

SPECIAL PERMIT

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Action Date 7/18/78
Recordation 8/9/78

PACIFIC CONCRETE & ROCK CO., LTD.

Conditional Use Permit
Application

Waimanalo Quarry

December 5, 1977

JUN 5 8 07 AM '78
LAND USE COMMISSION
STATE OF HAWAII



PACIFIC CONCRETE AND ROCK COMPANY, LIMITED

2344 PAHOONUI DRIVE / HONOLULU, HAWAII 96819

TELEPHONE (808) 845-6441

December 5, 1977

Department of Land Utilization
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Attention Mr. William E. Wanket

Gentlemen:

Conditional Use Permit, Waimanalo Quarry

The Waimanalo Quarry site consists of about 92 acres of land under license from the Department of Hawaiian Home Lands (License A-101 on parcel 3 of TMK 4:1:08 for 20 years from July, 1968 and License 180 on adjacent parcel 2 and part of parcel 79 for 20 years from November, 1972).

A Conditional Use Permit for the quarry operation was granted by the City and County of Honolulu on December 29, 1970. In applying for that Conditional Use Permit, topographic maps, grading plans, and operational conditions, etc. for the entire quarry were submitted and discussed as part of the approval process, although the final approval document narrative referred only to parcel 3.

Attached is an application requesting that the Conditional Use Permit be formalized to cover the entire quarry site. Pacific Concrete has abided by the 17 conditions imposed by the original Conditional Use Permit and would expect that the same or similar conditions be continued. An environmental assessment has been attached to document evidence that continued operation of the quarry for the period of the land licenses would not have unreasonable adverse effects.

Pacific Concrete, for a short period, was quarrying in parcel 2, but when it was discovered that a question existed as to the 1970 Conditional Use Permit coverage on parcel 2, operations were halted and the property cleaned up.

Completion of the entire "Coral Hill" mining over the next decade is of economic importance to the community, namely:

GENERAL OFFICES AND MAIN PLANT:
OFF SAND ISLAND ACCESS ROAD
HONOLULU

QUARRIES MAKAKILO
AND WAIMANALO
BATCHING PLANTS: HAWAII
MOLOKAI

PRODUCTS: READY MIX CONCRETE WITH BASALTIC
CORAL LIMESTONE AND LIGHTWEIGHT AGGREGATES
CRUSHED ROCK, CORAL AND SAND
CONCRETE BLOCK PRODUCTS

December 5, 1977

- substantial royalties will be paid to the Department of Hawaiian Home Lands (DHHL) - over \$1,000,000 has been paid during the first 10 years of quarry operation
- rough grading for subsequent DHHL housing development will be provided. This grading will have a value substantially in excess of several million dollars
- continued quarry operation will help insure that sand and aggregates for the construction industry are available in Windward Oahu at competitive prices
- employment for about 15 persons is provided

As in our previous application, we feel that we have become an important part of the Waimanalo community and that we have the support of our Waimanalo neighbors. Favorable action to formalize the C.U.P. for the entire quarry site is respectfully requested.

Very truly yours,



JACK F. BURFORD
President

Attachments (including Application for Special Permit per
State Land Use Commission)

cc: Department of Hawaiian Home Lands

APPLICATION FOR CONDITIONAL USE PERMIT

Fee \$100.00

Conditional use permit no. _____

Receipt no. _____

Expiration date _____

1. APPLICANT

Application is hereby made pursuant to the provisions of Article 2 of the Comprehensive Zoning Code, for a conditional use permit in the zoning district of the property herein described.

(To insure the accurate and efficient processing of this application and to avoid errors and delay, supply all the required information. Fill out all blank spaces clearly, concisely, and completely, and sign the application.

If you are not the recorded owner of the property, you are considered the authorized agent of the recorded owner. If you are filing as an authorized agent, supply the information for both the recorded owner and yourself, and a letter authorizing you to act as agent.)

Recorded Owner

Jack F. ~~Burford~~ ^{Authorized Agent} PresidentName: Department of Hawaiian Home LandsName: Pacific Concrete & Rock Co., Ltd.Mailing Address: 550 Halekauwila Street
Honolulu, HI 96813Mailing Address: 2344 Pahounui Drive
Honolulu, HI 96819Phone Number: 548-6450Phone Number: 845-6441

2. PROPOSED USE

a. Street address: 41-830 Kalaniana'ole Highway, Waimanalo, Hawaii, 96795b. Tax map key: 4:1:08 Parcels 2, 3 andc. Lot size: approximately 92 acres

d. Present use of property and/or buildings: Propose C.U.P. apply to all land covered by DHHL Land Licenses A-101 and 180. Parcel 3 presently used for quarry operation for manufacturing limestone aggregates, sand and concrete batching facilities.

e. Zoning District: Interim - Residentialf. General Plan land use: Interim - Residentialg. State land use district: Agriculture

3. PROPERTY

a. The proposed conditional use is provided for in Section(s) 21-248 - Extractive Industries of the Comprehensive Zoning Code.

b. Outline concisely the conditional use proposed for the property: Coral limestone quarrying, crushing and screening sand and aggregates, concrete batching plant.

4. DRAWINGS AND DOCUMENTS

a. Submit accurate scale drawing of the site, showing easements; shape and dimensions of the lot; existing and proposed locations of streets, property lines, uses, structures, building heights, floor area, access, pedestrian walks, refuse areas, off-street parking and loading spaces, landscaped areas, fences, and walls; topography; and any additional information required by the Director.

b. Certificates of Approval--If Sections 21-245, 21-251 or 21-253 of the Comprehensive Zoning Code are applicable, submit the required certificates of approval. N/A

c. Joint Development--If Section 21-255 of the Comprehensive Zoning Code is applicable, submit the agreement required. N/A

5. STATEMENT

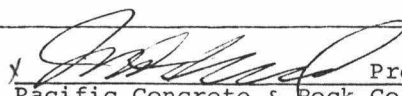
Indicate how the proposed use will have no more adverse effect on the health, safety, or comfort of persons living or working in the area, and will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than any use generally permitted in the zoning district:

See attached Environmental Assessment

6. SIGNATURE

Recorded Owner

or

 President
Pacific Concrete & Rock Co., Ltd.
Authorized Agent

DEPARTMENT OF LAND UTILIZATION USE

☐ A. This application is filed complete with the following: ☐ Site plan ☐ Certificates of approval ☐ Agreements

☐ Authorization of agent ☐

☐ B. Application is returned for corrections: _____

Department of Land Utilization

☐ C. Action/Date: Planning Commission _____

Public Hearing _____

City Council _____

STATE OF HAWAII
LAND USE COMMISSION
Pacific Trade Center
Suite 1795
Honolulu, Hawaii

This space for official use

Date Application and Fee
Received by LUC _____

APPLICATION FOR SPECIAL PERMIT

xx (We) hereby request approval of a special permit to use certain property located in the County of Honolulu, Island of Oahu, Land Use Commission District Boundary map number USGS Quad Koko Head, HI and/or name (Oahu) SLUC Code 0-15, for the following described purpose:

Coral limestone quarrying, crushing and screening sand and aggregates, concrete batching plant.

Description of property:

Approximately 92 acres of quarry site at Waimanalo - see Exhibits 1 and 2 of October 5, 1977 application for Conditional Use Permit.

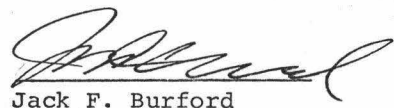
Petitioner's interest in subject property:

Pacific Concrete & Rock Co., Ltd. holds two 20 year licenses from the Department of Hawaiian Home Lands.

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

To continue quarrying.

Signature(s) _____


Jack F. Burford
President
Pacific Concrete & Rock Co.

Address: 2344 Pahounui Drive, Honolulu

Telephone: 845-6441

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) _____

STATE LAND USE COMMISSION
RULES OF PRACTICE AND PROCEDURE
AND DISTRICT REGULATIONS
December 21, 1975

PART V. SPECIAL PERMITS

- 5-1. PETITION BEFORE COUNTY PLANNING COMMISSION. Any person who desires to use his land within an Agricultural or Rural District for other than an agricultural or rural use may petition the County Planning Commission within which his land is located for permission to use his land in the manner desired. The procedure to be utilized is outlined in Part IX of this Commission's Rules of Practice and Procedure.
- 5-2. TEST TO BE APPLIED. Certain "unusual and reasonable" uses within Agricultural and Rural Districts other than those for which the District is classified may be permitted. The following guidelines are established in determining an "unusual and reasonable use."
- (1) Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.
 - (2) That the desired use would not adversely affect surrounding property.
 - (3) Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection.
 - (4) Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established.
 - (5) That the land upon which the proposed use is sought is unsuited for the uses permitted within the District.

The above test is met with respect to the Special Permit requested for the Waimanalo Quarry.

PROJECT OFFICES

WAIMEA OFFICE
P. O. BOX 125
KAMUELA, HAWAII 96743

KEAUKAHA OFFICE
P. O. BOX 833
HILO, HAWAII 96720



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAII 96805

PROJECT OFFICES

MAUI OFFICE
P. O. BOX 22
KAHULUI, MAUI 96732

MOLOKAI OFFICE
P. O. BOX 198
HOOLEHUA, MOLOKAI 96729

KAUAI OFFICE
P. O. BOX 332
LIHUE, KAUAI 96766

December 6, 1977

City and County of Honolulu
Department of Land Utilization
650 South King Street
Honolulu, Hawaii 96813

Dear Sirs:

By this letter, the Department of Hawaiian Home Lands authorizes Pacific Concrete and Rock Company, Limited, to act as its agent in the application for a Conditional Use Permit for Tax Map Key: 4-1-08:02 under License 180.

Thank you for your favorable action.

Owau no me ka ha'aha'a,
(I am, humbly yours)

A handwritten signature in cursive script, reading "Billie Beamer".

(MRS.) BILLIE BEAMER, CHAIRMAN

BB:kt

cc: Pacific Concrete and Rock Company Limited

PACIFIC CONCRETE & ROCK CO., LTD.

Environmental Assessment

of Current Operations at

Waimanalo Quarry

December 5, 1977

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INTRODUCTION

Location and Site

This limestone quarry is located on "Coral Hill" in Waimanalo approximately one-half mile SW of Waimanalo beach - see attached map and photo, Exhibits 1 and 2.

The site is on about 92 acres of land, leased from the Department of Hawaiian Home Lands. Land License A-101 (extended) for 20 years from July, 1968 covers parcel 3 of TMK 4:1:08. Land License 180 for 20 years from November, 1972 covers parcel 2 and part of parcel 79 - see attached property map - Exhibit 3 and Exhibit 4 showing present topography and principal features of the site and surrounding area.

Current Operations

The quarry and its associated aggregate and sand plant, and intermittent concrete batching plant are currently operating on a one-shift basis with about 15 employees.

Pertinent History and Proposed Future Operations

Quarrying began at this site in 1966 after appropriate zoning variance was granted. Land licenses were granted by the Department of Hawaiian Home Lands based on payment of a fair price to DHHL for the coral and on provisions of rough grading of the property for future residential use by DHHL. It is intended that quarrying continue for the approximate period of the land licenses and that housing be constructed by DHHL

after completion of quarrying. Such construction may be phased in as the quarry operation is continued and the land is restored to allow construction of housing development under safe conditions. The City and County granted a Conditional Use Permit for the quarrying in December, 1970, imposing 17 conditions relating primarily to noise, dust, safety and visual aspects. These conditions have been and are being met.

SUMMARY OF QUARRY IMPACT

The 25 year (approximately 1966 to 1991⁺) quarry operation will provide rough grading of this site for Department of Hawaiian Home Lands (DHHL) housing in accordance with General Plans of the City and County of Honolulu and DHHL. The environmental impacts of continuing this quarry primarily concern noise, dust, blasting, visual and economic factors.

Noise

There will be some noise from quarry mobile and stationary equipment, but levels will be below the stringent requirements of the Comprehensive Zoning Code. See Exhibit 7.

Dust

There will be some dust from quarry operations, but because of dust abatement equipment and procedures (including cessation during Kona wind) human exposure to dust will be minimized, and dust can and will be maintained below any level of reasonable complaints. A November 17, 1976 inspection by the Department of Health reported no evidence of violation of air pollution regulations.

Blasting

Blasting levels have always been maintained well below safety limits for property damage. Vibration levels recorded from actual blasting tests in September, 1977 give assurance that blasting can and will be conducted at levels well below that which cause disturbing human response.

SUMMARY OF QUARRY IMPACT cont'd.

Visual Impact

Until the last phase of quarrying, some berms will be kept to minimize visibility from Kalaniana'ole Highway and residences makai of the quarry.

Economic Impact

There will be substantial benefits to the community in general (and Hawaiian Home Lands in particular) from payment of annual royalties for the coral, from enhancement of the land value by rough grading, and from provision of sand and aggregates to Windward Oahu at competitive prices and from employment of 15 persons.

THE WAIMANALO SETTING

The quarry site and its surroundings.

A. Physical Factors

Visual and Topographic Features

Exhibit 4 shows present topography. Highest elevation of the site (the water tank) is 162 feet above sea level. Lowest point (the quarry fines settling area) is about 10 feet above sea level.

Soils and Geology

The principal soil in this parcel is shallow, stoney, well drained, dark reddish brown silty clay loam. Soil is usually less than 10 inches deep except for about 18 acres along the southwest where the soil is slightly over 12 inches in depth. The soils are poorly suited for cropland uses. Erosion hazard is slight.

The coral hill area is considered to be over caprock consisting of alluvial and marine sediments and is not considered as essential ground water recharge zone. The ground water is brackish.

The underlying materials are porous coral and other marine sediments and the filtration of water into the ground water is rapid.

Drainage

Drainage ways from the watersheds of the area are intermittent, and quarry operations of the past and

THE WAIMANALO SETTING cont'd.

future create no significant effect on overall drainage patterns. A flood prone area lies makai and adjacent to the north end of the quarry site. A current flood control/drainage project is underway along and through Hawaiian Home Lands' property makai of the quarry near its southern end.

Rain and Wind

Average annual rainfall is about 41 inches, with most during winter Kona storms.

The prevailing winds are the northeast tradewinds that occur about 70 percent of the time. Approximately 44 percent of the time, wind velocity is between 13 to 24 mph. Wind velocity between 4 to 12 mph prevails about 26 percent of the time. During calm periods, wind velocity is less than 3 mph and occur about 4 percent of the time. Winds in excess of 25 mph occur less than 5 percent of the time. Southerly winds occur about 17 percent of the time. The northerly and westerly winds occur about 9 percent of the time.

Vegetation and Animal Life

The dominant vegetation of the site is ekoa with gaillardia, swollen fingergrass, amaranth, sourgrass, waltheria, ilima and morning glory making up the remaining cover. None of the plant species is considered to be in danger of becoming extinct. The principal animal life on the parcel includes rodents, rats, mongoose and various birds including cardinals, sparrows, mynahs, and doves.

THE WAIMANALO SETTING cont'd.

Access, Traffic, Noise

Ingress/egress from the quarry to Kalaniana'ole Highway is limited to one access road about 800 feet in length. Except for property immediately adjacent to the highway, ambient noise levels are those of a typical rural community. Exhibit 7 has notes on ambient noise measurements.

B. Land Use/Zoning/Related Area Planning Factors

The area mauka and west of the coral hill is essentially in agriculture, a variety of diversified cropland uses, with the University of Hawaii Agricultural Experiment Station occupying the major acreage. To the south are truck farms and grazing lands for a dairy operation. Rural residential use predominates makai and to the east of the quarry. Within 1,000 feet south of the crushing plant are residential homesteads of the Department of Hawaiian Home Lands. A sewage treatment plant is about a quarter of a mile to the north.

The quarry site is on land designated as Agricultural District by the State Land Use Commission.

The Oahu General Plan (February 1, 1977) designates this Waimanalo area as Rural and an attached map to be used as an interim guide for zoning indicates the planned use to be residential.

The Hawaiian Home Lands' General Plan proposes future residential use for the quarry site.

THE WAIMANALO SETTING cont'd.

C. Cultural/Social/Economic Factors

Archeological/Historic Sites

The area does not have any sites of archeological or historic value. Over the years, the use of the hill for grazing destroyed any evidence of archeological or historic interest. However, during any of the excavations on the site, if evidence of archeological significance appears, the proper State authorities will be informed.

Revenue to Department of Hawaiian Home Lands

In the first 10 years of quarry operation, over \$1,000,000 in royalties have been paid to DHHL to support their vital programs. For future years, the land licenses provide for adjustment of royalties at 5 year intervals if market prices increase. In addition to the annual royalties, the pertinent land licenses require rough grading of the quarry site (± 2 feet) as a prelude to construction of DHHL housing. The value of this rough grading for DHHL is estimated to be substantially in excess of several million dollars.

With a plant investment of over \$1,000,000, the quarry is providing employment to about 15 persons and is of economic importance to the City and County and to the construction industry. Its continued operation for the period of the land licenses will help to insure that sand and aggregates are available in Windward Oahu at competitive prices.

ENVIRONMENTAL IMPACT

The environmental impacts of this quarry primarily concern noise, dust, blasting, visual and economic factors.

Noise:

Sources of Noise

Blasting, mobile equipment (including trucks) within the site and on the access road, and stationary equipment at the plant site within the quarry are the primary noise sources.

Kalaniana'ole traffic noise is audible to some of the same housing residents who hear noise from quarry operations.

Allowable Noise Levels

Chapter 44B - COMMUNITY NOISE CONTROL FOR OAHU.

These Department of Health (DOH) Public Health regulations specify that unless a special permit (with justification) is obtained from DOH, there shall be no noise created, which, at the property line of residential (R-1 to R-7) property, exceeds:

55 dBA daytime - 7 AM to 10 PM

45 dBA night time - 10 PM to 7 AM

CZC noise regulations (Honolulu) - Section 21-232 - specify an octave-band analysis of noise, with allowable limits which are slightly more stringent than the DOH Community Noise regulations. Requirements of these regulations are being met. See Exhibit 7 for test results.

Human Factors

From experience in development of the applicable noise regulations, it is unlikely that there will be substantial complaints from residents if CZC and DOH Community Noise requirements are met.

ENVIRONMENTAL IMPACT noise cont'd.

Progress in Noise Abatement

Noise was a significant problem at the time of the original C.U.P. application. Both mobile sources and stationary sources independently were in violation of CZC requirements. Mobile and stationary sources were, at that time, each providing about one-half the total noise energy. Mufflers, enclosures, acoustic dampening materials, new quieter equipment, etc. have been substituted over the years on over 22 specific items of equipment to the extent that for the past several years there has been complete conformity with CZC requirements. Details of this improvement, and present conditions, are documented in the continuing Noise Study reports submitted three times a year to the Department of Land Utilization.

Mitigating Actions and Conditions

Although some residential use at varying distances from the quarry will continue, well over half the perimeter is likely to remain in agricultural use during the quarry's life, thus minimizing human exposure to noise.

Use of quieter equipment, modifications, etc., in accordance with the Pacific Concrete Noise Control Program of March 1, 1970 required by C.U.P., will insure continued compliance with CZC requirements.

Whereas some earlier complaints dealt with night time noise, present operations are on a daytime, one shift basis (although

ENVIRONMENTAL IMPACT noise cont'd.

the amended C.U.P. permits operations 6:00 AM to 11:00 PM).

Residual "berms" left along parts of the makai edge of the quarry help minimize noise transmission. (One C.U.P. condition requires that noise measurements be taken at the top of the berm if and when new development is proposed by landowners just outside the berm.)

Blasting noise is being reduced through modification of explosive confinement. Documentation of blasting noise is included in Exhibit 6.

Assessment

Although noise has been a feature of several documented complaints since the quarry began, there has been substantial progress in noise abatement. These efforts have been effective to the extent that operations now are in conformity with applicable regulations - i.e. specifically within the CZC allowable limits. See Exhibit 7.

Air Pollution - Fugitive Dust:

Sources of Dust

Normal quarry operations (including loading and hauling within quarry), various plant operations (including crushing and screening of limestone), stockpiling and access road traffic.

Exhibits 2 and 4 show that residences in the area are generally over 600 feet from quarry operations, with most being over 1,000 feet distant from operations at any one time.

Dust Control Regulations and References

The C.U.P. (granted by City December 29, 1970) specifically requires, interalia:

- a. cessation of quarry operations during Kona weather when people will be adversely affected
- b. ingress/egress restricted to 50 foot access road - with oil treated surface, maintained in good order at all times
- c. every precaution to minimize dust by frequent wetting of dry, dust-prone areas
- d. conformance to DOH pollution standards
- e. vegetative border for dust abatement

Air Pollution - Fugitive Dust cont'd.

DOH Regulations (Chapter 43 - AIR POLLUTION CONTROLS) specify technical limits of:

- a. no visible emissions beyond lot line of the property on which the dust originates
- b. 150 micrograms per cubic meter above upwind concentration for 12 hour sample
- c. 3 grams per square meter fallout (above upwind) over 14 day period

The regulations permit some discretion where "best practical operation or treatment" is in effect and DOH determines that health and safety will not be endangered.

Human Factors

Hawaii's air quality, with respect to dust, in most residential locations is in the range of 35 to 50 ug/m³ or less. From experience, the threshold of complaints is about 50 ug/m³. Accordingly, even when the Hawaii Air Pollution Regulations emission limits of 150 ug/m³ are being met, people especially sensitive to dust begin to complain. This sensitivity is recognized in abatement efforts by Pacific Concrete, particularly since Public Health Regulations, Chapter 43, contain "nuisance" type clauses that obligate DOH to consider the sensitivity of receptors.

Air Pollution - Fugitive Dust cont'd.

