	35	34	68

"B" stability with a 2 mph wind speed would be comparable to a sunny day with light winds. "C" stability with 8 mph winds would be comparable to a more average tradewind day. Finally, "D" stability with 2 mph winds would be an overcast day perhaps occurring under Kona weather conditions.

Twenty-four hour concentrations were chosen because both federal and state air quality standards are given for that averaging period. These standards are shown in Table 3.

TABLE 3

24-Hour Statutory Standards

*Federal Primary Standard (health):	260/ug/m^3
*Federal Secondary Standard (aesthetic):	150
**State of Hawaii Standard:	100

*Not to be exceeded more than once per year.
**Not to be exceeded during any 24-hour period.

4. Local Meteorology and Topography: Honokowai, being located north of Kaanapali, is just outside the wind shadow of terrain 3000 feet and higher; [3] thus, it is exposed to the prevailing northeast tradewinds. Unfortunately, we were unable to uncover any long-term wind studies for the area, but short-term data indicate tradewinds occur some 70-75% of the year. This, of course, leaves 25-30% of the time when non-tradewind and Kona conditions occur.

5. Discussion: The estimates in Table 2 suggest that under certain conditions within 500 feet of an uncontrolled batch plant both federal and state standards could be exceeded. In fact, under overcast, low wind conditions the state 24-hour standard could be violated as far away as 1,500 feet. Figure 1 gives some idea of the properties encompassed within the radii of 500 to 2,500 feet, assuming that the batch plant was located at approximately the center of Parcel 1.

The main questions to be answered are (1) how often can these critical weather conditions be expected to occur, and (2) where are the nearest potential receptors of emissions from the plant. The first question is difficult to answer precisely since long-term data doesn't appear to be available. However, some generalizations can be made in response to both questions.

Tax maps indicate that most residences are located northwest of the proposed site; thus, it is fairly safe to assume that the tradewinds will carry particulate emissions away from those homes most of the time. During those times when the tradewinds are not present and especially

during the winter months when southerly Kona winds are most frequent, however, dust may be carried toward residential areas. The question then becomes how close are those homes. Again, depending on the exact location of the plant, most residences appear to be farther than 1,000 feet which should preclude any violation of federal health standards since even under the most adverse conditions, such standards appear to be exceeded only at downwind distances less than 1,000 feet. However, it is still possible to violate the state's air quality standards in the vicinity of private residences.

We should also note that our estimates are based on an average plant size of 30-40 yd^3/hr production rate. If the actual plant is larger, then our ambient concentrations will be correspondingly larger. For example, if the actual plant is twice as large, i.e., 60-80 yd^3/hr, then our estimates should be doubled also. This would result in state standards being exceeded as far away as 2,500 feet and federal health standards as far as 1,000 feet.

6. Conclusions:

a. Depending on its exact production rate and degree of controls, the batch plant may result in significant particulate emissions.

b. These emissions may further result in ambient concentrations which exceed state and federal air quality standards under adverse meteorological conditions.

c. Existing residences in the general vicinity of the proposed batch plant appear to be beyond the distance at which federal health standards might be exceeded under adverse meteorological conditions. State air quality standards, however, may be exceeded at those distances.

d. Lack of adequate long term meteorological data preclude a more accurate prediction of frequency of occurrence of the adverse meteorological conditions mentioned above.

7. Courses of Action:

a. Allow the plant to be constructed under the following assumptions:

(1) The plant will install adequate emission controls to sharply reduce its particulate emissions.

(2) The frequency of occurrence of adverse meteorological conditions will be so small as to be insignificant.

b. Require that another site more distant from inhabited areas be found based on the following assumptions:

(1) Emission controls will be inadequate to prevent ambient concentrations exceeding state and/or federal air quality standards.

(2) The frequency of adverse meteorological conditions, although small, is unacceptable since it may result in violations of state and/or federal air quality standards.