Mitigating Actions and Conditions

- operations are shut down during Kona weather
- for the foreseeable future of the quarry, land use downwind in normal tradewinds will be agricultural
- wet processing to control dust emissions has been substituted for dry processing in much of the plant operation
- all screen decks, a major dust source, have been enclosed
- a water spray near the scalehouse is used on all outgoing loads of sand and aggregate
- wetting and/or oiling of internal roads and access road is done periodically
- inspection by DOH for compliance with pollution control regulations is performed periodically

Assessment

A DOH "in-depth inspection" report of November 17, 1976 showed no evidence of violations of Chapter 43, Air Pollution Control Regulations, Section 10, Fugitive Dust, and Section 13, Process Industries. This report gives much pertinent detail on operations.

Air Pollution - Fugitive Dust cont'd.

An August 3, 1977 inspection report by the U. S. Department of Interior Mining Enforcement and Safety Administration (MESA) indicated that dust levels in the quarry itself were well below the allowable limits for personal exposure by a loader operator and a bulldozer operator.

Since the beginning of quarry operations almost 10 years ago, there have only been six documented complaints concerning dust, all of which occurred during Kona wind conditions. From a review of Exhibit 2, the aerial photo, it is evident that wind gusts from other than tradewind direction can cause neighbor relation problems unless continuing attention is given to dust abatement. Among other things, Pacific Concrete has used an indicator flag for wind direction which controls the plant operation.

In summary, it appears that there has been a continuing improvement in dust abatement efforts, that requirements of the C.U.P. have been adequately met, and that present operations do in fact constitute best practical degree of treatment.

Blasting:

Blasting normally occurs three times per week at 2:30 PM. Nearby residents are notified by advance warning horns and in special instances by specific phone calls.

It is possible to make reasonably accurate empirical predictions of vibrations which result from specific explosive charges at specific distances. Accordingly, blasting programs have been used at Waimanalo which are well within reasonable safety limits. During the week of September 12, 1977, at Waimanalo, a series of seismograms (as well as noise levels) recorded vibrations from actual blasts at varying distances and explosive levels, in testing conducted by blasting specialists Evans, Goffman and McCormick. These seismograms have confirmed the safety and reasonableness of past blasting programs and provide guidance for future blasting - see Exhibit 6, the blasting report.

Applicable Criteria and References

DHHL Land Licenses A-101 (20 years from July 1, 1968) and 180 (20 years from November 1, 1972), paragraphs 8 and 9, prohibit dangerous or destructive blasting methods and require special hazard clauses in insurance policies.

C.U.P. (granted by City December 29, 1970) incorporates provision of CZC, Section 21-248, for extractive industries, which limit blasting operations 8 AM to 5 PM and require exploitation phase plans demonstrating no hazards or damage to other properties and persons. General language of the

Blasting cont'd.

C.U.P. regulations also requires a continuous showing of no adverse effects on health, safety or comfort of persons living or working in the area.

Vibration Damage Criteria

From extensive investigations at many quarries by the U. S. Department of Interior, Bureau of Mines (Bulletin 656-1971), it has been well established that for ground vibrations, if the peak particle velocity is less than 2 in./sec., there is little probability of any damage to residential structures. When this velocity is significantly over 2 in./sec. the probability of some damage is increased. Although the 2 in./sec. is itself a conservative criteria, specialty consultants in blasting - Evans, Goffman and McCormick (EGM) - recommend a criteria of 0.1 in./sec. for permanent quarries to insure good neighbor relations. (Note this is an explosive level of only 1/20th the level which may cause some structural damage.)

Air Blast Overpressure

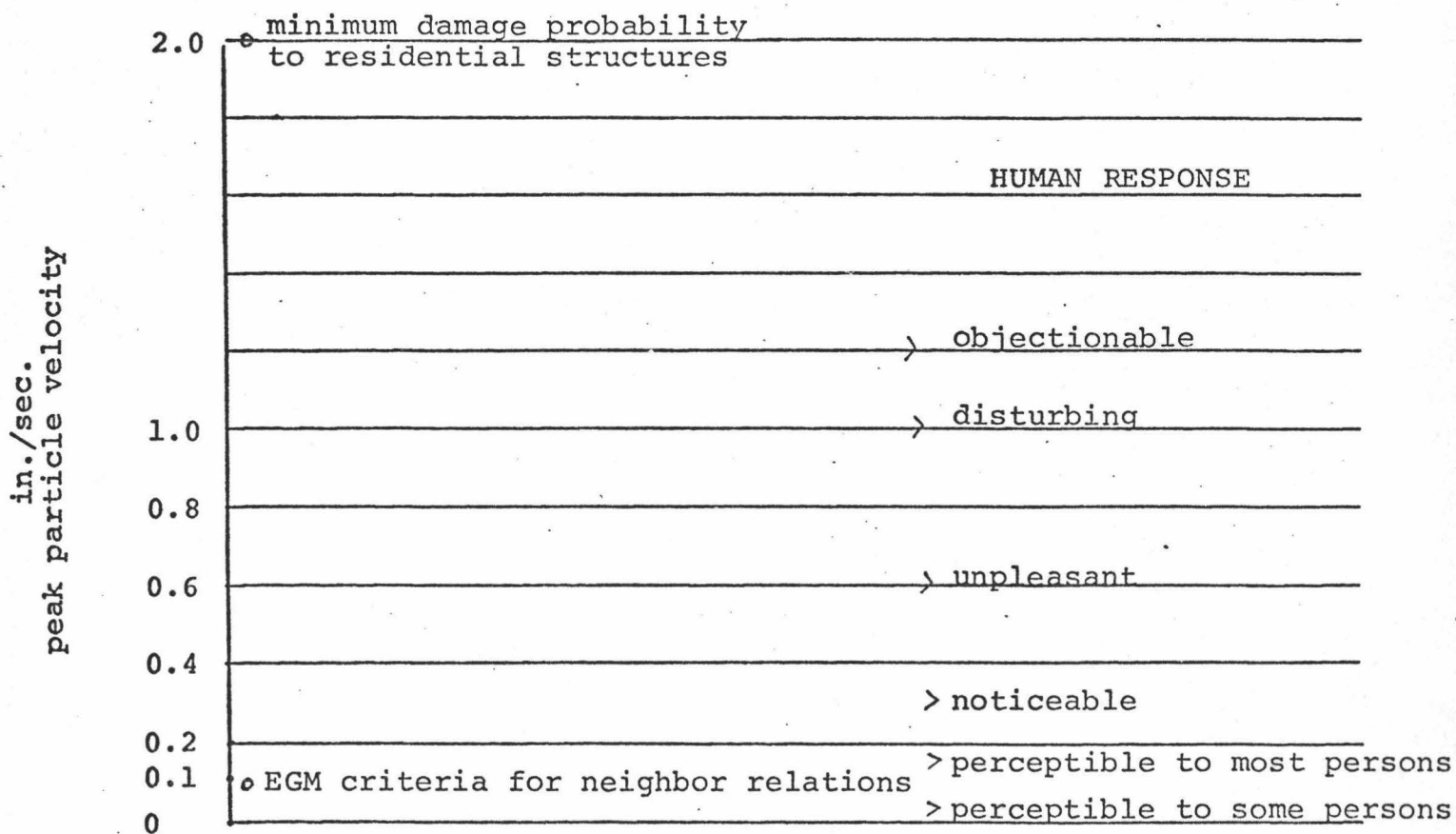
The Bureau of Mines specifies 0.5 psi as a limit to prevent even minimum damage to residential structures. For neighbor relations, EGM recommends a 0.01 psi limit. Pacific Concrete follows this criteria.

Human Factors

From observations by the Bureau of Mines, EGM and others, it has been determined that people feel ground vibrations at a considerably lower level than that which will cause even minimum damage to residences. This feeling is influenced by

Blasting cont'd.

what a person sees, hears, his health, temperament and activity at the time of blast. A graphical representation of vibration levels, damage response and human response is shown below:



BLASTING VIBRATION CRITERIA

Blasting cont'd.

Waimanalo Blasting Operations Analysis

Analysis of blasting over the past year on the above empirical basis indicates that when the closest residences were as little as 400 feet, vibration levels (peak particle velocities) were probably in the range 0.1 to 0.4 in./sec. The great majority of all adjacent homestead residences are more than 600 to 800 feet distant and velocities therefore were at the lowest perceptible level.

Based on the EGM report, Exhibit 6, Pacific Concrete has developed revised blasting programs which will form the basis for realistic and reasonable operations during the Exploitation Phase and for a realistic and reasonable final grading plan for the Re-Use Phase. These blasting programs will recognize all the human factors which pertain to the people in residences near the quarry, including advance notice to residents in the area, etc.

Assessment

There is a rational basis for anticipating a continued blasting program (quantity-distance criteria) at Waimanalo which will assure no unreasonable adverse effects on health, comfort and safety of residents in nearby houses.

Visual Impacts

Exhibits 4 and 5 show planning for the Exploitation Phase and the Re-Use Phase of the quarry site. Note that during most of the 20 year exploitation phase, some berms make the quarry barely visible from Kalaniana'ole Highway and from residences makai of the quarry.

Economic Impacts

Completion of the entire "Coral Hill" mining over the next decade is of economic importance to the community, namely:

- substantial royalties will be paid to the DHHL - (over \$1,000,000 in the first 10 years of quarry operation - with provisions for escalation)
- rough grading for subsequent DHHL housing development will be provided. This grading will have a value substantially in excess of several million dollars.
- continued quarry operation will help insure that sand and aggregates for the construction industry are available in Windward Oahu at competitive prices
- employment for about 15 persons is provided

Miscellaneous Impacts

Quarry operations will not create any significant impact on overall drainage patterns of the area, nor on water quality, flora and fauna, archeological/historic sites, etc.

Impacts cont'd.

The enhancement of the land by grading for subsequent residential use is in conformance with the General Plan of the City and County of Honolulu and the General Plan for Hawaiian Home Lands.

The land licenses and C.U.P. have measures for safety which include fencing, limiting ingress/egress to one access road, etc., the observance of which can assure safety for nearby residents and their children.

EXHIBITS

Exhibit 1 - Location Map

2 - Aerial Photo

3 - Real Estate Map
(excerpt from TMK 4:1:08)

4 - Development Plan - Exploitation Phase

5 - Development Plan - Reuse Phase

6 - Blasting Report - EGM, September, 1977

7 - Noise Report - Hertlein, July 3, 1977

OAHU

(Aloha Isle)



Scale: 4 miles to one inch



LOCATION MAP
WAIMANALO QUARRY 1977
EXHIBIT 1



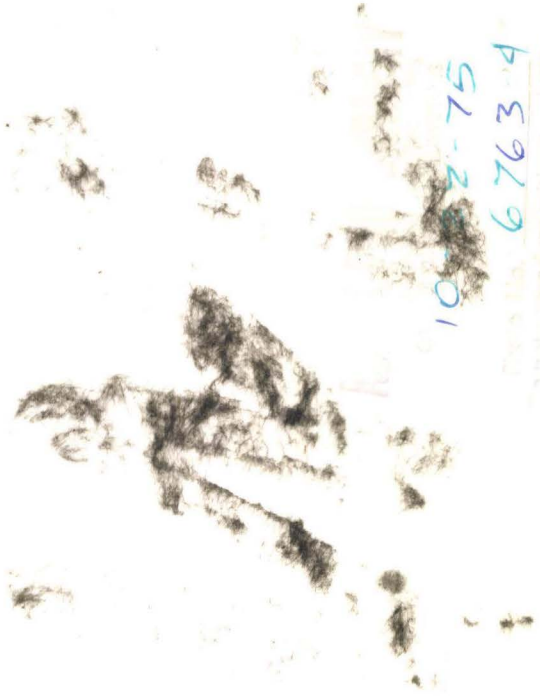
Approximate Scale: 1" = 500 feet
Photo Date: 10/22/75

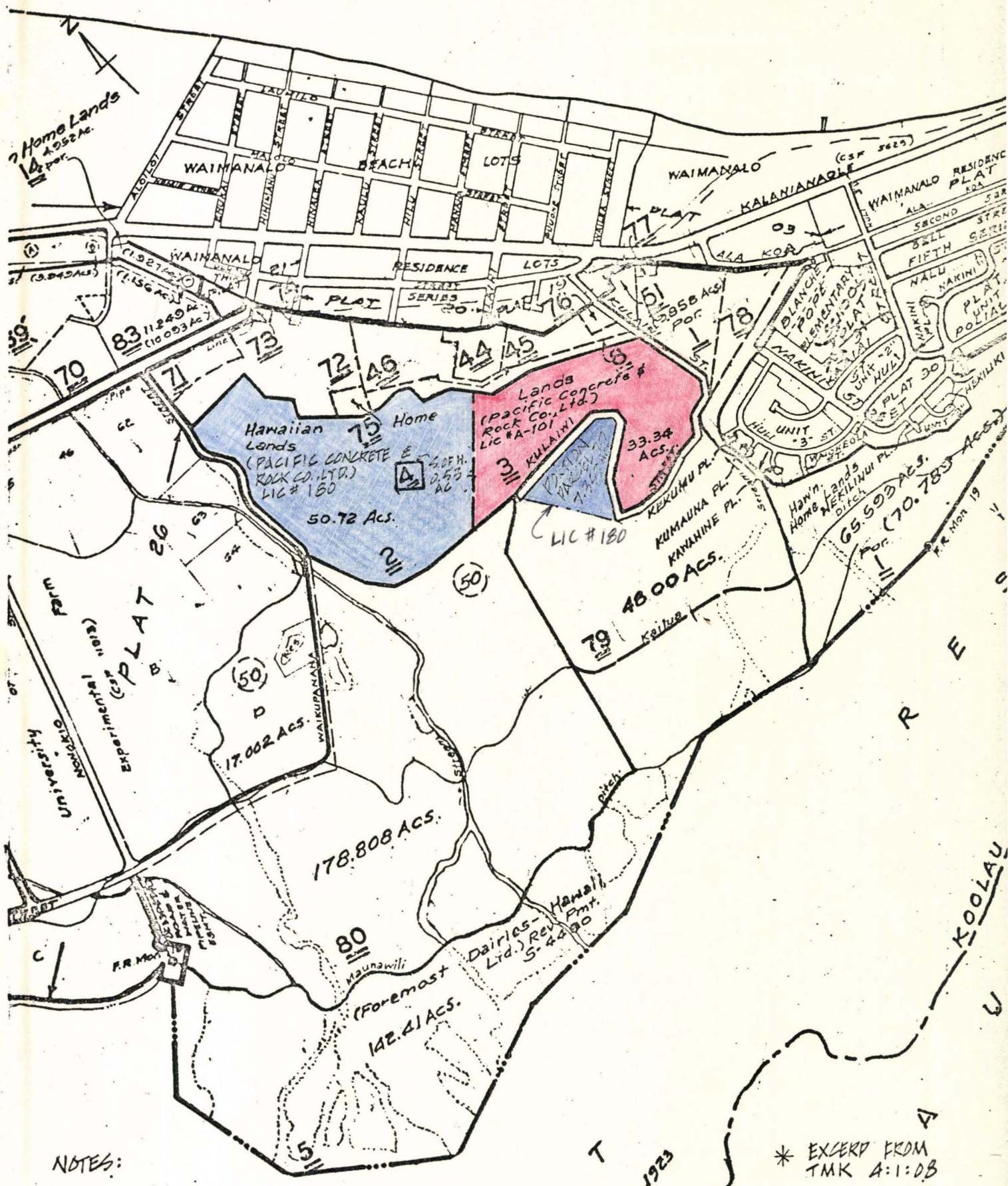
EXHIBIT 2

10-2-75

Page No. 6763-4

To the Honorable Members of the
U.S. SENATE
WASHINGTON, D.C.





NOTES:

- DHHL LAND LICENSE A-101 (RED AREA)
PARCEL 3 - 33.34 ACRES
- DHHL LAND LICENSE 180 (BLUE AREA)
PARCEL 2 - 50.72 ACRES
- PORTION PARCEL 70 - 7.359 ACRES (GREEN AREA)

(CSF 3056)

* EXCERPT FROM
TMK A:1:08

REAL ESTATE MAP
WAIMANALO QUARRY &
VICINITY 1977
EXHIBIT 3

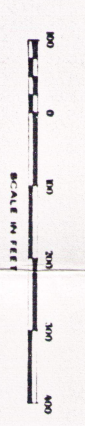


Map 4
Waimanalo Quarry
Topographic Map
Scale 1" = 100'

Compiled by photogrammetric methods
from photography taken October 22, 1975
at an altitude of 3500 AMGL
Elevation based on mean sea level datum

Topographic Map
of
Waimanalo Quarry

PACIFIC CONCRETE & ROCK COMPANY

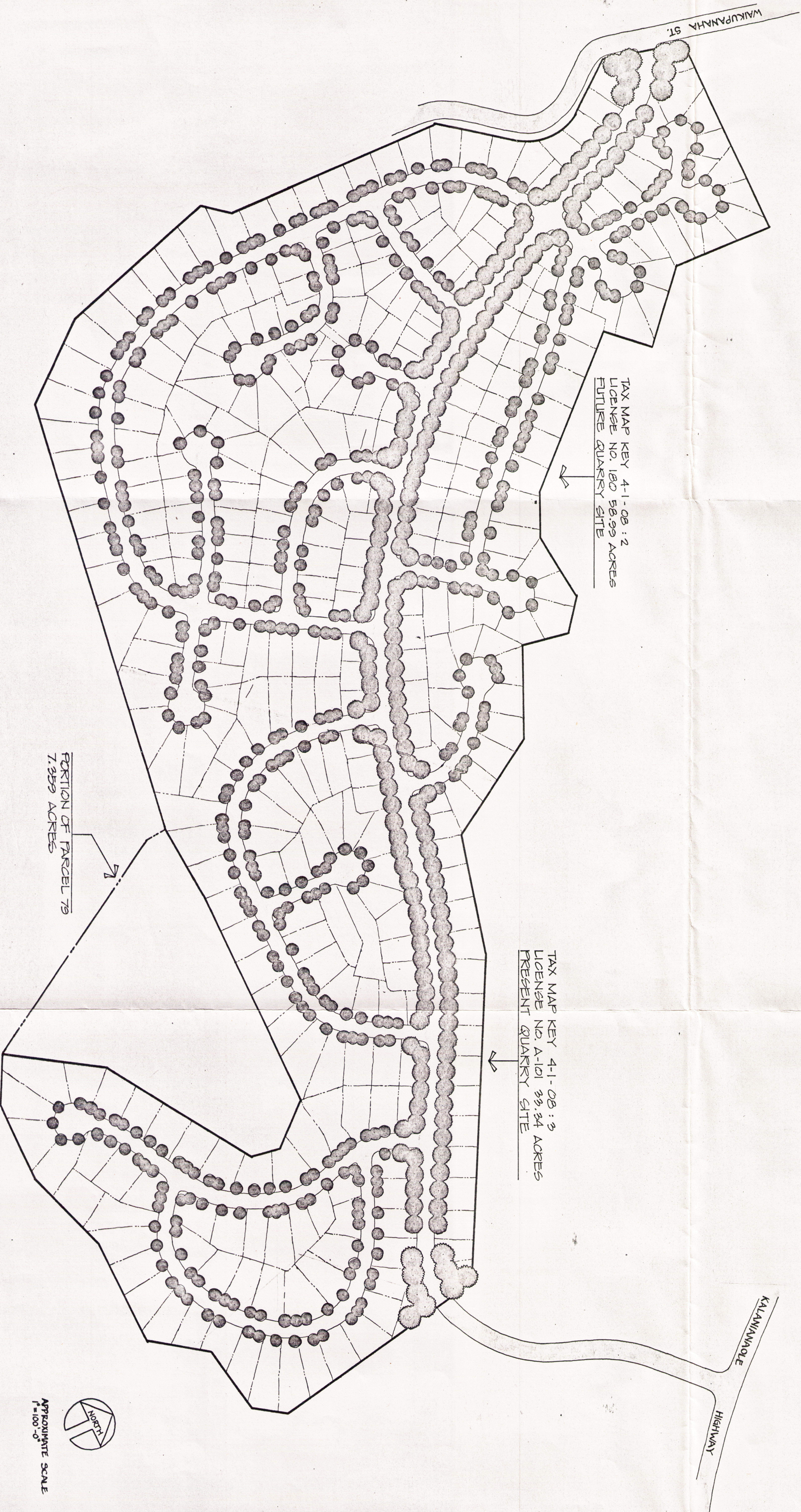


NOTES
1. ALL CONTOURS IN AREAS WHERE THE
HEIGHT OF THE VEGETATION EXCEEDS THREE
FEET ARE TO BE INTERPRETED AS FORM LINES
BASED ON THE DATA IN THE TAX MAP
KEY DATA ONLY

Scale 1" = 100'
Contour Interval 5'

Hav. Plane Coord. System Zone 3

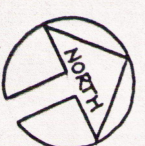
DEVELOPMENT PLAN
- EXPLOITATION PHASE
WAIMANALO QUARRY 1977
EXHIBIT 4



PORTION OF PARCEL 79
7.359 ACRES

TAX MAP KEY 4-1-08:2
LICENSE NO. 180 58.99 ACRES
FUTURE QUARRY SITE

TAX MAP KEY 4-1-08:3
LICENSE NO. A-101 33.34 ACRES
PRESENT QUARRY SITE



APPROXIMATE SCALE
1"=100'-0"

WAIMANALO QUARRY RE-USE
CONCEPTUAL DEVELOPMENT PLAN
SINGLE FAMILY RESIDENTIAL

Evans, Goffman & M^cCormick

- SOIL AND ROCK ENGINEERING
- FOUNDATION ENGINEERING
- ENGINEERING GEOLOGY
- ENGINEERING SEISMOLOGY
- GEOPHYSICS



September 26, 1977

Our Job 77-128

DENNIS A. EVANS
Civil Engineer

JACKSON E. GOFFMAN
Engineering Geologist

JOHN J. Mc CORMICK
Civil Engineer

Report of Engineering Seismological
Investigation of Quarry Blasting At
Waimanalo Quarry of Pacific Concrete
and Rock Company, Ltd.,
Oahu, Hawaii

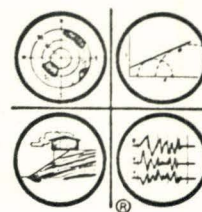
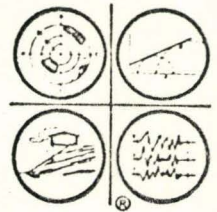


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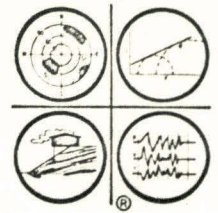
INTRODUCTION

Engineering seismological investigation of blasting in the Waimanalo Quarry of Pacific Concrete and Rock Company, Ltd. was performed during the week of September 12, 1977.

This investigation was performed in order to quantitatively evaluate ground and air vibration from quarry blasting for the purpose of determining from an engineering seismological viewpoint whether safe and economically feasible blasting operations can be conducted in the quarry, (1) to complete the grading plan applicable to the existing conditional use quarry permit and (2) to support application for a conditional use permit for extending quarry operations into the adjacent area.

The quarry operation is being conducted on property owned by Hawaiian Home Lands, State of Hawaii. The purpose of the quarrying operation is to manufacture limestone aggregates and sand for the construction industry on Oahu.

This study was performed at the request of Mr. J. F. Burford, President. The scope and planning of the investigation was coordinated by Mr. Edward Elison, Staff Engineer. Field operations were performed with the assistance of Mr. Pat Lagrimas, Quarry Superintendent.



SCOPE

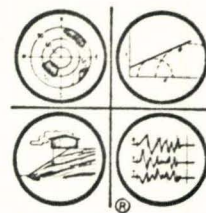
A total of nine quarry test blasts were monitored with seismographic and air vibration instrumentation between September 13 and 16, 1977. Two sets of instrumentation were deployed in the residential area adjacent to the quarry for eight of the test blasts. The study provided seventeen seismograms (seismographic recordings of ground vibration) which were used to determine the seismic energy transmission characteristics of the local terrane, i.e.,

- a) How ground vibration intensity varies with respect to explosive weight per delay period
- and b) How ground vibration intensity varies with respect to distance from the blast site.

The primary concern of this study and normal quarry operation is public safety. The quality of rock breakage, although essential to efficient and economical quarry operation, is a secondary concern.

LOCATION

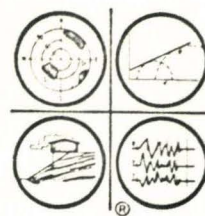
The quarry location is indicated on Plate 1 -- Location Map. The location of the quarry test blasts and the respective seismographic and air effects instrumentation locations in the community are indicated on Plate 2 -- Quarry Blast and Instrumentation Plan.



THE QUARRY

The housing site grading, being performed as a commercial quarry operation, is conducted in lithified dunes of calcareous sand. The constituents of the sand include fragments of coral mixed with shells of foraminifers. Nearly all of the material is calcite. The calcareous limy sand is consolidated with variable degrees of cementation into hard calcareous sandstone. This hard beach rock is more or less randomly intercalated with softer sands of lesser cementation. Some portions of the quarry sand are excavated by ripping with heavy dozer tractors. Other portions of the quarry require drilling and blasting for excavation. The physical properties (hardness) of the calcareous sandstone vary markedly over relatively short vertical and lateral distances. This circumstance provides complex conditions for drilling and blasting.

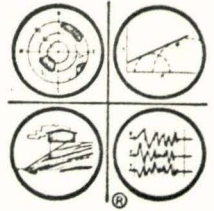
Typically tractor ripping of the sandstone is carried to practical refusal. Systematic drilling and blasting then commences in the exposed hard rock surface. Thus the blast area is covered by a crust of hard rock of variable thickness. Safety considerations of minimizing fly rock and air vibration blasting effects limit the location and quantity of the explosive loading



which can be placed within the top crust. Rock breakage problems are continually experienced with the top crust of hard rock because safe blasting practice prevents placing the explosive charge in the drill hole in the location where it is needed most, near the ground surface. Minimizing over-size rock production is a major quarry concern. Over-size rock, i.e. rock too large for the quarry crushing plant, is reduced by mechanical means (drop ball). Secondary blasting is not performed.

GROUND VIBRATION

The detonation of explosives, confined in rock, produces a pressure pulse in the earth which fractures and deforms the confining earth materials. Most of the energy of the explosion is dissipated in producing rock fractures in the immediate area of effect. Outside of this area, the residual energy is propagated through the earth materials as elastic waves. Most of the characteristics of elastic waves are interdependent functions of the elastic properties of the earth materials. Structures supported by, or embedded within, the earth respond to the passing wave motion. Although the ground motion associated with this wave motion is generally a few thousandths of an inch, the wave motion is relatively easily felt by people and animals.



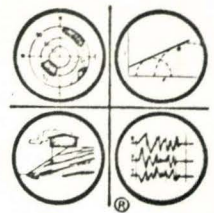
AIRBORNE VIBRATION

Excavation blasts invariably produce air vibrations; concussion and noise. The intensity of these airborne effects depends primarily on the degree of confinement of the explosive and to some extent on weather conditions.

Optimum rock breakage and control of muck pile dimension are also related to explosive confinement.

Explosive confinement is a function of the structure of the rock, the explosive loading density, the burden, spacing depth and stemming (backfilling) of the blast holes, the delay pattern of the blast and the geometry of the volume of rock being blasted.

The normal control of blasting procedures which is required to make the optimum use of the explosive energy available for breaking the rock in primary blasting, minimizes the amount of energy which escapes into the atmosphere. The transmission of this airborne energy to the surrounding area is controlled by the generally prevailing meteorological conditions, viz., wind direction and velocity, temperature gradients and cloud cover.

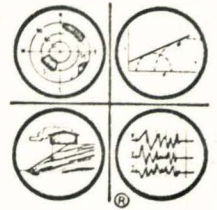


Careful stemming of blast holes with inert material provides confinement for the rapidly expanding explosive gases and impedes their premature escape into the air. The preferred stemming material, used in the Waimanalo quarry as matter of practice, is granular, minus $\frac{1}{4}$ inch size.

Excessive air vibration, concussion and noise are readily felt and heard by people. This circumstance tends to lead people to the conclusion that the magnitude of ground vibration is much greater than actually occurred. Controversy may develop which strays far from the engineering facts of the situation.

GROUND VIBRATION DAMAGE CRITERIA

The damage potential of ground vibration depends upon the frequency, displacement, and duration of the vibration. None of these characteristics of vibration can, by itself, be used to determine the damage potential. As concerns displacement, it is common knowledge that a structure can be slowly and uniformly jacked a matter of inches or feet without causing damage. Frequency considerations alone are insufficient as a measure of damage, as is apparent from the fact that sound passing through a material causes the material to vibrate very rapidly (on the order of thousands of cycles per second), but the amount of motion is so small that no damage is done. The duration of ground motion becomes significant in terms of structural response when it represents several seconds or longer, and the accompanying displacement is appreciable

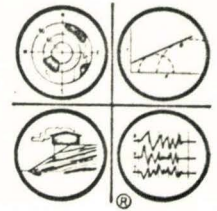


in terms of the elastic limit of the building materials.

From the recorded waveforms on the seismograms, the displacement (amount of motion), the frequency (rate at which the motion repeats itself), and the duration can be determined.

It is a combination of displacement, frequency, and duration which cause structural damage. Cracks in residential plaster or similarly brittle building materials are normally the first manifestation of ground vibration damage. A useful combination of displacement and frequency is particle velocity, the first derivative of displacement with respect to time (rate of change of ground displacement).

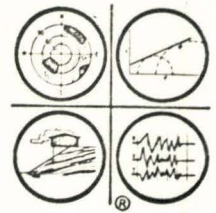
Ground vibration damage criteria have evolved from years of research and engineering investigations by public and private agencies. It has been recommended by the U. S. Bureau of Mines that ground vibration levels in the vicinity of residential structures should be maintained below a peak particle velocity of 2.0 inches per second. Vibration levels that have a peak velocity of less than 2.0 inches per second have a very low probability of causing any damage. Vibration levels above 2.0 inches per second do not necessarily cause damage, contribute to the development of existing cracks or cause new cracks in residences, but the probability of some damage is increased when vibration intensities



significantly exceed 2.0 inches per second. During our nineteen years of seismological engineering investigation, we have had the opportunity to perform pre-blast inspection of structures, to monitor vibration levels to which the structures were exposed, and to perform subsequent inspection of the same structures. This experience indicates that a peak particle velocity of 2.0 inches per second is conservative, i.e., the probability of plaster or similarly brittle material cracking is low for vibration levels as high as 2.0 inches per second. However, unstable unit objects such as wall hung objects, loose window sash, dishes and knick-knacks are disturbed at vibration levels below 1.0 inch per second; the probability of disturbance being a function of the stability of the object. (Reference Blasting Vibrations and Their Effects on Structures, Bulletin 656, United States Department of the Interior, Bureau of Mines, 1971.)

Engineered structures and some building materials, e.g., concrete, can generally safely sustain vibration exceeding 4.0 inches per second.

The safety manual of the Corps of Engineers, U. S. Army sets forth limits for ground vibrations at structures due to blasting. These limits of ground vibration from blasting are an Energy Ratio of 1.0 (unity) or a particle velocity of 2.0 inches per second.



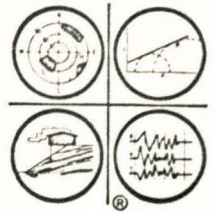
In the interest of neighbor relations we suggest that ground vibration levels be kept below 0.2 inch per second particle velocity around permanent quarries insofar as practicable. This working vibration limit is only 10 percent of the recommended safe ground vibration limit. (Reference Human Response to Vibration below).

AIR VIBRATION DAMAGE CRITERIA

Systematic drilling and blasting operations which employ standard stemming procedures, and which result in satisfactory rock breakage, muck control and safe ground vibration intensities, automatically produce air vibration overpressures which are within safe limits.

Air vibration is not a significant factor in causing damage by most blasting operations which use standard stemming procedures. This fact has been established by the investigations of the Bureau of Mines and others. The safe limit of air vibration recommended by the U. S. Bureau of Mines is 0.5 pounds per square inch.

The first indication of excessive air vibration overpressure is window damage. Window glass damage is a function of the glass mounting condition and window dimensions. Bureau of Mines investigations indicate properly mounted panes can withstand



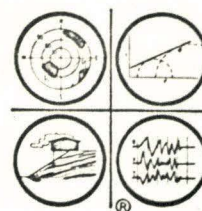
overpressures exceeding 0.5 pound per square inch. Improperly mounted windows forced into frames and secured under constant strain have cracked at overpressures of 0.1 pound per square inch. Air vibration overpressures of less than 0.001 pound per square inch can cause loose window sash to vibrate (rattle).

Plaster cracks or structural damage require air vibration overpressures in excess of 0.5 pound per square inch.

An air vibration overpressure (reference pressure 0.0002 microbar) of 0.5 pound per square inch corresponds approximately to a sound pressure level of 165 decibels. An air vibration overpressure of 0.01 pound per square inch corresponds to a sound pressure level of 130 decibels.

In the interest of neighbor relations we recommend that air vibration overpressure levels be kept as far as possible below 130 decibels (0.01 psi). This pressure is only 2 percent of the recommended safe air vibration limit, but still represents a loud sound report, similar to that of distant artillery.

An air vibration overpressure limit of 0.01 pounds per square inch provides a liberal margin of safety for variations in glass strength, in mounting conditions and meteorological conditions.



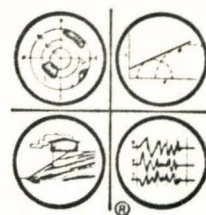
INSTRUMENTATION

Two seismographs were used during the investigation. The seismographic equipment consisted of the Model VS 1100 and VS 2000 instruments manufactured by the Sprengnether Instrument Company, Saint Louis, Missouri. The instruments provide a permanent, photographic, magnified recording of the ground vibration particle velocity in three mutually perpendicular directions as a function of time. Reproduction of the seismograms obtained are contained in Plates 5 through 21. The original seismograms have been placed in our file and are available to you.

The bottom trace of the seismogram is radial (fore-aft) horizontal motion, the next trace is vertical (up-down) motion, the trace next to the top trace is transverse (left-right) horizontal motion. The top trace on the VS 1100 instrument seismogram is the air vibration recording of the Model SM-1 air wave detector.

During periods of "no vibration," the traces are straight parallel lines. During a vibratory event, the lines become a series of peaks and troughs. Timing lines are recorded on the seismogram (perpendicular to the traces) at intervals of 0.02 second. The VS 1100 seismograms are identified by the fine discontinuous timing lines.

Air vibration at the VS 2000 instrument locations was measured with General Radio Company, Concord, Massachusetts,



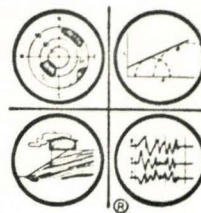
instrumentation. The Type 1556-B Impact-Noise Analyzer was used to register the peak sound pressure of the blast in decibels. The 1556-B was driven by a Type 1565-B Sound-Level Meter. Both instruments were calibrated by a Type 1562 Sound-Level Calibrator.

Both seismic systems automatically record a calibration pulse each time the instrument is turned on. Variable gain settings are necessary to record seismograms of suitable scale for analysis. The automatic calibration pulse recording documents the gain setting for each seismogram.

BLAST DATA

Essential blast data are tabulated as follows:

Blast Number	1	2	3
Date	9-13-77	9-13-77	9-14-77
Time	12:00 Noon	1:45 PM	11:30 AM
Blast Site	No. 1	No. 1	No. 2
Blast Holes	4	4	7
Total Explosives, pounds	96	96	168
Delay Periods	3,5,6,8	1,2,4,7	1-4
Explosives per Delay Period, pounds	24	24	48
 Blast Number	 4	 5	 6
Date	9-14-77	9-15-77	9-15-77
Time	4:34 PM	9:30 AM	2:00 PM
Blast Site	No. 2	No. 1	No. 2
Blast Holes	8	8	8
Total Explosives, pounds	256	264	288
Delay Period	1-4	1-4	1-4
Explosives per Delay Period, pounds	64	66	72



Blast Number	7	8	9
Date	9-15-77	9-16-77	9-16-77
Time	4:00 PM	9:30 AM	11:30 AM
Blast Site	No. 3	No. 3	No. 3
Blast Holes	8	8	8
Total Explosives, pounds	288	288	288
Delay Periods	1,2	3,4	1
Explosives per Delay Period, pounds	144	144	288

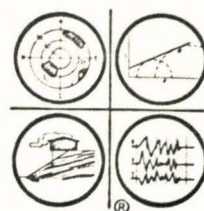
Blast site locations are indicated on Plate 2 -- Quarry Blast and Instrumentation Plan.

Blast drill holes were 3½ inches in diameter and 22 feet in depth. The drill hole pattern was two rows of four holes each on 6 feet center (6' x 6'). Blasts were initiated by electric blasting cap millisecond delays, Atlas Rockmaster.

INSTRUMENT LOCATIONS

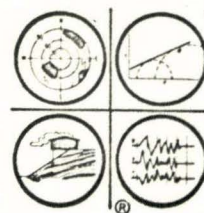
The locations of the seismographic and air vibration instrumentation are indicated on Plate 2 -- Quarry Blast and Instrumentation Plan and are identified as follows:

<u>Location</u>	<u>Description</u>
1	On ground in open field behind Lono residence. Map coordinates: 61,380N/601,220E.
2	On concrete slab, southwest corner of Kaeo residence, 41-125 Kulaiwi Street.
3	On ground, southeast corner of Lono residence, 41-124 Hoopulapula Street.



<u>Location</u>	<u>Description</u>
4	On ground in open field southwest of the Fiesta residence, 41-125 Alaihi Street. Map coordinates 61,650N/600,650E.
5	On concrete slab at front entry to the Fiesta residence, 41-125 Alaihi Street.
6	On concrete slab of carport, Law residence, 41-124 Alaihi Street.
7	On concrete slab of carport, Kaunohi residence, 41-126 Hoopulapula Street.
8	On concrete slab, south side of Lono residence, 41-124 Hoopulapula Street.
9	On concrete drive in front of 41-123 Alaihi Street.
10	On concrete slab, west side of Kaluna residence, 41-127 Hoopulapula Street.
11	On ground in front yard of Arias Ranch residence building.
12	On ground, adjacent to southwesterly barn on James Ranch.

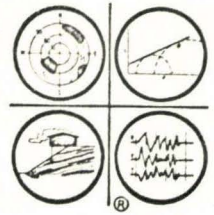
Air vibration instrumentation was located four to five feet above ground level at the seismograph locations.

INSTRUMENTATION RESULTS

Seismographic and air vibration instrumentation results are tabulated as follows:

<u>Blast</u>	<u>Instrumentation Location</u>	<u>Maximum Particle Velocity (inch per second)</u>	<u>Peak Air Overpressure (psi)</u>
1	1	0.022	0.0047
1	2	0.012	0.0014
2	3	0.012	0.0030
2	2	0.014	0.0020
3	4	0.088	0.0002
3	5	0.015	0.0001
4	6	0.009	<0.0001
4	7	0.010	<0.0001
5	8	0.025	0.0003
5	2	0.035	0.0003
6	9	0.012	0.0003
6	10	0.009	0.0002
7	11	0.22	0.0010
8	11	0.14	0.0005
8	12	0.20	0.0006
9	11	0.20	0.0005
9	12	0.43	0.0007

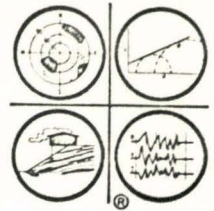
Only one instrumentation unit was operated for Blast Number 7.



HUMAN RESPONSE TO VIBRATION

The human body is an excellent detector of vibration. It is often difficult for observers to reconcile the actual intensity of vibration with their personal reaction, especially if the vibration is accompanied by a loud noise. The degree of human sensitivity to vibration is apparent from the table below. These data indicate that vibrations representing the threshold of structural damage lie above the vibratory sensation ranges classified as "unpleasant," "disturbing," and "objectionable." As a result of this sensitivity, people are generally inclined to overestimate amplitudes or severity of vibration. Consequently, human sensations, unless disciplined and pointedly objective, are generally not reliable in estimating the affect of vibrations on buildings. The table below has been adopted and modified after Reiher and Meister who performed one of the first complete experimental studies on the effect of vibration on people. Their work has become a generally recognized standard in this field.

In order to illustrate the relative magnitudes of vibration in their proper perspective as related to human response, the following scale is included for vertical vibration when the subject is standing:



<u>Response</u>	<u>Particle Velocity (inch per second)</u>
Perceptible to some	<0.1
Perceptible to most	0.1
Well noticeable	0.3
Unpleasant	0.6
Disturbing	1.0
Objectionable	1.2
Plaster Cracks (contributory)	2.0

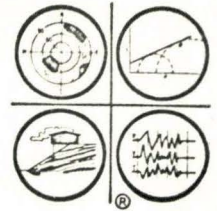
The evaluation of vibration is influenced by what a person hears. Ground vibration accompanied by blast noise is generally judged to be more intense than ground vibration not accompanied by noise.

It is axiomatic that if a blasting operation produces ground vibration or air vibration which is "well noticeable" (0.3 inch per second or more particle velocity) on a sufficient number of occasions, complaints will eventually be received.

DISCUSSION OF RESULTS

The ground and air vibration results were all well within safe limits. All of the ground vibration results in the residential community northerly from the quarry were less than 0.04 inch per second; 2 percent of the safe ground vibration level of 2.0 inches per second.

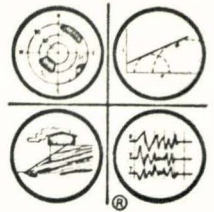
Only blast numbers 1 and 2 produced significant (audible) air vibration and fly rock. Although the maximum air vibration was less than 1 percent of the safe air vibration limit of 0.5



pound per square inch, it corresponds to a sound pressure level of 124 decibels; a relatively loud and possibly startling event. The blasting configuration was modified in terms of explosive confinement for the remainder of the blasts. The remaining blasts contained from 1.75 to 3.0 times more explosive than blast numbers 1 and 2, but produced substantially less air vibration and no fly rock.

The seismographic data are plotted on the graph in Plate 3 -- Particle Velocity versus Scaled Distance. Particle velocity was determined from the blast seismograms. Scaled Distance was calculated. Scaled Distance is the distance (feet) between the blast and the location of interest divided by the square root of the maximum explosive loading per delay period in the blast.

The scatter of data points is consistent with experience in this type of investigation. The data are representative of blasts at various locations in the quarry, a range of explosive loadings per delay period, and a variety of seismograph locations at the closest residence or between the closest residence and the blast location. Considering these variables the data is relatively tight and suitable for a rational statistical analysis. The correlation coefficient equals 0.96 for the data where 1.0 is a perfect fit.



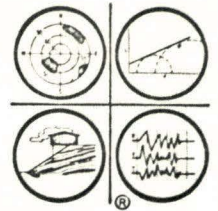
A linear regression analysis was made of the data to determine on a statistical basis, the "best fit" of the data to a power curve. Two diagonal parallel lines are drawn through the data points on Plate 3. The lower or left hand (dark) line represents the "best fit" or mean line of the data. The upper or right hand (blue) line represents upper envelope of all the data. All of the data points lie on or below this line. The upper limit envelope line may be used as a reasonable basis to calculate the highest level of ground vibration which is probable from a quarry blast of given size at a given distance.

CALCULATION OF GROUND VIBRATION INTENSITY

The data on Plate 3 -- Particle Velocity versus Scaled Distance may be used to determine:

- a. How ground vibration increases with increasing explosive weight and conversely how ground vibration decreases with decreasing explosive weight.
- b. How ground vibration decreases with increasing distance and conversely how ground vibration increases with decreasing distance.