ASSUMPTIONS

Plant production rate:	30-40 yd^3/hr
Operating times:	8 hr/da
	5 da/wk
	12 mo/yr
Emission controls:	none
Emission height (H):	4 meters
Background particulate level:	30 ug/m^3

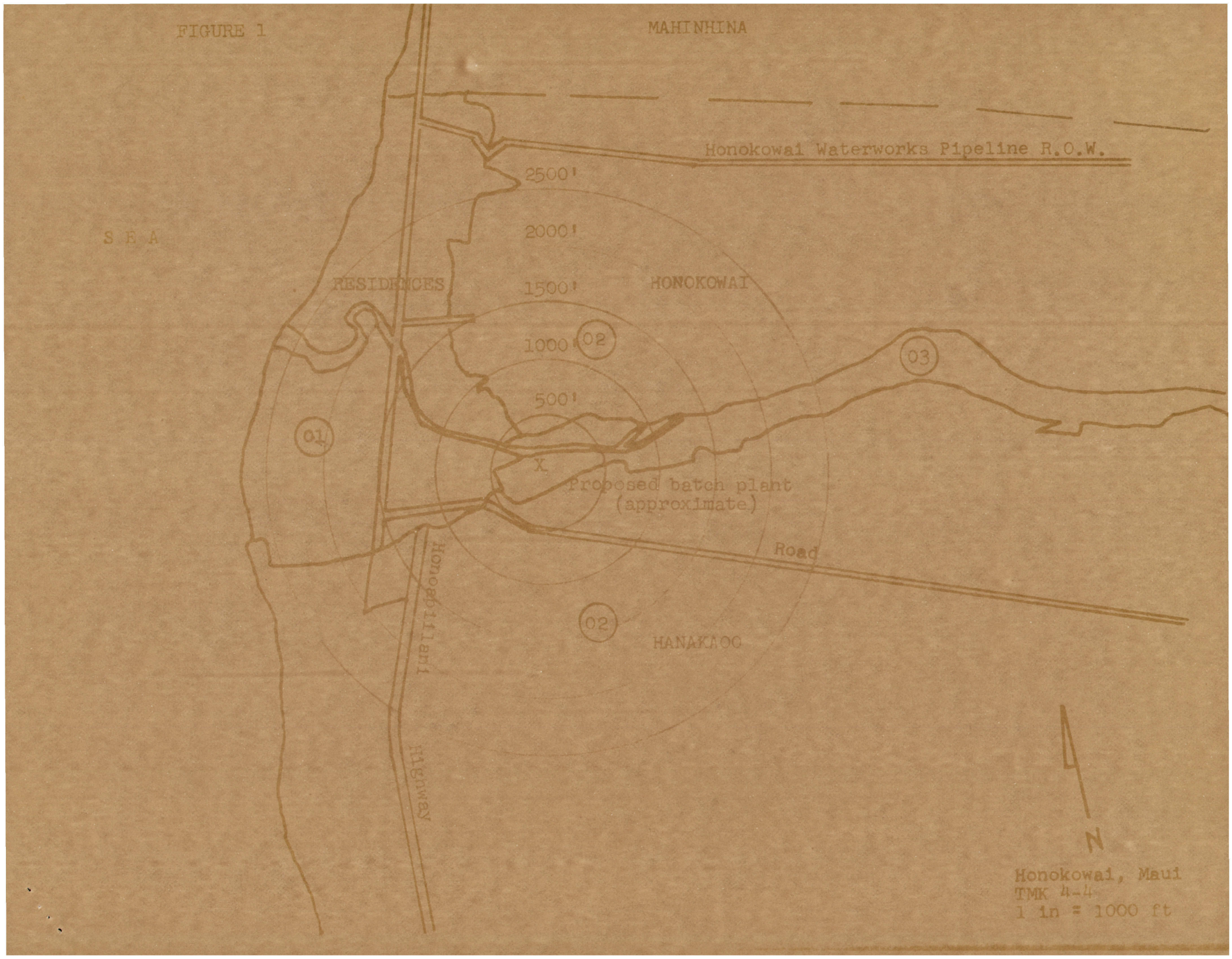
REFERENCES

1. U.S. Environmental Protection Agency. Compilation of Air Pollutant Emission Factors, 2nd Ed., with Supplements 1-5. 1973

2. U.S. Environmental Protection Agency. Workbook of Atmospheric Dispersion Estimates, revised 1970 (6th Ed.) 1973.

3. Peterson, C.M. The Trade Wind Regime of Central and Western Maui, NWS Staff Memorandum, Honolulu, undated.

FIGURE 1


MAHINHINA
Honokowai Waterworks Pipeline R.O.W.
2500'
2000'
1500'
1000'
500'
S E A
RESIDENCES
HONOKOWAI
01
02
03
X
Proposed batch plant
(approximate)
Road
Honoapiilani Highway
02
HANAKAOO
N
Honokowai, Maui
TMK 4-4
1 in = 1000 ft