The "best fit" of the data indicates ground vibration particle velocity varies as the 0.9 power of explosive weight per delay period and inversely as the 1.8 power of distance from the blast.

Problem I:

Assume 0.2 inch per second particle velocity is selected as a "working vibration limit" for quarry production blasts, i.e. it is desired to keep ground vibration at the closest residential structure below 0.2 inch per second in consideration of neighbor relations.

Question:

If the closest residence is 600 feet from the blast, what is the maximum explosive loading per delay period which can be used to produce 0.2 inch per second or less ground vibration at the residence?

Procedure:

Enter the Plate 3 graph at 0.2 inch per second particle velocity. Proceed horizontally to the upper envelope (blue) line of the data points. At this intersection proceed vertically downward and read a Scaled Distance value of 34.

Calculation:

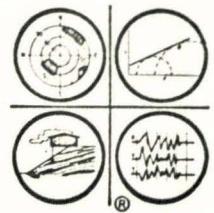
Solve the Scaled Distance equation

$$\frac{D}{E^{1/2}} = 34 \text{ for } E, \text{ explosive}$$

weight per delay period. E, explosive weight per delay period, equals 600 divided by 34, quotient squared. (600 divided by 34 equals 17.6. The square of 17.6 equals 311 pounds per delay period.)

Answer:

The blast should contain not more than 311 pounds of explosive per delay period to produce 0.2 inch per second or less ground vibration at a residence 600 feet from the blast area. If 10 periods of millisecond delay blasting caps are used the total explosive loading in the blast would be (311 x 10) 3110 pounds. If 16 periods of milliseconds delay are used, the total explosive loading would be (311 x 16) 4976 pounds.



Problem II:

Assume 0.1 inch per second particle velocity is selected as a "working vibration limit" for quarry production blasts.

Question:

If the closest residence is 500 feet from the blast, what is the maximum explosive loading per delay period which can be used?

Procedure:

From Plate 3 a particle velocity of 0.1 inch per second corresponds to a Scaled Distance of 50.

Calculation:

Solve the Scaled Distance equation

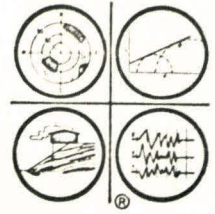
$$\frac{D}{E^{1/2}} = 50 \text{ for } E, \text{ explosive}$$

weight per delay period. 500 feet divided by 50 equals 10. The square of 10 equals 100 pounds of explosive per delay period.

Answer:

The blast should not contain more than 100 pounds per delay period to produce 0.1 inch per second or less ground vibration at a residence 500 feet from the blast area. With 16 periods of millisecond delays, the blast could contain up to 1600 pounds of explosive.

Plate 4 -- Explosive Weight per Delay Period versus Distance, has been constructed for two limits of ground vibration. The upper curve for a ground vibration limit of 0.2 inch per second. The lower curve for a ground vibration limit of 0.1 inch per second.



A ground vibration limit of 0.2 inch per second is suggested for the Waimanalo quarry as an accomodation to neighbor relations. This vibration level is only 10 percent of the recommended safe vibration level for residential structures of 2.0 inches per second of the Bureau of Mines.

Plate 4 can be used in planning quarry blasts without solving the algebraic equations discussed above.

Example -

Assume 0.2 inch per second ground vibration limit is selected for a quarry blast location 500 feet from the closest residence.

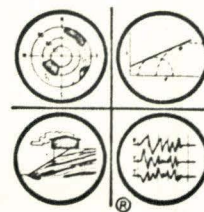
Find the maximum pounds per delay period explosive loading.

Enter the Plate 4 graph at a distance of 500 feet and proceed vertically to the 0.2 inch per second curve. The curve is intersected at a point corresponding to an Explosive Weight per Delay Period of 216 pounds.

If the maximum explosive loading per delay period in the blast is 216 pounds, the probable ground vibration at a distance of 500 feet will be 0.2 inch per second or less.

The total explosive loading for the blast would be equal to the number of delay periods available multiplied by 216 pounds per delay period.

It is recommended that seismographic instrumentation be employed to document ground vibration when blasts are designed to produce 0.2 inch per second or more ground vibration particle velocity in the residential community.



CONCLUSION

Ground and air vibration effects, measured as reported herein, are well within safe limits as concerns the well-being of all improvements in the vicinity of Waimanalo quarry.

From an engineering seismological viewpoint it is both feasible and practical to conduct safe, efficient and productive blasting operations in all areas of Waimanalo quarry. Minimal disturbance of the adjacent residential community will occur if explosive confinement in each blast is in proportion to the work to be done and instant rock conditions in the blast area.

The Plates which complete this report are listed in the Table of Contents.



JJM:cm

Respectfully submitted,

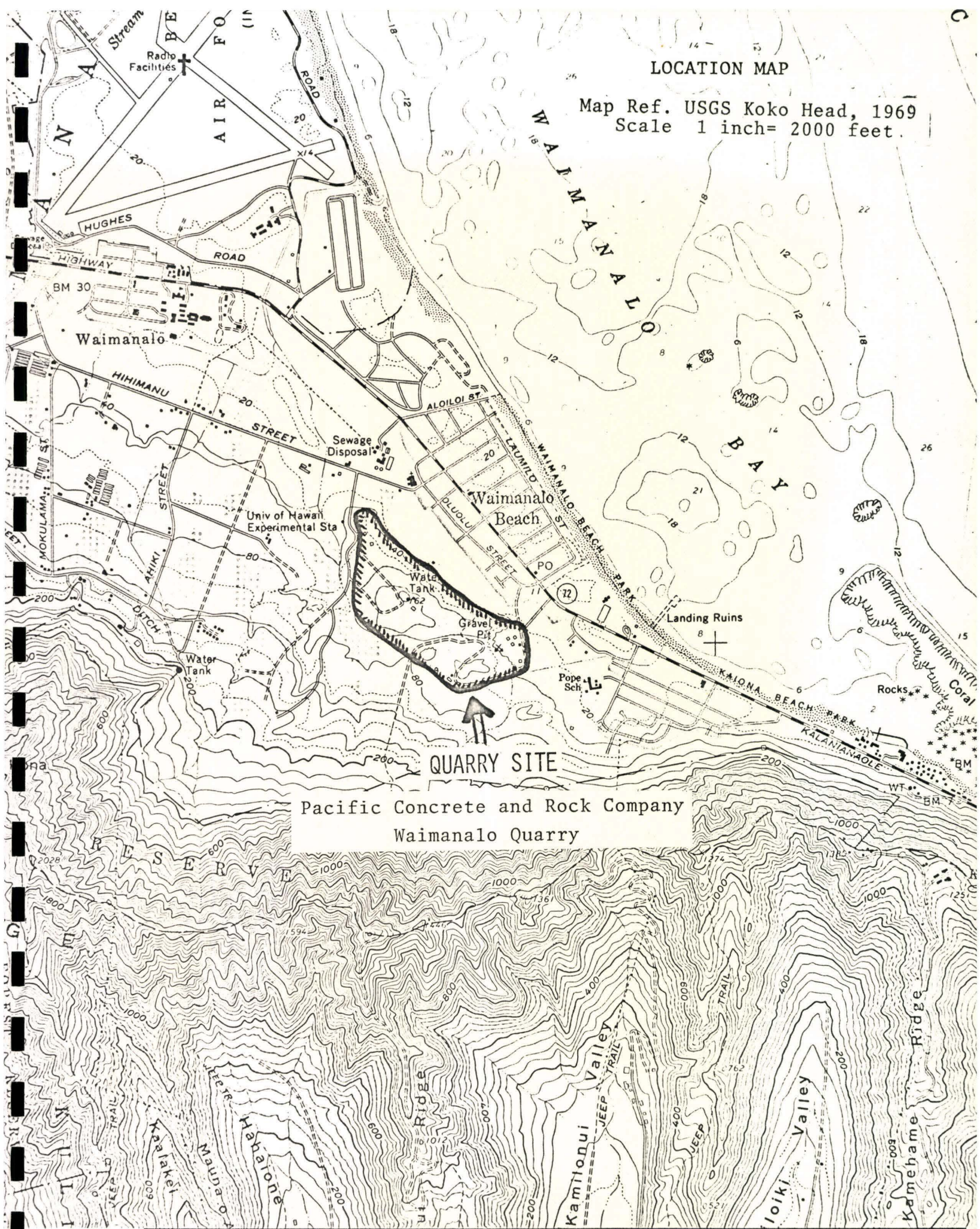
EVANS, GOFFMAN & McCORMICK

John J. McCormick
Civil Engineer 16211
Geophysicist 138
Geologist 2185

This work was prepared by me or under my supervision.

LOCATION MAP

Map Ref. USGS Koko Head, 1969
Scale 1 inch= 2000 feet.





NOTES
1) ALL CONTOURS IN AREAS WHERE THE HEIGHT OF THE VEGETATION EXCEEDS THREE FEET ARE TO BE INTERPRETED AS FORM LINES ONLY AND AS SUCH MAY BE SUBSTANDARD
2) BOUNDARY PLOTTED WITH TAX MAP KEY DATA ONLY

Prepared by:
R.M. TOWELL CORPORATION
PLANNED ENGINEERING, SURVEYING, PHOTOGRAMMETRY
1440 Kapiolani Boulevard
Honolulu, Hawaii 96814

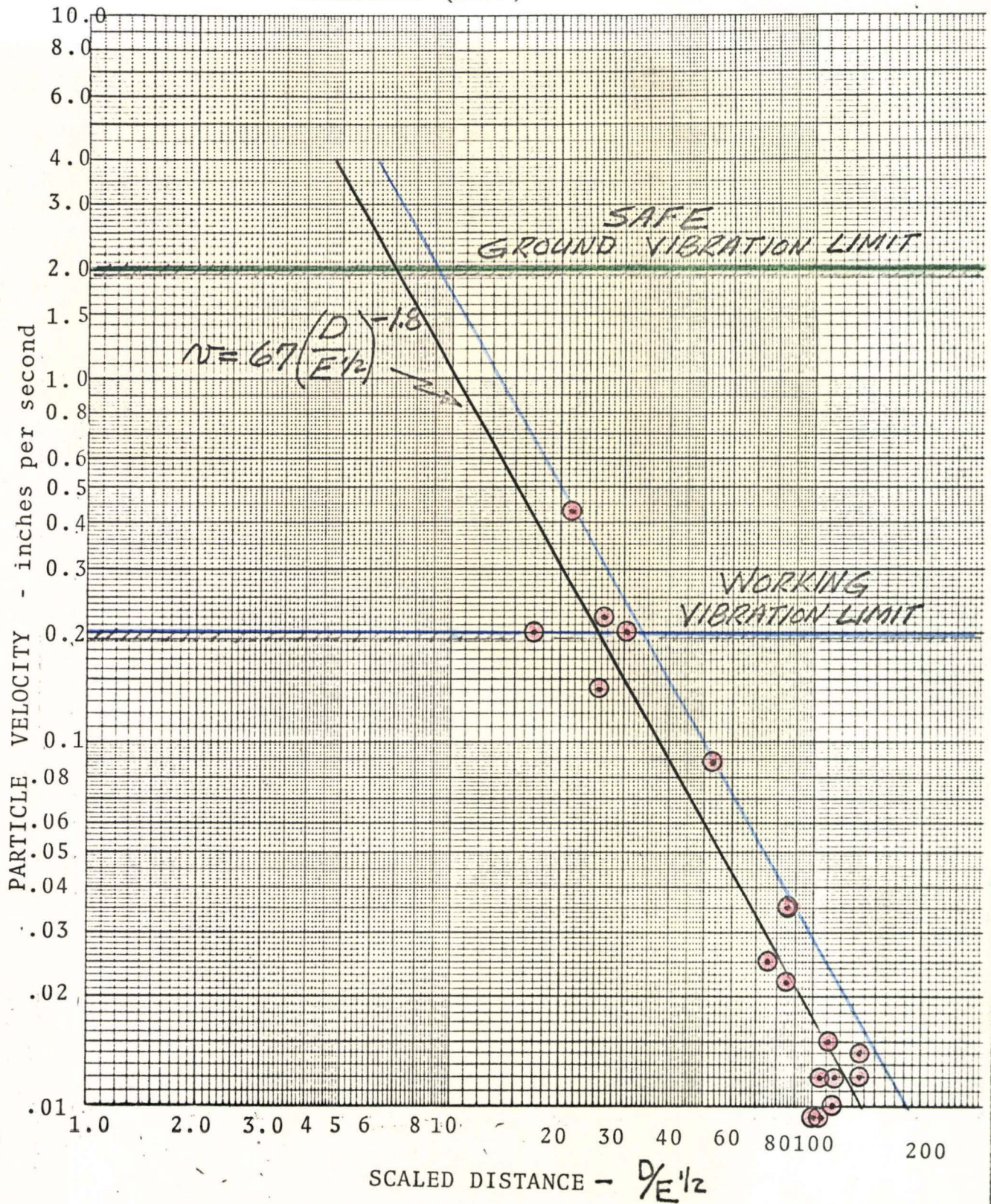
Compiled by photogrammetric methods
from photography taken October 22, 1975
at an altitude of 3,900 AMGL
Elevations based on mean sea level datum

Topographic Map
of
Waimanalo Quarry
for
PACIFIC CONCRETE & ROCK COMPANY

North
SCALE IN FEET
0 100 200 300 400
EVANS, GOFFMAN & MCCORMICK
SANTA ANA, CALIFORNIA
JOB 77-128 PLATE 2

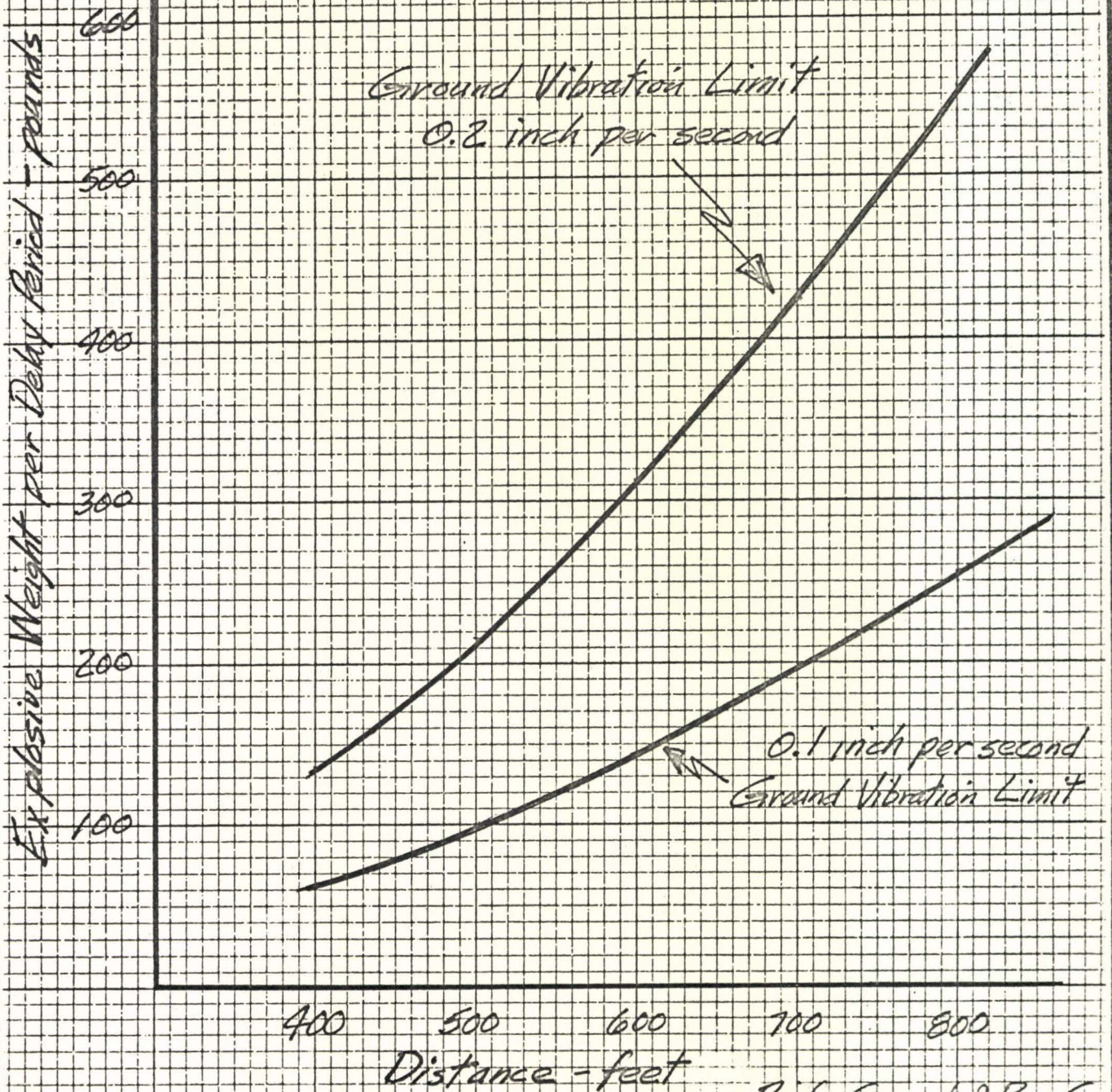
Scale: 1" = 100'
Contour Interval: 5'
Haw'n. Plane Coord. System Zone 3

Pacific Concrete and Rock Company
Waimanalo Quarry



$$\text{Scaled Distance} = \frac{\text{Distance}}{(\text{lbs./delay})^{1/2}}$$

DATE 9-22-77 ENGR Jm
TYP. CHKD. DRW.



Pacific Concrete & Rock Co.
Waiparato Quarry

Explosive Weight per Delay Period - pounds
vs.
Distance - feet for Given Vibration Limits

DATE

ENGR

DRW.

TYP.

CHKD.

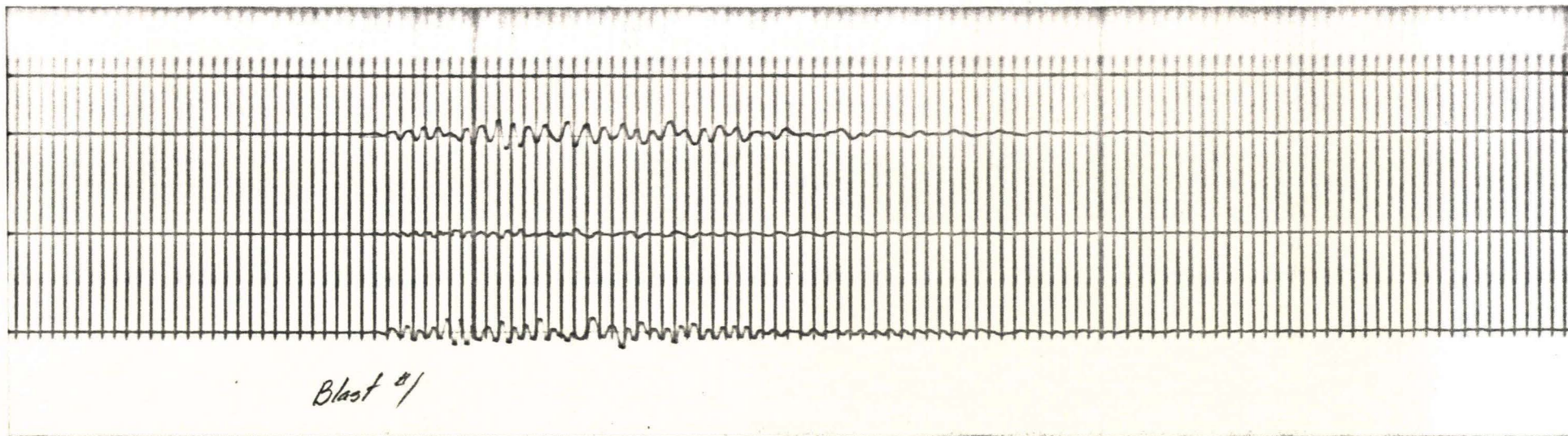
JOB

77-128

Evans, Goffman & McCormick

PLATE

5



BLAST VIBRATION SEISMOGRAM

September 13, 1977

Blast Number 1

Location Number 1

Particle Velocity: 0.022 inch per second

Pacific Concrete and Rock Company

Waimanalo Quarry

DATE

ENGR

DRW.

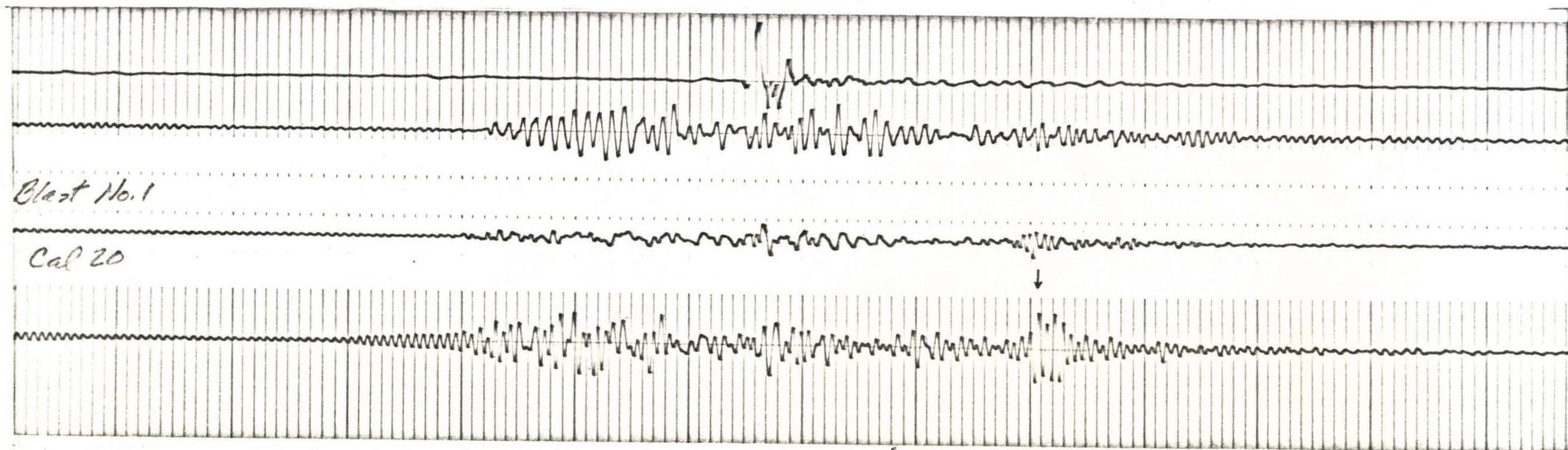
TYP.

CHKD.

JOB
777-128

Evans, Goffman & McCormick

PLATE 6



BLAST VIBRATION SEISMOGRAM

September 13, 1977

Blast Number 1

Location Number 2

Particle Velocity: 0.012 inch per second

Air Over-pressure: 0.0014 psi

Pacific Concrete and Rock Company

Waimanalo Quarry

DATE

ENGR

DRW.

TYP.

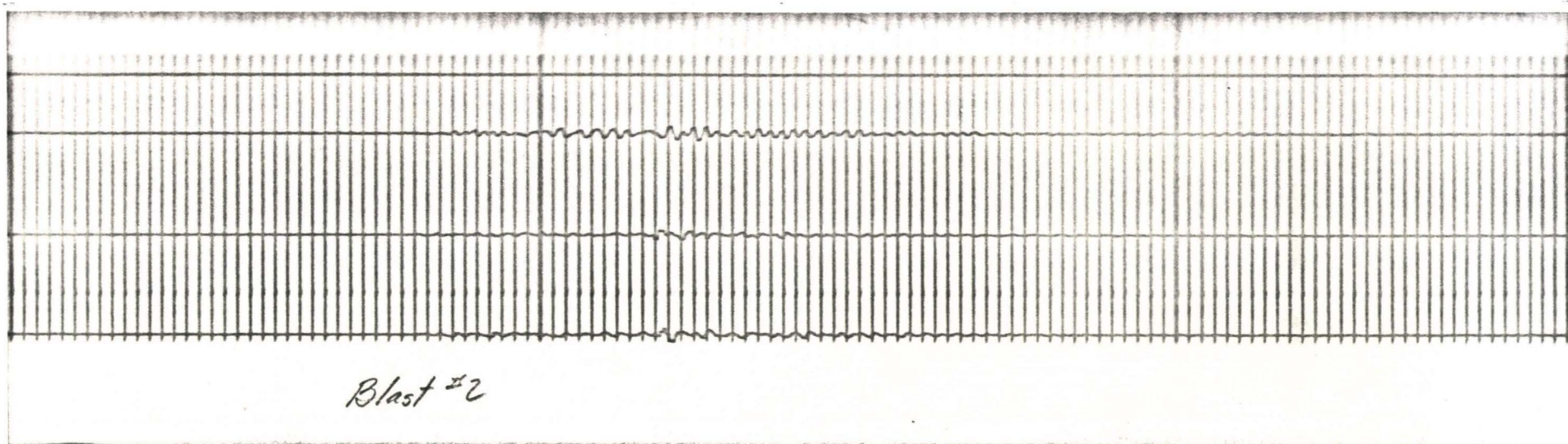
CHKD.

JOB

77-128

Evans, Goffman & McCormick

PLATE 7

*Blast #2*

BLAST VIBRATION SEISMOGRAPH

September 13, 1977

Blast Number 2

Location Number 3

Particle Velocity: 0.012 inch per second

Pacific Concrete and Rock Company

Waimanalo Quarry

DATE

ENGR

DRW.

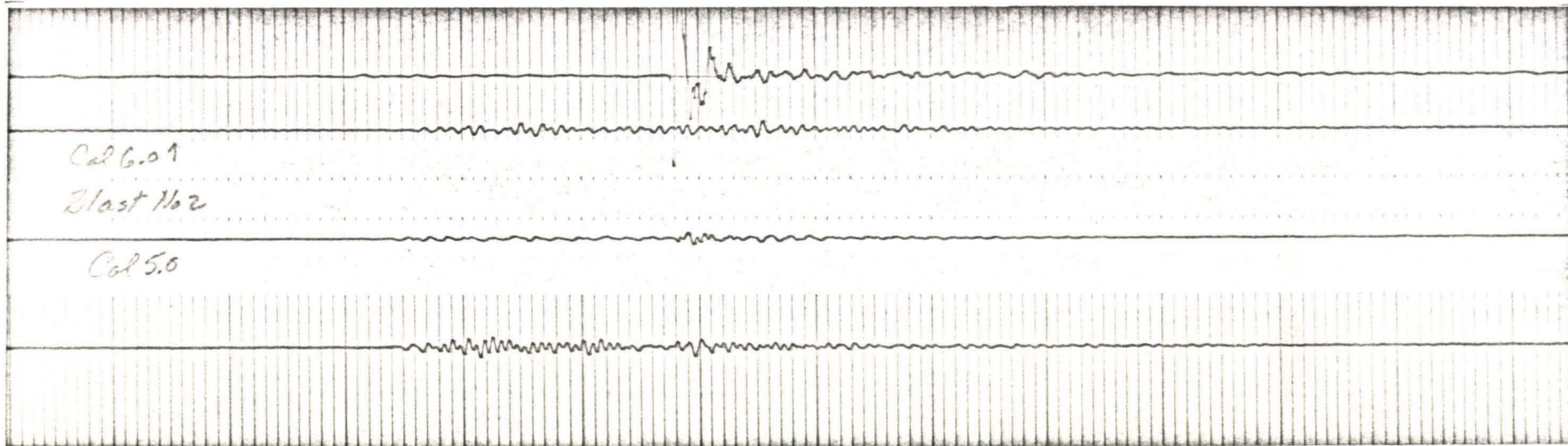
TYP.

CHKD.

JOB 77-128

Evans, Goffman & McCormick

PLATE 8



BLAST VIBRATION SEISMOGRAM

September 13, 1977

Blast Number 2

Location Number 2

Particle Velocity: 0.014 inch per second

Air Over-pressure: 0.0020 psi

Pacific Concrete and Rock Company
Waimanalo Quarry

DATE

ENGR

DRW.

TYP.

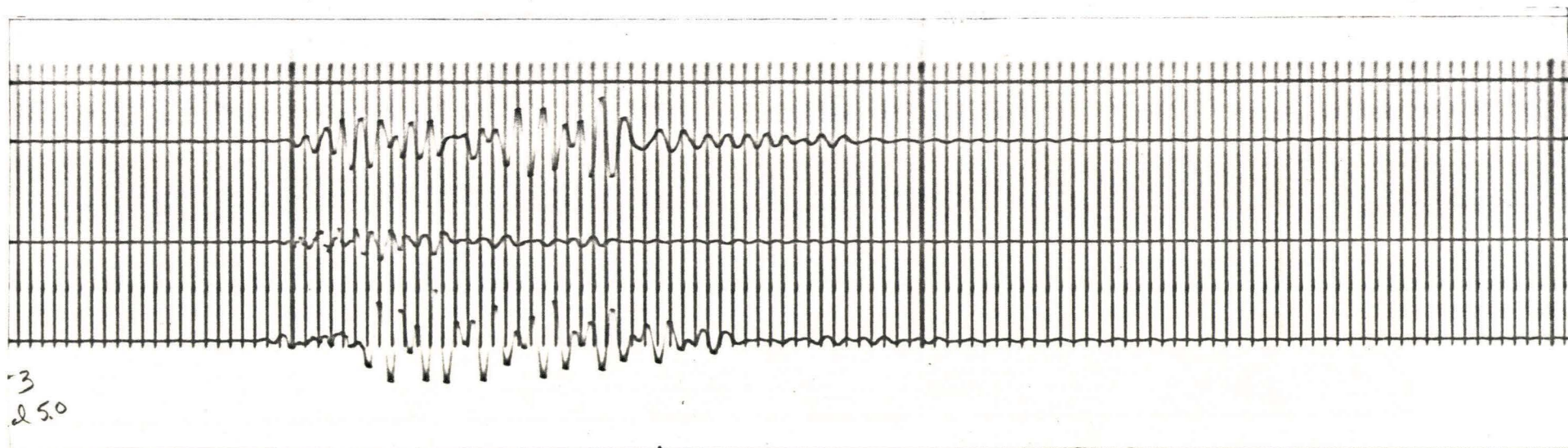
CHKD.

JOB

77-128

Evans, Goffman & McCormick

PLATE 9



BLAST VIBRATION SEISMOGRAM

September 14, 1977

Blast Number 3

Location Number 4

Particle Velocity: 0.088 inch per second

Pacific Concrete and Rock Company

Waimanalo Quarry

DATE

ENGR

DRW.

TYP.

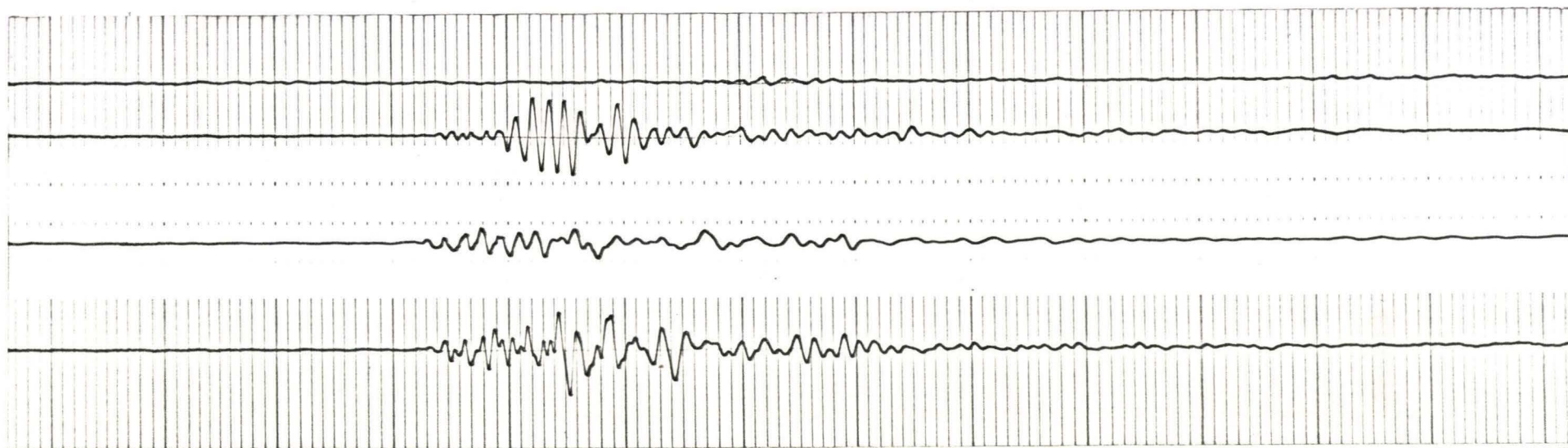
CHKD.

JOB

77-128

Evans, Goffman & McCormick

PLATE 10



BLAST VIBRATION SEISMOGRAM

September 14, 1977

Blast Number 3

Location Number 5

Particle Velocity: 0.015 inch per second

Air Over-pressure: 0.0001 psi

Pacific Concrete and Rock Company

Waimanalo Quarry

DATE

ENGR

DRW.

TYP.

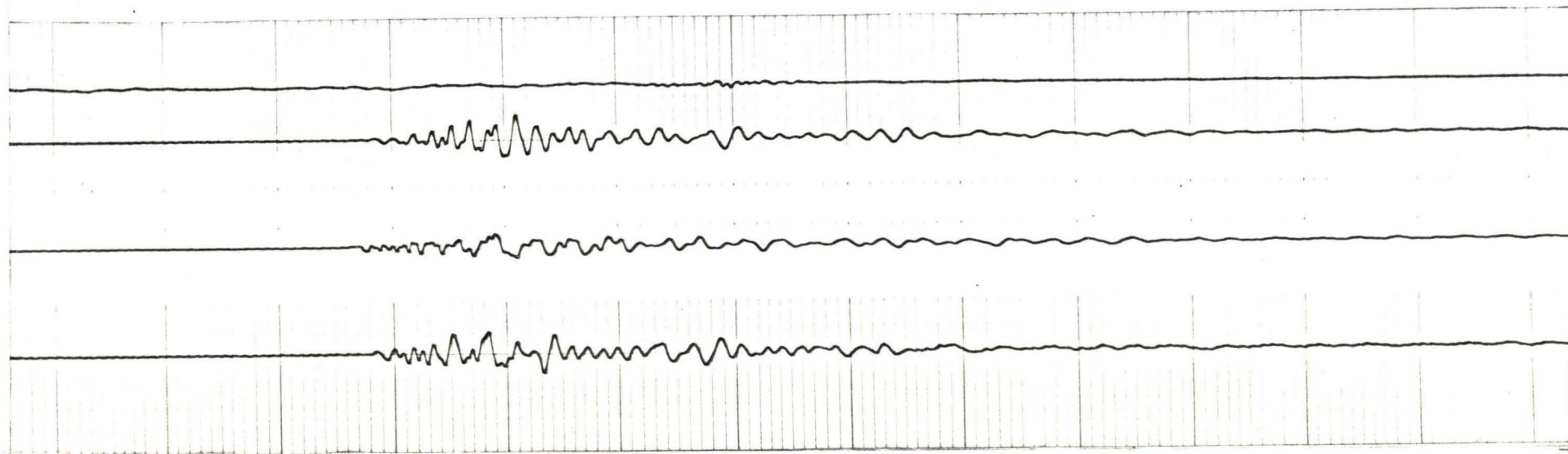
CHKD.

JOB

77-128

Evans, Goffman & McCormick

PLATE 11



BLAST VIBRATION SEISMOGRAM

September 14, 1977

Blast Number 4

Location Number 6

Particle Velocity: 0.009 inch per second

Air Over-pressure: <0.0001 psi

Pacific Concrete and Rock Quarry
Waimanalo Quarry

DATE

ENGR

DRW.

TYP.

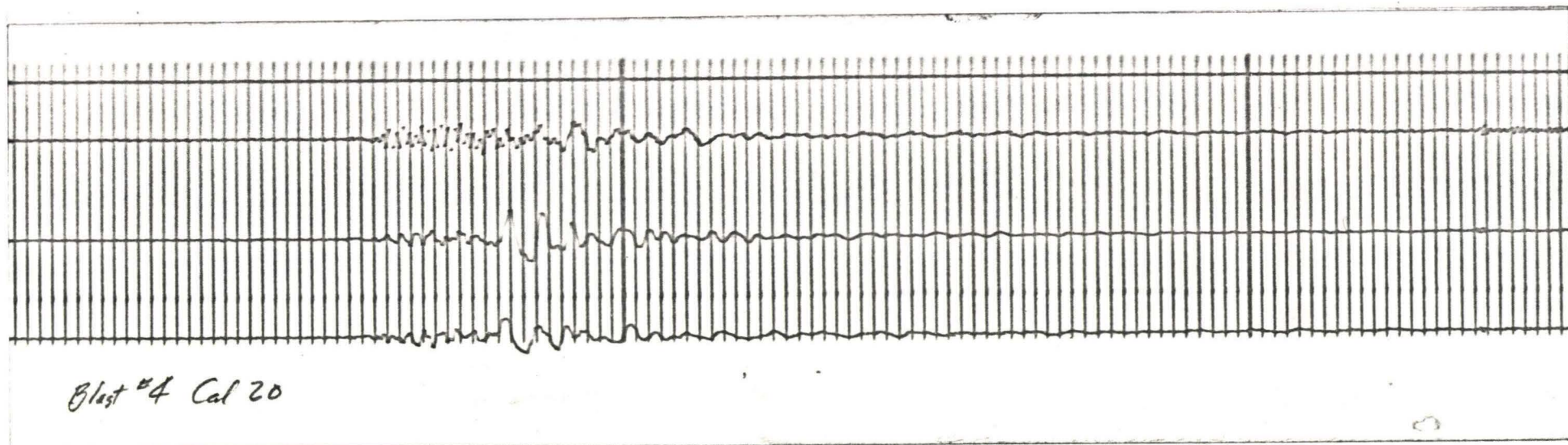
CHKD.

JOB

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Evans, Goffman & McCormick

PLATE 12



BLAST VIBRATION SEISMOGRAM

September 14, 1977

Blast Number 4

Location Number 7

Particle Velocity: 0.010 inch per second

Pacific Concrete and Rock Company
Waimanalo Quarry

DATE

ENGR

DRW.

TYP.

CHKD.

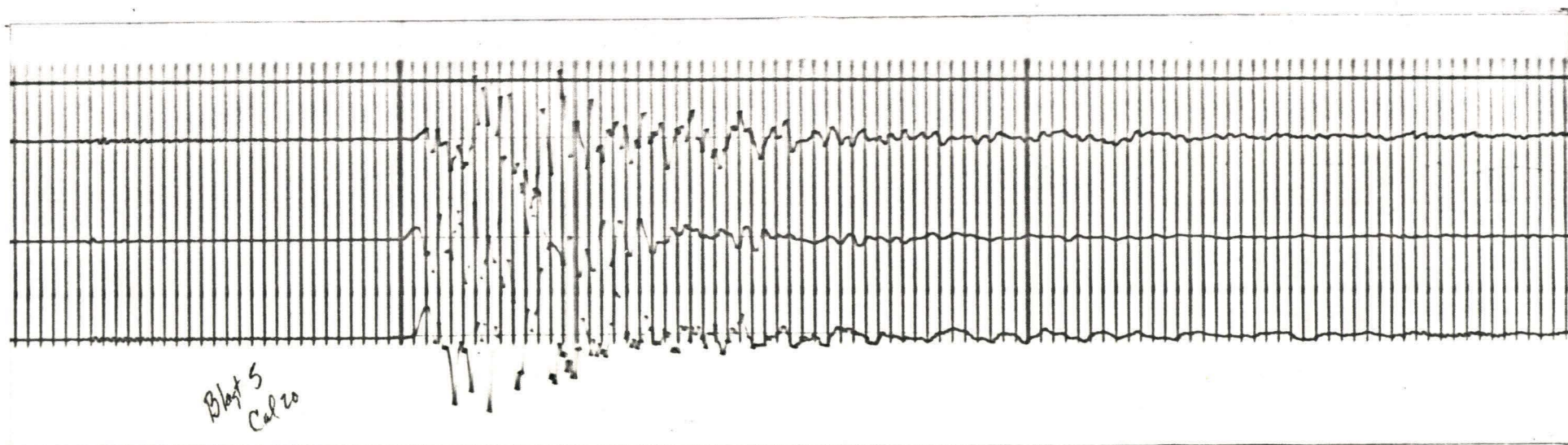
JOB

77-128

Evans, Goffman & McCormick

PLATE

13



BLAST VIBRATION SEISMOGRAM

September 15, 1977

Blast Number 5

Location Number 8

Particle Velocity: 0.025 inch per second

Pacific Concrete and Rock Company
Waimanalo Quarry

DATE

ENGR

DRW.

TYP.

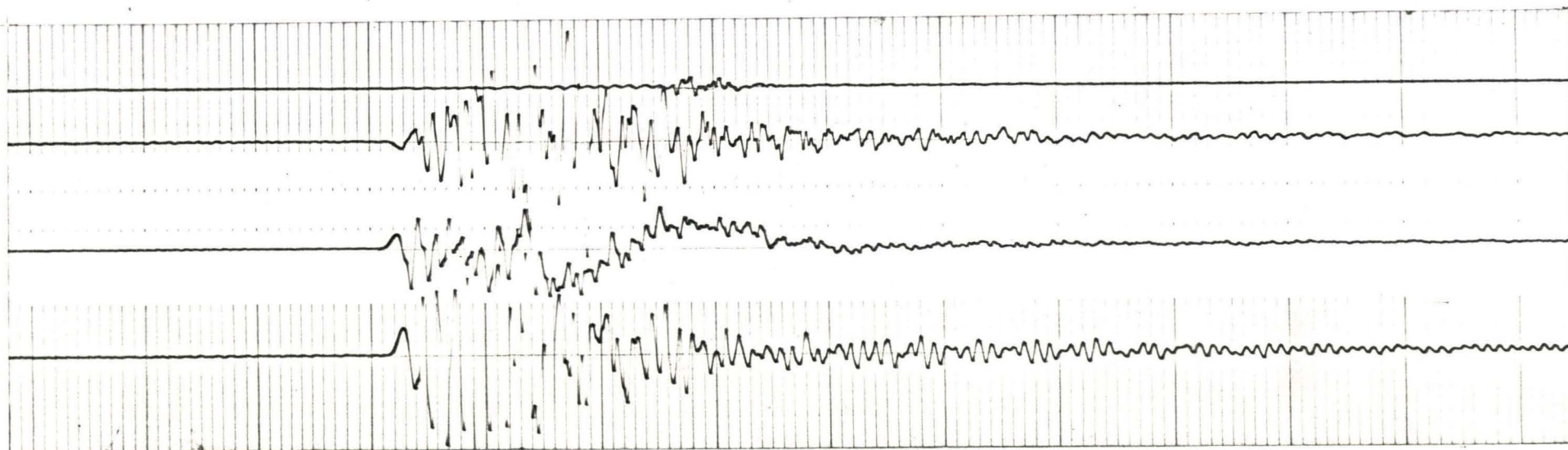
CHKD.

JOB 77-128

Evans, Goffman & McCormick

PLATE

14



BLAST VIBRATION SEISMOGRAM

September 15, 1977

Blast Number 5

Location Number 2

Particle Velocity: 0.035 inch per second

Air Over-pressure: 0.0003 psi

Pacific Concrete and Rock Company
Waimanalo Quarry

DATE

ENGR

DRW.

TYP.

CHKD.

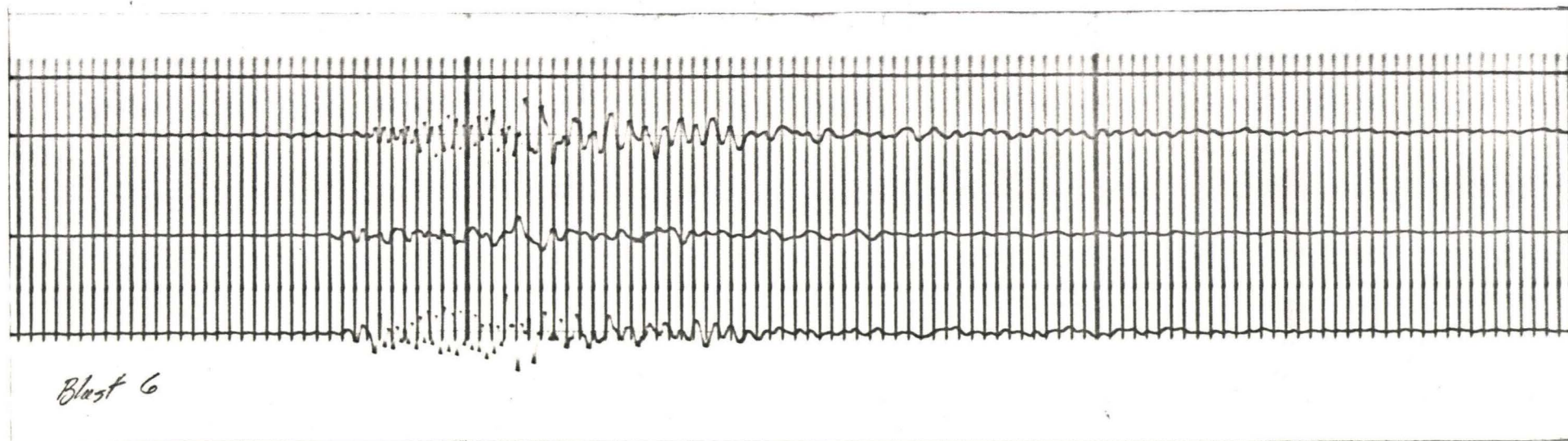
JOB

77-128

Evans, Goffman & McCormick

PLATE

15



BLAST VIBRATION SEISMOGRAM

September 15, 1977

Blast Number 6

Location Number 9

Particle Velocity: 0.012 inch per second

Pacific Concrete and Rock Company
Waimanalo Quarry

DATE

ENGR

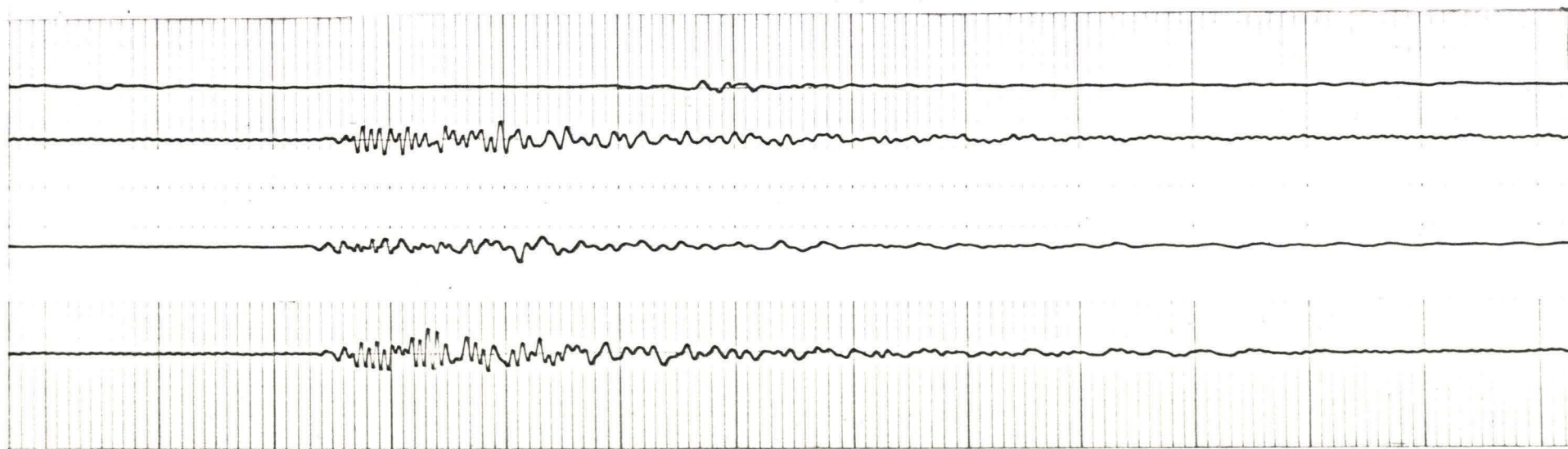
DRW.

TYP.

CHKD.

JOB
77-128

Evans, Goffman & McCormick

PLATE
16

BLAST VIBRATION SEISMOGRAM

September 15, 1977

Blast Number 6

Location Number 10

Particle Velocity: 0.009 inch per second

Air Over-pressure: 0.0002 psi

Pacific Concrete and Rock Company
Waimanalo Quarry

DATE

ENGR

DRW.

TYP.

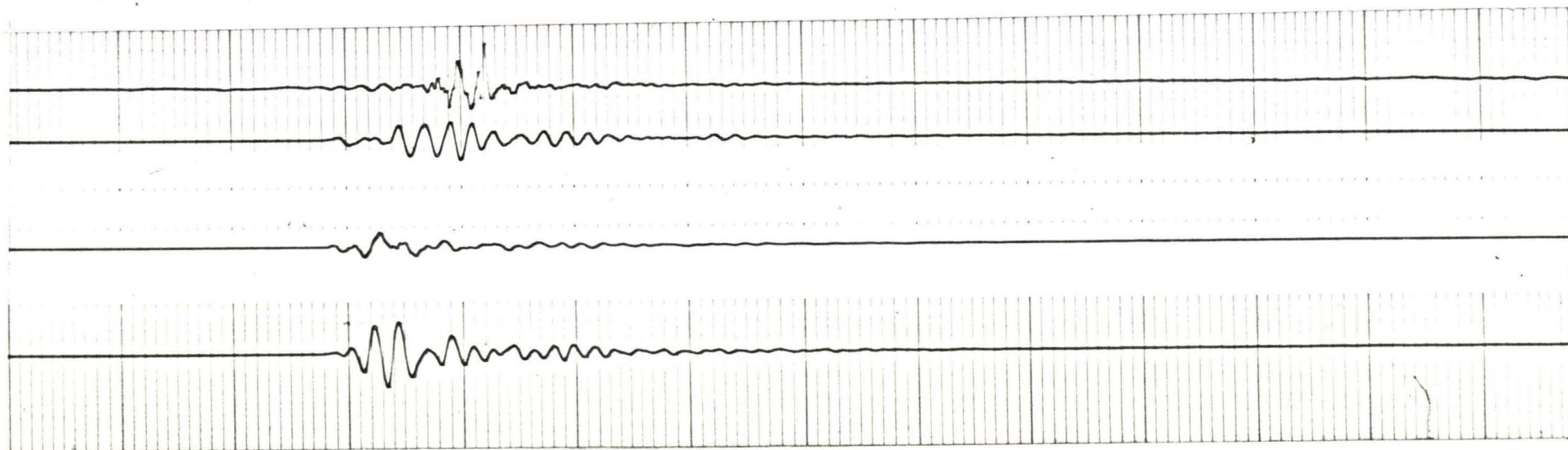
CHKD.

JOB

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Evans, Goffman & McCormick

PLATE 17



BLAST VIBRATION SEISMOGRAM

September 15, 1977

Blast Number 7

Location Number 11

Particle Velocity: 0.22 inch per second

Air Over-pressure: 0.001 psi

Pacific Concrete and Rock Company

Waimanalo Quarry

DATE

ENGR

DRW.

TYP.

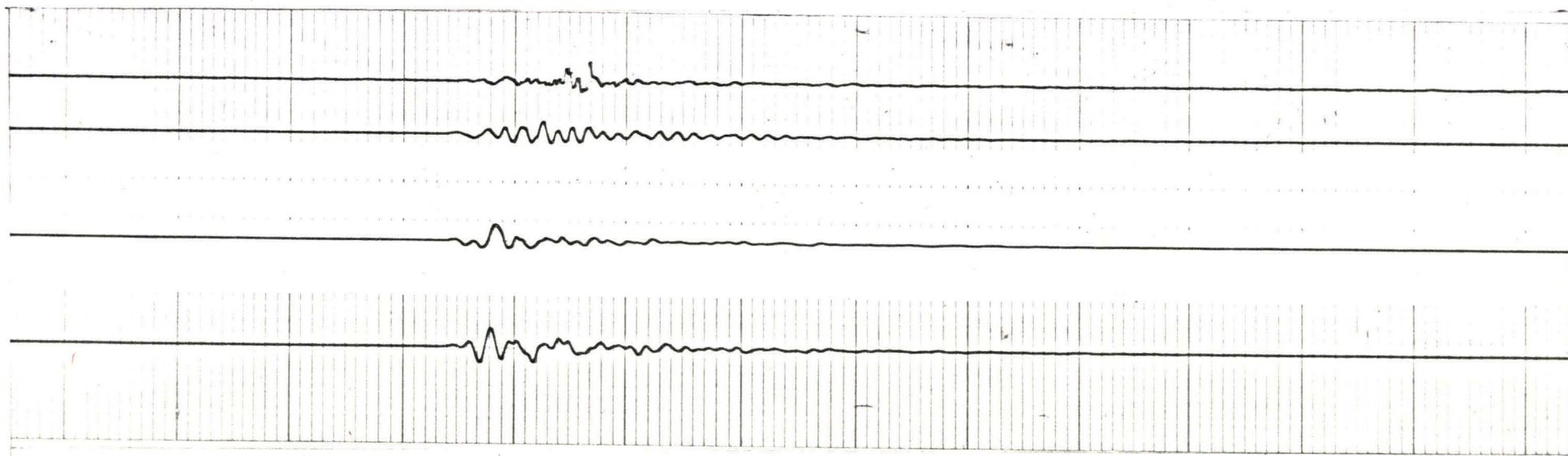
CHKD.

JOB

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Evans, Goffman & McCormick

PLATE 18



BLAST VIBRATION SEISMOGRAM

September 16, 1977

Blast Number 8

Location Number 11

Particle Velocity: 0.14 inch per second

Air Over-pressure: 0.0005 psi

Pacific Concrete and Rock Company

Waimanalo Quarry

DATE _____

ENGR _____

DRW. _____

TYP. _____

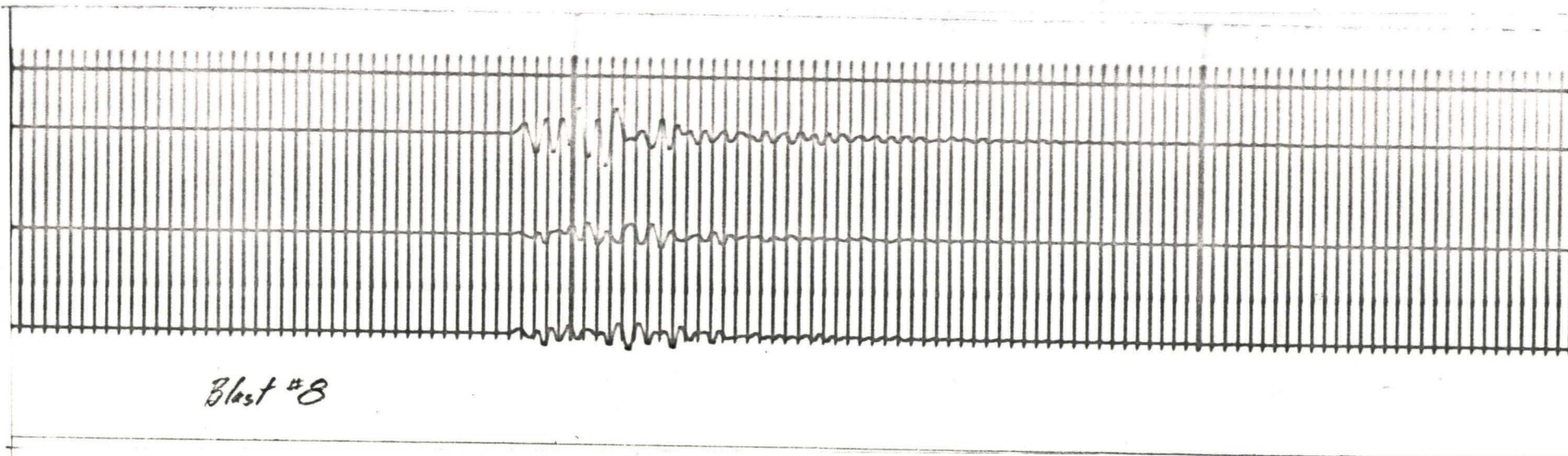
CHKD. _____

JOB

77-128

Evans, Goffman & McCormick

PLATE 19

*Blast #8*

BLAST VIBRATION SEISMOGRAM

September 16, 1977

Blast Number 8

Location Number 12

Particle Velocity: 0.20 inch per second

Pacific Concrete and Rock Company
Waimanalo Quarry

DATE

ENGR

DRW.

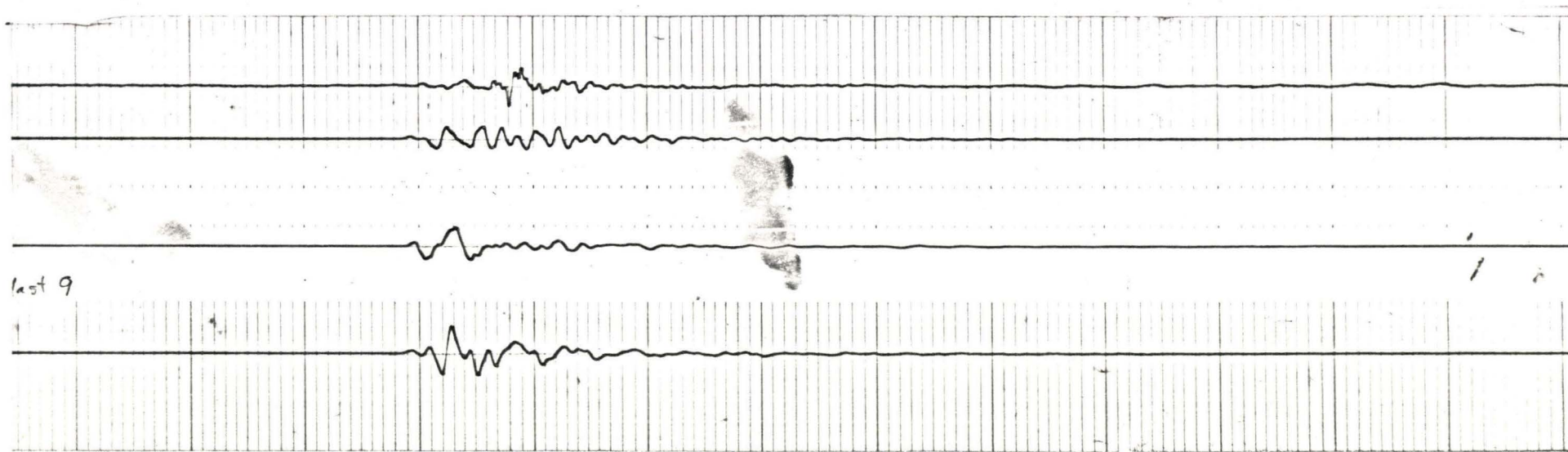
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CHKD.

JOB
77-128

Evans, Goffman & McCormick

PLATE 20



BLAST VIBRATION SEISMOGRAM

September 16, 1977

Blast Number 9

Location Number 11

Particle Velocity: 0.20 inch per second

Air Over-pressure: 0.0005 psi

Pacific Concrete and Rock Company

Waimanalo Quarry

DATE

ENGR

DRW.

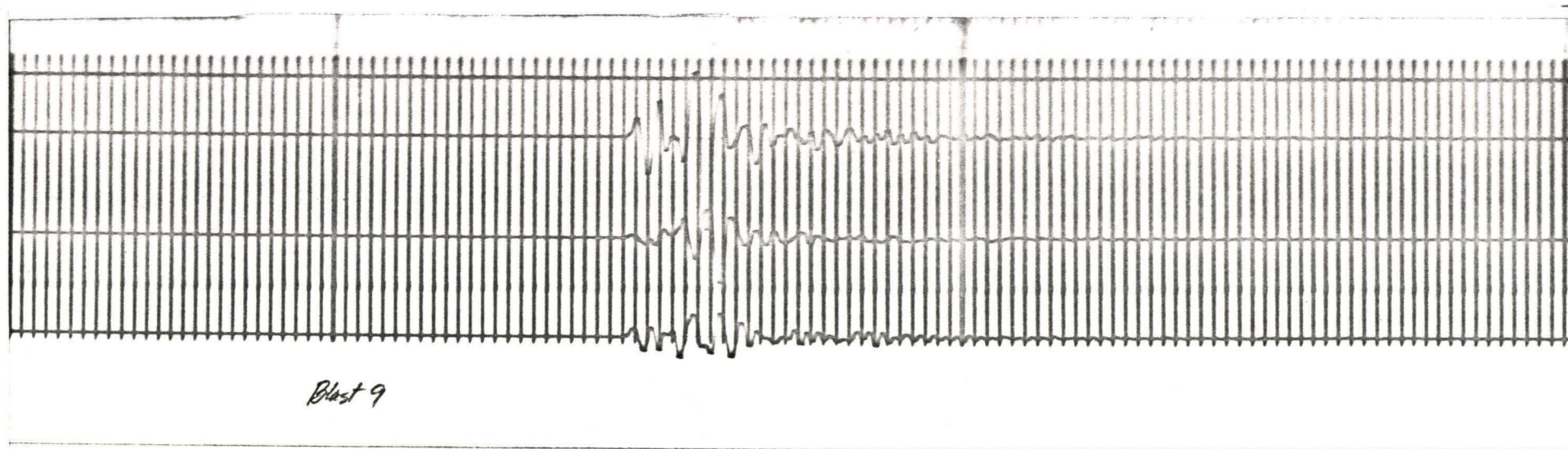
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CHKD.

JOB 77-128

Evans, Goffman & McCormick

PLATE 21



BLAST VIBRATION SEISMOGRAM
September 16, 1977

Blast Number 9

Location Number 12

Particle Velocity: 0.43 inch per second

Pacific Concrete and Rock Company
Waimanalo Quarry

Fred Hertlein and Associates - Environmental Consultants

1493 KAWELOKA STREET

PEARL CITY, HAWAII 96782

PHONE (808) 456-2404

- INDUSTRIAL HYGIENE SURVEYS
- COMPLIANCE WITH OSHA AND/OR EPA
- UNDERWATER BOTTOM SURVEYS

- AIR POLLUTION INVESTIGATIONS
- WATER POLLUTION EVALUATIONS
- RADIATION SURVEYS

- NOISE AND ACOUSTICAL MEASUREMENTS
- ENVIRONMENTAL IMPACT STATEMENTS
- GAS AND ATMOSPHERIC ANALYSES

FRED HERTLEIN, III, FAIC, PC-A, CIH CSP

PRESIDENT

Report on Twenty-Fourth Follow-Up Survey of Waimanalo Quarry Noise Levels 19 November 1977

1. References

- (a) Report on Third Follow-Up Survey of Waimanalo Quarry Noise Levels, F. Hertlein, 20 August 1971.
- (b) Report on Fourth Follow-Up Survey of Waimanalo Quarry Noise Levels, F. Hertlein, 15 January 1972.
- (c) Report on Seventeenth Follow-Up Survey of Waimanalo Quarry Noise Levels, F. Hertlein, 11 August 1975.
- (d) Comprehensive Zoning Code (CZC) of the City and County of Honolulu, Ordinance No. 3234, Section 21-232.

2. Introduction

The scope and purpose of this survey, the survey investigator, equipment utilized in the survey, calibration of equipment, sound level measurements, and criteria are all basically the same as described in references (a) and (b). Noise level measurements were again obtained before and after 0800 as explained in more detail by reference (c). A General Radio Type 1933 Precision Sound Level Meter and Analyzer was used to obtain the measurements for this particular survey and this allowed the absolute determination of the sound pressure level at the higher frequencies. The purpose of these triannual follow-up surveys is to assure that the noise generated by quarry operations complies with the noise requirements of reference (d).

3. Results of the Twenty-Fourth Follow-Up Survey

The noise level measurements obtained during the survey are presented on the attached data sheet together with pertinent information concerning conditions under which the measurements were recorded. The results are also graphed for visual display in Figure No. 1.

4. Discussion of Results

The data plotted in Figure No. 1 indicate that the noise generated by quarry operations meets the prescribed requirements of the CZC. The investigator arrived before the plant operations had commenced and so observed from the top of a berm near location B'. When plant operations began at 0637, noise measurements were obtained shortly afterward. At this time, there were already large trucks waiting outside of the quarry in the vicinity of the weighing office and they had their engines turned off. The wind was not very noticeable on this particular day so did not cause much interference with sound level measurements. The vehicular traffic on Kalaniana'ole Highway continues to create problems with these measurements.

What is of great interest as a result of this most recent set of measurements is the fact that absolute noise levels would finally be determined at the very high frequencies. In the past, instruments have always limited us to 24 decibels (A-weighted) which is nevertheless below CZC requirements as shown in reference (d). Only the 8 and 16 kilohertz frequencies are involved and, as can be noted on the data sheet, the 8 KHz frequency varied from 19 to 26 dBA while the 16 KHz frequency varied from 15 to 18 dBA. (Only the high pitched chirping of birds interferes at these frequencies, and this does not normally cause great problems.) The quarry operations may be generating more of this high frequency noise than shown here in the data because the measurements are obtained at the base of the large earthen berms which very effectively attenuate high frequencies. It is the low frequency rumbling and roar of diesel engines that are difficult to reduce but heavy mass is the best material to use for this purpose.

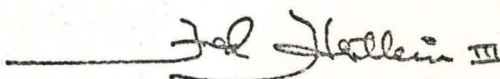
It must also be stressed that the instrument used to obtain measurements this time is designated by the American National Standards Institute (ANSI) as a "precision" sound level meter which means that its tolerance specifications are more restrictive in order to obtain the most precise noise level measurements possible. Therefore, the sound pressure levels recorded in this set of data are without question the most precise and accurate measurements that have ever been obtained in the past. It is doubtful that large differences will be noted with earlier data but a detailed comparison with previous reports was not conducted. The levels at 2 and 4 KHz were much

easier to obtain this time, but it is not certain whether this is due to the highly accurate instrument, or the result of low wind velocities (and thus no rustling halekoa leaves), or less vehicular traffic on Kalaniana'ole Highway, or a combination of these factors. Future surveys may be able to determine which of the above variables are responsible.

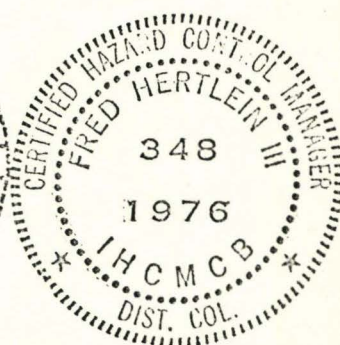
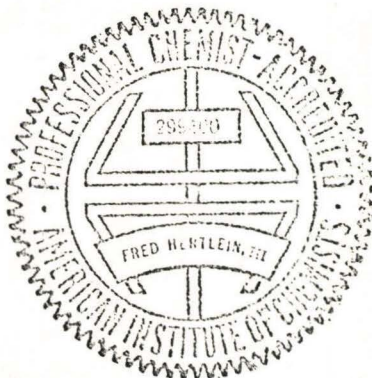
When this set of data is compared with the data in the previous report, it can be noted that location B' (on the right hand side of the road facing the quarry) continues to be slightly quieter in the low frequency region. The reason for this is not known, though it may be related to the proximity of Kalaniana'ole Highway to each location. At any rate, the CZC is much less stringent for low frequency sound than for high frequencies and Pacific Concrete operations have always complied very well at this end of the spectrum. This, despite the fact that a large part of the noise generated by quarry operations is in the low frequency range due to diesel-operated machinery. Your berms are undoubtedly the reason for this since these massive earthen structures are very effective in attenuating low frequency sound. Building new ones and maintaining the present ones is thus one of the most useful and beneficial noise control methods you utilize and should be continued whenever possible.

5. Summary

Noise levels in the vicinity of the entrance to the Pacific Concrete & Rock Co., Ltd.'s Waimanalo sand quarry comply with daytime and night time noise requirements of the City and County of Honolulu's Comprehensive Zoning Code.

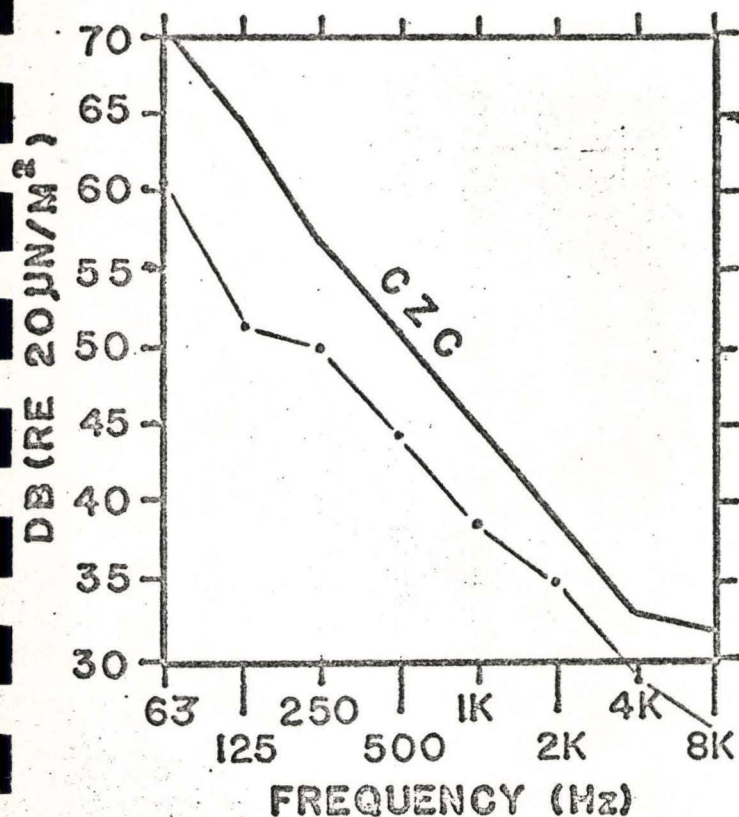


FRED HERTLEIN, III
FAIC, PC-A, CIH, CSP
Fred Hertlein and Associates -
Environmental Consultants

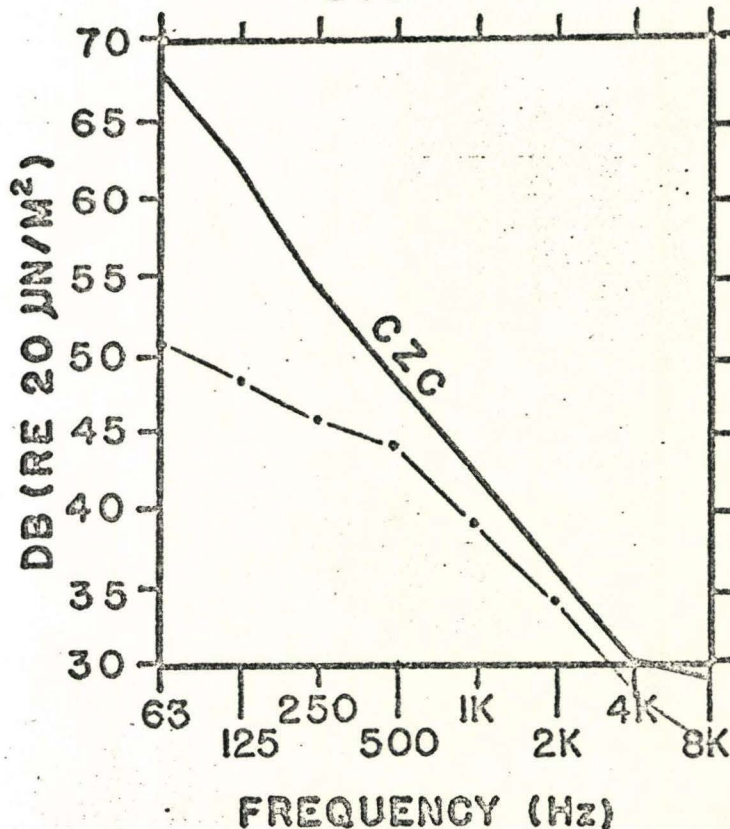


LOCATION B'

8AM - 6PM

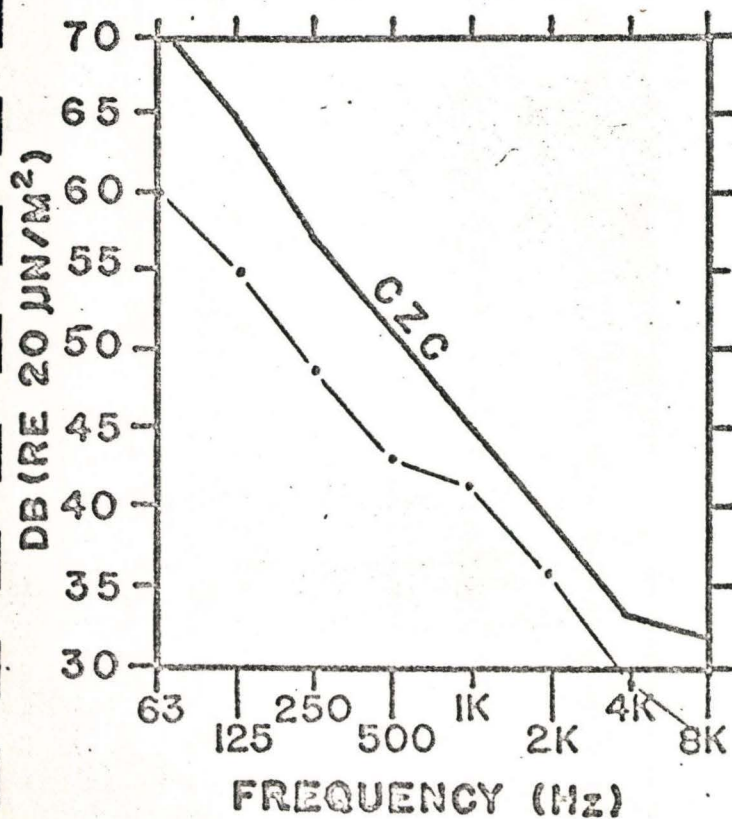


6PM - 8AM

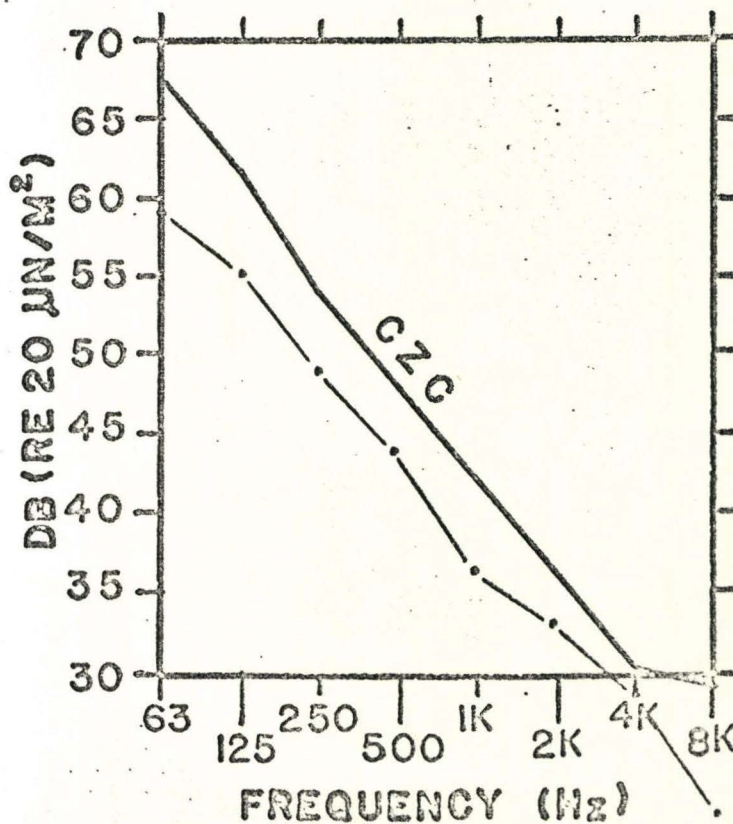


LOCATION C

8AM - 6PM



6PM - 8AM



FRED HERTLEIN (2-71)

Fred Hertlein and Associates
Environmental Consultants
1493 Kaweloka Street
Pearl City, Hawaii 96782
Phone (808) 456-2404

NOISE LEVEL SURVEY

Date: 10 NOVEMBER 1977 Time: AS NOTED Requested by: K. CARMICHAEL Reason: TO DETMN. COMPLIANCE W/ CEC.
Location of Survey: PC&R WAIMANALO QUARRY Equipment: GR TYPE 1933 W/ 1" ϕ MIKE & GR WINDSCREEN
Calibration Date: 10 NOVEMBER 1977 By: F. HERTLEIN Remarks: CALIBRATED W/ GR 1562-A @ 1 kHz

No.	Location of Microphone	Sound Pressure Level in Decibels re 20 μ N/m ²														Σ
		OASPL	A	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	16 kHz	OASPL	A	
1.	B' (0642 - 0655)	61-63	43-44	49-53	49-53	47-49	45-47	43-45	38-40	33-35	27-28	19-21	15-16	64-66	44-45	
2.	C (0704 - 0720)	64-66	45	54-56	58-60	55-57	48-50	43-45	36-38	32-34	28-29	20-22	15-17	65-66	45	
3.	C (0803 - 0810)	66-68	46-47	57-59	58-62	54-56	47-49	42-44	41-43	35-37	28-30	24-26	15-17	65-67	47-49	
4.	B' (0815 - 0825)	67-69	45-47	57-59	58-61	51-53	49-51	43-45	37-39	34-36	27-29	23-25	16-18	68-70	44-46	
NOTES:																
1). PLANT EQUIPMENT BEGAN OPERATING AT 0637.																
2). TRUCKS TRAVELLED IN AND OUT OF THE QUARRY ROAD AT 0700.																

Note: If special conditions exist during a particular measurement, record these conditions on the line following the sound level measurements and alternate each series of measurements and notation of special conditions in this manner.



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

• • •
LAND USE COMMISSION

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

February 9, 1979

GEORGE R. ARIYOSHI
Governor

CHARLES W. DUKE
Chairman

SHINICHI NAKAGAWA
Vice Chairman

COMMISSION MEMBERS:

James Carras
Colette Machado
Shinsei Miyasato
Mitsuo Oura
George Pascua
Carol Whitesell
Edward Yanai

GORDAN FURUTANI
Executive Officer

City Planning Commission
Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Eugene B. Connell, Executive Secretary
to the Planning Commission

Gentlemen:

Subject: SP78-302 - Pacific Concrete & Rock Co., Ltd.

In reference to our letter to you dated
July 21, 1978, enclosed is a copy of the
Decision and Order on SP78-302 for your information
and records.

Sincerely,

Gordan Y. Furutani
for GORDAN Y. FURUTANI
Executive Officer

Encl.

cc: George Moriguchi, Dept. of Gen. Planning
Tyrone Kusao, Dept. of Land Utilization
Pacific Concrete & Rock Co., Ltd.

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the)
Petition for Special Permit)
of PACIFIC CONCRETE AND ROCK)
COMPANY, LTD.)
_____)

SP78-302

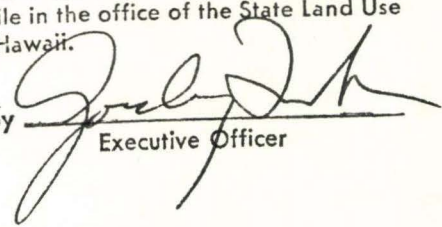
PACIFIC CONCRETE AND ROCK
COMPANY, LTD.

This is to certify that this is a true and correct copy of the
Decision and Order on file in the office of the State Land Use
Commission, Honolulu, Hawaii.

FEB 9 1979

Date

by



Executive Officer

DECISION AND ORDER

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the)	SP78-302
Petition for Special Permit)	
of PACIFIC CONCRETE AND ROCK)	FINDINGS OF FACT,
COMPANY, LTD.)	CONCLUSIONS OF LAW, AND
)	DECISION AND ORDER
)	

The Land Use Commission of the State of Hawaii,
having duly considered the entire record in the above entitled
matter, makes the following findings of fact and conclusions
of law.

FINDINGS OF FACT

1. The Petition for Special Permit was filed by
PACIFIC CONCRETE AND ROCK COMPANY, LTD., to allow the expansion
of a coral limestone quarry operation on approximately 59 acres
of land situated within the State Land Use Agricultural District
at Waimanalo, Oahu, Tax Map Key 4-1-08: 2 and portion of 79.

2. The subject property is located on "Coral Hill"
in Waimanalo, approximately one-half mile southwest (mauka) of
Waimanalo Beach.

3. A quarrying operation is presently being conducted
in the area. The existing quarry site encompasses approximately
33 acres of land which is leased from the Department of Hawaiian
Home Lands under Land License A-101. This Land License extends
for 20 years from July 1968 and encompasses Tax Map Key 4-1-08: 3.

4. The proposed quarry expansion area is also being
leased from the Department of Hawaiian Home Lands under Land
License 180. The Land License encompasses the 59 acres for the
proposed quarry expansion.

5. Land Licenses were granted by the Department of Hawaiian Home Lands (DHHL) based on the payment of a fair price to DHHL for the coral and on provisions of rough grading of the property for future residential use by DHHL. Residential construction may be phased in as the land is restored.

6. The Special Permit request is essentially a shift in operation rather than an expansion. The present quarry will soon be depleted of limestone, at which time the operation would shift to the proposed site. It is estimated that the current site has had 80-85 percent of its coral limestone removed.

7. The existing quarrying operation began in 1966 for the manufacture of limestone aggregate and sand for the Oahu construction industry. Present operations are conducted on a one-shift basis with about 15 employees. The operation includes the excavation of limestone through the use of explosives and the processing of excavated material through crushing and screening.

8. A Conditional Use Permit for the current quarrying operation was granted by the City and County of Honolulu in December 1970. The County Department of Land Utilization has stated that all conditions relating to noise, dust, and safety, which were imposed on the permit, have been met.

9. The County's Detailed Land Use Map designates the subject area Residential. Present County Zoning is Restricted Agricultural (AG-1).

10. The area mauka and west of the coral hill is essentially in agriculture. The lands are primarily in

diversified crop uses, with the University of Hawaii Agricultural Experiment Station occupying the major acreage. To the south of the site are truck farms and grazing lands for a dairy operation. Rural-residential use predominates makai and to the east of the quarry. Residential homesteads of the Department of Hawaiian Home Lands are situated within 1,000 feet south of the present crushing plant.

11. An environmental assessment, including evaluations of noise and blasting levels at the present quarry has been submitted by the Petitioner. The assessment states that the present quarry is in compliance with acceptable standards of safety.

12. The County Department of Public Works has stated with regard to the permit request that no public sewers are available in the area, and that no adverse impact on refuse collection services and the existing drainage systems are anticipated.

13. The County Board of Water Supply had no objection to the granting of the permit.

14. The State Department of Agriculture noted that the expanded quarrying operation should be closely coordinated with the activities of neighboring agricultural operations.

15. The County Department of Land Utilization recommended approval of the Special Permit application.

16. The City and County of Honolulu Planning Commission conducted a public hearing on the application for Special Permit on April 4, 1978. At that time, a representative of the Petitioner and the landowner testified in favor of the request. Supportive testimony was also presented by two (2) other persons.

CONCLUSIONS OF LAW

1. "Unusual and reasonable" uses other than those which are permitted in an Agricultural District may be permitted by Special Permit pursuant to HRS Chapter 205-6, and State Land Use Commission District Regulation, Part V.

2. The use described in the Special Permit is not contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.

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

4. The petitioned use will not unreasonably burden public agencies to provide services or improvements.

5. Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established.

6. The use described in the Petition is an unusual and reasonable use pursuant to HRS Chapter 205-6 and State Land Use Commission District Regulation, Part V.

DECISION AND ORDER

IT IS HEREBY ORDERED that Special Permit Number 78-302, for the expansion of a coral limestone quarry operation on approximately 59 acres of land situated within the State Land Use Agricultural District at Waimanalo, Oahu, Tax Map Key 4-1-08: 2 and portion of 79 be approved subject to the following conditions:

1. The requirements as set forth under Section 21-248 of the Comprehensive Zoning Code entitled, "Extractive Industries" shall apply.

2. All of the terms and conditions as indicated under the Land License Nos. A-101 and 180, Department of Hawaiian Home Lands, shall apply except as modified by Section 21-248 of the Comprehensive Zoning Code and other conditions listed herewith.

3. The ingress and egress to the subject site shall be restricted to the 50-foot roadway presently being used for such purpose. Said roadway shall have an oil-treated surface and shall be maintained in good order at all times.

4. Lawn and planting plans shall be submitted to the Director of Land Utilization for approval in order to insure adequate screening and shielding of illumination from the subject site toward the residential area and highway.

5. Drainage facilities shall be constructed in accordance with requirements of the City Department of Public Works.

6. The quarry operation shall cease during Kona (Southerly) wind weather upon inspection and determination by the Department of Health that the people and cows living in the area will be adversely affected by dust.

7. Every precaution will be taken to minimize dust problems by frequent wetting of dry, dust-prone areas.

8. The finished grade of the subject site upon termination of excavation shall be substantially in accordance with the reports of Pacific Concrete and Rock Company, Ltd., Conditional Use Permit application, Waimanalo Quarry dated December 5, 1977.

9. If the site is to be excavated by increment, the completed increment shall be revegetated with ground cover,

plant materials, and trees acceptable to the Department of Land Utilization for aesthetic purposes and for adequate preparation for reuse.

10. An annual noise study report in accordance with the performance standards and criteria of the Comprehensive Zoning Code shall be prepared by the APPLICANT and submitted to the Director of Land Utilization for review and approval provided where State regulations supersede the noise provisions of the Comprehensive Zoning Code, said study shall be prepared in accordance with said regulations.

11. The APPLICANT shall be required to conform to pollution standards as may be developed by the State Department of Health including but not limited to noise.

12. All berms are to be landscaped and maintained according to plans approved by the Director of Land Utilization.

13. The hours of operation shall be from 6:00 a.m. to 11:00 p.m. except as otherwise prohibited by provisions of this Special Permit.

14. In the event that any of the conditions set forth herein are not complied with, the Planning Commission may authorize the Director of Land Utilization to take action to terminate the use or halt its operation until such time full compliance is obtained.

15. The Director of Land Utilization may approve any requests for modifying the conditions which he considers to be minor revisions. Major revisions must be reviewed by the Planning Commission and may be approved with the Land Use Commission's concurrence.

16. The APPLICANT, at its own expense, shall engage the services of a soils engineer for the purposes of:

a. performing necessary soils investigations and recommending compaction requirements of the area covered by the Conditional Use Permit necessary to effect residential development; and

b. monitoring, in accordance with established practices, the fill operation to assure compliance with the recommended standards.

Selection of the soils engineer shall be by mutual consent of the APPLICANT and State Department of Hawaiian Home Lands, and he or she shall be registered and licensed to perform work in the State of Hawaii.

The soils engineer's work shall be limited to areas excavated below accepted finished grades and areas where fill material has been placed.

DATED: Honolulu, Hawaii, February 7, 1979.

LAND USE COMMISSION

By C. W. Duke
C. W. DUKE
Chairman and Commissioner

By Shinichi Nakagawa
SHINICHI NAKAGAWA
Vice Chairman and Commissioner

By James R. Carras
JAMES R. CARRAS
Commissioner

By Shinsei Miyasato
SHINSEI MIYASATO
Commissioner

By Mitsuo Oura
MITSUO OURA
Commissioner

By George L. Pascua
GEORGE L. PASCUA
Commissioner

No.

974852

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

SENT TO

Eugene B. Connell

STREET AND NO.

650 S. King St.

P.O., STATE AND ZIP CODE

Honolulu, Hi. 96813

POSTAGE

\$.41

CERTIFIED FEE

.80 ¢

CONSULT POSTMASTER FOR FEES

OPTIONAL SERVICES

RETURN RECEIPT SERVICE

SPECIAL DELIVERY

¢

RESTRICTED DELIVERY

¢

SHOW TO WHOM AND DATE
DELIVERED

.45 ¢

SHOW TO WHOM, DATE, AND
ADDRESS OF DELIVERY

¢

SHOW TO WHOM AND DATE
DELIVERED WITH RESTRICTED
DELIVERY

¢

SHOW TO WHOM, DATE AND
ADDRESS OF DELIVERY WITH
RESTRICTED DELIVERY

¢

TOTAL POSTAGE AND FEES

\$ 1.66

POSTMARK OR DATE



SP78-302 Pac. Concrete

PS Form 3800, Apr. 1976

**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)**

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

● **SENDER** Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).

- ☒ Show to whom and date delivered. —¢
☐ Show to whom, date, and address of delivery. —¢
☐ **RESTRICTED DELIVERY**
 Show to whom and date delivered. —¢
☐ **RESTRICTED DELIVERY**
 Show to whom, date, and address of delivery. \$ —
 (CONSULT POSTMASTER FOR FEES)

2. **ARTICLE ADDRESSED TO:**

Eugene B. Connell

3. **ARTICLE DESCRIPTION:**

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	974852	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

4.

DATE OF DELIVERY

2/13/79

POSTMARK

13
1979
USPO

5. **ADDRESS** (Complete only if requested)

6. **UNABLE TO DELIVER BECAUSE:**

CLERK'S
INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.



**RETURN
TO**



State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

No. 974853

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

SENT TO

GEORGE S. MORIGUCHI

STREET AND NO.

650 S. King St.

P.O., STATE AND ZIP CODE

Honolulu, Hi. 96813

POSTAGE

\$

.41

CERTIFIED FEE

.80¢

SPECIAL DELIVERY

¢

RESTRICTED DELIVERY

¢

RETURN RECEIPT SERVICE

SHOW TO WHOM AND DATE
DELIVERED

.45¢

SHOW TO WHOM, DATE, AND
ADDRESS OF DELIVERY

¢

SHOW TO WHOM AND DATE
DELIVERED WITH RESTRICTED
DELIVERY

¢

SHOW TO WHOM, DATE AND
ADDRESS OF DELIVERY WITH
RESTRICTED DELIVERY

¢

TOTAL POSTAGE AND FEES

\$

1.66

POSTMARK OR DATE



SP78-302 Pacific Concrete

PS Form 3800, Apr. 1976

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CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)**

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Add your address in the "RETURN TO" space on reverse.

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- ☒ Show to whom and date delivered. \$
☐ Show to whom, date, and address of delivery. \$
☐ RESTRICTED DELIVERY
 Show to whom and date delivered. \$
☐ RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery. \$
 (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

GEORGE S. MORIGUCHI

3. ARTICLE DESCRIPTION:

REGISTERED NO.

CERTIFIED NO.

INSURED NO.

974853

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE



Addressee



Authorized agent

4.

DATE OF DELIVERY

2/13/79

POSTMARK

13
19

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S
INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE \$300



**RETURN
TO**



State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

No.**974854****RECEIPT FOR CERTIFIED MAIL****NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL****(See Reverse)****SENT TO****Tyrone T. Kusao****STREET AND NO.****650 S. King St.****P.O., STATE AND ZIP CODE****Honolulu, Hi. 96813****POSTAGE****\$.41****CERTIFIED FEE****.80 ¢****SPECIAL DELIVERY****¢****RESTRICTED DELIVERY****¢****RETURN RECEIPT SERVICE****SHOW TO WHOM AND DATE
DELIVERED****.45 ¢****SHOW TO WHOM, DATE, AND
ADDRESS OF DELIVERY****¢****SHOW TO WHOM AND DATE
DELIVERED WITH RESTRICTED
DELIVERY****¢****SHOW TO WHOM, DATE AND
ADDRESS OF DELIVERY WITH
RESTRICTED DELIVERY****¢****TOTAL POSTAGE AND FEES****\$1.66****POSTMARK OR DATE****SP78-302 Pac. Concrete****PS Form 3800, Apr. 1976**

**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)**

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
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5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

- SENDER: Complete items 1, 2, and 3.
 • Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).

- ☒ Show to whom and date delivered.....¢
☐ Show to whom, date, and address of delivery.....¢
☐ RESTRICTED DELIVERY
 Show to whom and date delivered.....¢
☐ RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery. \$_____
 (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

TYRONE T. KUSAO

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	974854	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

H. Kurnian

4.

DATE OF DELIVERY

2/13/79

POSTMARK



5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S
INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

**RETURN
TO**



PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

No.

974851

RECEIPT FOR CERTIFIED MAIL

**NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL**

(See Reverse)

SENT TO

JACK F. BURFORD

STREET AND NO.

2344 Pahounui Drive

P.O., STATE AND ZIP CODE

Honolulu, Hi. 96819

POSTAGE

\$.41

CERTIFIED FEE

.80¢

CONSULT POSTMASTER FOR FEES

OPTIONAL SERVICES

RETURN RECEIPT SERVICE

SPECIAL DELIVERY

¢

RESTRICTED DELIVERY

¢

SHOW TO WHOM AND DATE
DELIVERED

.45¢

SHOW TO WHOM, DATE, AND
ADDRESS OF DELIVERY

¢

SHOW TO WHOM AND DATE
DELIVERED WITH RESTRICTED
DELIVERY

¢

SHOW TO WHOM, DATE AND
ADDRESS OF DELIVERY WITH
RESTRICTED DELIVERY

¢

TOTAL POSTAGE AND FEES

\$ 1.66

POSTMARK OR DATE



**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)**

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
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 Add your address in the "RETURN TO" space on reverse.

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☐ Show to whom, date, and address of delivery.....¢
☐ RESTRICTED DELIVERY
 Show to whom and date delivered.....¢
☐ RESTRICTED DELIVERY.
 Show to whom, date, and address of delivery. \$_____
 (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

MR. JACK F. BURFORD

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	974851	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

4.

DATE OF DELIVERY

POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S
INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

**RETURN
TO**



PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE \$300



State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Special)	
Permit of)	
)	
PACIFIC CONCRETE AND ROCK)	SP78-302
COMPANY, LTD.)	
)	
)	
)	

CERTIFICATE OF SERVICE

I hereby certify that a copy of the Land Use
Commission's Decision and Order was served upon the
following by certified mail:


Eugene B. Connell, Executive Secretary
City Planning Commission
650 South King Street
Honolulu, Hawaii 96813

George S. Moriguchi
Chief Planning Officer
Department of General Planning
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Tyrone T. Kusao, Director
Department of Land Utilization
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Jack F. Burford, President
Pacific Concrete & Rock Company, Ltd.
2344 Pahounui Drive
Honolulu, Hawaii 96819

Dated: Honolulu, Hawaii, this 9th day of February, 1979.


GORDAN Y. FURUTANI
Executive Officer
Land Use Commission

July 21, 1978

Mr. Jack F. Burford
President
Pacific Concrete & Rock Company, Ltd.
2344 Pahounui Drive
Honolulu, Hawaii 96819

Dear Mr. Burford:

The original of the attached letter is on file
in the office of the Department of General Planning,
650 South King Street, Honolulu, Hawaii.

Please be advised that failure to comply with any
of the delineated conditions of approval shall be reason
for termination of the Special Permit.

A copy of the staff memorandum is herewith enclosed
for your information. The Land Use Commission's Decision
and Order on SP78-302 will be forwarded to you at a later
date.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk
Encls.

EAGLE-A
TYPE-ERASE
25% COTTON FIBER USA

July 21, 1978

City Planning Commission
Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Eugene B. Connell, Executive Secretary
to the Planning Commission

Gentlemen:

At its meeting on July 18, 1978, the Land Use Commission voted to approve a Special Permit request by Pacific Concrete and Rock Company, Ltd., Oahu (SP78-302) to allow the expansion of a coral limestone quarry operation on approximately 59 acres of land situated within the State Land Use Agricultural District at Waimanalo, Oahu, Tax Map Key 4-1-8: 2 and portion of 79.

Approval of this Special Permit is subject to the conditions imposed by the City Planning Commission, and as amended by the Land Use Commission as follows:

Condition #13 - "The hours of operation shall be from 6:00 a.m. to 11:00 p.m. except as otherwise prohibited by provisions of this Special Permit."

Please be advised that the petitioner's failure to comply with any of the delineated conditions of approval shall be reason for termination of the Special Permit.

A copy of the staff memorandum is herewith enclosed for your information. The Land Use Commission's Decision and Order on SP78-302 will be forwarded to you at a later date.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk
Encl.

cc: Pacific Concrete & Rock Company, Ltd.
Ramon Duran, Dept. of General Planning
George Moriguchi, Dept. of Land Utilization

July 21, 1978

Department of Planning and
Economic Development
State of Hawaii
250 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Hideto Kono, Director

Gentlemen:

At its meeting on July 18, 1978, the Land Use Commission voted to approve a Special Permit request by Pacific Concrete and Rock Company, Ltd., Oahu (SP78-302) to allow the expansion of a coral limestone quarry operation on approximately 59 acres of land situated within the State Land Use Agricultural District at Waimanalo, Oahu, Tax Map Key 4-1-8: 2 and portion of 79. Approval of this Special Permit is subject to the conditions imposed by the City Planning Commission, and as amended by the Land Use Commission as follows:

Condition #13 - "The hours of operation shall be from 6:00 a.m. to 11:00 p.m. except as otherwise prohibited by provisions of this Special Permit."

Please note that a copy of the Land Use Commission's Decision and Order on this matter is on file at the Commission's office.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk
Encl.

cc: Tax Maps Recorder, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Office of Environmental Quality Control
Division of Land Management, DLNR

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Conference Room 322 (B & C)
New State Building
1151 Punchbowl Street
Honolulu, Hawaii

Approved
SEP 27 1978

July 18, 1978 - 9:30 a.m.

COMMISSIONERS PRESENT: Charles Duke, Chairman
Shinichi Nakagawa, Vice Chairman
James Carras
Shinsei Miyasato
Mitsuo Oura
George Pascua

COMMISSIONERS ABSENT: Colette Machado
Carol Whitesell
Edward Yanai

STAFF PRESENT: Gordan Furutani, Executive Officer
Daniel Yasui, Planner
Allan Kawada, Deputy Attorney General
Dora Horikawa, Chief Clerk

Ray Russell, Court Reporter

ACTION

A77-433 - ENCHANTED LAKE PARTNERS

In the matter of the boundary amendment petition by Enchanted Lake Partners, Docket A77-433, on which a hearing was held on February 27, 1978 by the Hearing Officer, a resume of his prepared report to the Commission was presented by Hearing Officer Benjamin Matsubara. It was Mr. Matsubara's conclusion that reclassification of the approximately 2.8 acres of land at Enchanted Lakes, Kailua, Oahu from Conservation to Urban was reasonable, non-violative of Section 205-2 of the Hawaii Revised Statutes, and consistent with the Interim State-wide Land Use Guidance Policy.

All of the parties to the petition submitted that they had no objections to the Hearing Officer's report.

Vice Chairman Nakagawa moved that the Hearing Officer's report be accepted and the petition to amend the land use

Permit, subject to the conditions imposed by the Maui Planning Commission.

✓ SP78-302 - PACIFIC CONCRETE & ROCK COMPANY, LIMITED
TO ALLOW THE EXPANSION OF A QUARRY OPERATION AT WAIMANALO, OAHU

A summary of the staff report was presented by Mr. Yasui and the area under petition was pointed out on the various maps.

Chairman Duke noted that it was not clear what "Resolution" the County was referring to in its condition #13. It was Deputy City Corporation Counsel Moseley's contention that this was a typographical error and the phrase "except as otherwise prohibited by provisions of this Resolution" in condition #13 should be corrected to read "subject to the other conditions in the Special Permit".

Chairman Duke ordered that condition #13 be corrected as submitted by Mr. Moseley.

Vice Chairman Nakagawa moved that SP78-302 be approved, subject to the conditions stipulated by the City Planning Commission and as amended by the Land Use Commission. Commissioner Pascua seconded the motion and it was unanimously carried.

ADOPTION OF MINUTES

Upon Vice Chairman Nakagawa's motion, seconded by Commissioner Oura, the minutes of April 13, 1978 and May 11, 1978 were adopted as circulated.

Since there was no further business, the meeting was adjourned at 12:59 p.m.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP78-302 - Pacific Concrete & Rock Company, Ltd. DATE July 18, 1978
PLACE Conf. Rm. 322 (B&C)
New State Bldg. TIME 9:30 a.m.
Honolulu, Hawaii

	NAME	YES	NO	ABSTAIN	ABSENT
	CARRAS, JAMES	X			
M	NAKAGAWA, SHINICHI	X			
	YANAI, EDWARD				X
	MACHADO, COLETTE				X
	WHITESELL, CAROL				X
S	PASCUA, GEORGE R.	X			
	OURA, MITSUO	X			
	MIYASATO, SHINSEI	X			
	DUKE, CHARLES	X			

Comments: I move that we approve the Special Permit, subject to the conditions imposed by the City Planning Commission, and as amended by the Land Use Commission as follows:

Condition #13 - "The hours of operation shall be from 6:00 a.m. to 11:00 p.m., except as otherwise prohibited by provisions of this Special Permit."

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission DATE: July 18, 1978
FROM: Staff
SUBJECT: SP78-302 - Pacific Concrete and Rock Company, Ltd.

The petitioner, Pacific Concrete and Rock Company, Ltd., is requesting a Special Permit to allow the expansion of a coral limestone quarry operation on approximately 59 acres of land situated within the State Land Use Agricultural District at Waimanalo, Oahu, Tax Map Key 4-1-8: 2 and portion of 79. The subject property is located on "Coral Hill" in Waimanalo, approximately one-half mile southwest (mauka) of Waimanalo Beach (see attached location map).

A quarrying operation is presently being conducted in the area. The existing quarry site encompasses approximately 33 acres of land which is leased from the Department of Hawaiian Home Lands under Land License A-101. This Land License extends for 20 years from July, 1968 and includes TMK 4-1-8: 3.

The proposed quarry expansion area is also being leased from the Department of Hawaiian Home Lands under Land License 180. The Land License extends for 20 years from November 1972 and includes the 59 acres for the proposed quarry expansion.

Land licenses were granted by the Department of Hawaiian Home Lands (DHHL) based on payment of a fair price to DHHL for the coral and on provisions of rough grading of the property for future residential use by DHHL. It is intended that quarrying continue for the approximate period of the land licenses and that housing be constructed by DHHL after completion of quarrying. Residential construction may be phased in as the land is restored to allow construction of housing development under safe conditions.

The current request is essentially a shift of operations rather than an expansion. The current quarry area will shortly be depleted of limestone at which time the operation would shift to the proposed site. The current site has had 80-85 percent of its coral limestone removed. The DHHL lease on the current site

will expire in July, 1988.

The present quarry, its associated aggregate and sand plant, and a concrete batching plant are currently operating on a one-shift basis with about 15 employees. The quarrying operation began in 1966 for the manufacture of limestone aggregate and sand for the Oahu construction industry. Operations include the excavation of limestone through the use of explosives and the processing of excavated material through crushing and screening. The final product manufactured at the quarry includes limestone aggregate which is used in the production of concrete.

The City and County granted a Conditional Use Permit for the current quarry operation in December, 1970, imposing 17 conditions relating primarily to noise, dust, safety and visual aspects. According to the Department of Land Utilization, these conditions have been and are being met.

In support of the request, the petitioner has in part stated the following:

"Completion of the entire 'Coral Hill' mining over the next decade is of economic importance to the community, namely:

"-substantial royalties will be paid to the Department of Hawaiian Home Lands (DHHL) - over \$1,000,000 has been paid during the first 10 years of quarry operation

"-rough grading for subsequent DHHL housing development will be provided. This grading will have a value substantially in excess of several million dollars

"-continued quarry operation will help insure that sand and aggregates for the construction industry are available in Windward Oahu at competitive prices

"-employment for about 15 persons is provided.

"...we feel that we have become an important part of the Waimanalo community and that we have the support of our Waimanalo neighbors."

An environmental assessment has also been submitted by the petitioner. This assessment includes evaluations of noise and blasting levels at the quarry. Both evaluations note that the quarry is in compliance with acceptable standards of safety.

The area mauka and west of the coral hill is essentially in agriculture. Primarily, the lands are in diversified crop uses, with the University of Hawaii Agricultural Experiment Station occupying the major acreage. To the south are truck farms and grazing lands for a dairy operation. Rural residential use predominates makai and to the east of the quarry. Within 1,000 feet south of the crushing plant are residential homesteads of the Department of Hawaiian Home Lands. A sewage treatment plant is about a quarter of a mile to the north.

The County's Detailed Land Use Map designates the subject area Residential. Present County zoning is Restricted Agricultural (AG-1).

Pertinent comments from governmental agencies:

1. Board of Water Supply

"We have no objections to the proposed quarry expansion. Adverse effects to potable groundwater resources or our water system facilities are not anticipated."

2. Department of Public Works

Division of Sewers:

"Public sewers are not available in this area."

Division of Refuse:

"There will be no impact on our refuse collection services."

Division of Engineering:

"There will be no significant impact on our existing drainage systems."

3. State Department of Agriculture

"The Department of Agriculture has no objections to the subject project. We note the existence of several agricultural operations in the surrounding area; however, the project should not affect them so long as the applicant maintains close coordination of his activities with the neighboring farms."

In its analysis of the permit request, the County Department of Land Utilization noted the following:

"Summary of Quarry Impact

The 25-year (approximately 1966 to 1991+) quarry operation will provide rough grading of this site for DHHL housing consistent with the Detailed Land Use Map for the area. Environmental impacts of continuing this quarry primarily concern noise, dust, blasting, visual and economic factors.

"Noise

There will be some noise from mobile and stationary quarry equipment, but levels will be below the stringent requirements of the Comprehensive Zoning Code. The Department of Health (DOH) Public Health regulations, Chapter 44B - Community Noise Control for Oahu, specify that unless a special Permit (with justification) is obtained from DOH, there shall be no noise created, which at the property line of residential (R-1 to R-7) property exceeds:

55 dBA daytime - 7 a.m. to 10 p.m.
45 dBA night time - 10 p.m. to 7 a.m.

Comprehensive Zoning Code noise regulations (Honolulu), Section 21-232, specify an octave-band analysis of noise with allowable limits which are slightly more stringent than the DOH Community Noise regulations. The applicant has provided regular reports showing that the noise from the current quarry operation consistently falls within allowable limits.

"Dust

There will be some dust from quarry operations, but because of dust abatement equipment and procedures (including cessation during Kona wind), human exposure to dust will be minimized, and dust can and will be maintained below maximum allowable levels. Inspections by the DOH on November 17, 1976 and December 5, 1977 indicate no violation of air pollution regulations. The Department of Interior, Mining Enforcement and Safety Administration's latest inspection report indicates no violations. The resolution regulating the present operation contains stringent requirements including stoppage of operations during Kona weather.

"Blasting

Blasting levels have always been maintained well below safety limits for property damage. Vibration levels recorded from actual

blasting tests in September, 1977 give assurance that blasting can and will be conducted at levels well below that which cause disturbing human response. The DHHL land licenses forbid dangerous and destructive blasting methods.

"Visual Impact

Until the last phase of quarrying, some berms will be kept to minimize visibility from Kalaniana'ole Highway and residences makai of the quarry.

"Economic Impact

There will be substantial benefits to the community in general (and Hawaiian Home Lands in particular) from payment of annual royalties for the coral, from enhancement of the land value by rough grading, and from provision of sand and aggregates to Windward Oahu at competitive prices and from employment of 15 persons.

"Drainage

Past quarry operations have created no significant effect on overall drainage patterns. Future operations will not significantly affect the drainage pattern.

"Chapter 343

Chapter 343 requirements were satisfied on December 15, 1977 when the Chairman of the Department of Hawaiian Home Lands filed a negative declaration with the Office of Environmental Quality Control.

"Access, Traffic

Current ingress/egress from the quarry to Kalaniana'ole Highway is limited to one access road (see location map). The shift in operation will not necessitate any change in access nor will it significantly change traffic patterns as related to public roads."

In addition to the public agency review conducted by the Department of Land Utilization, an informational letter to property owners, community groups, councilmen and legislators was sent out for their review and response. One written response, stating that no problems from the expanded quarry operation were foreseen, was received from the adjoining Foremost Dairies.

The Department of Land Utilization recommended approval of the Special Permit based upon the following findings:

"The Department of Agriculture, which is responsible for pursuing the objectives of the Land Use Law as related to Agricultural Districts, has no objections to the subject project.

"The request is to expand or shift an existing use to an adjoining location. During its existence, the use has not adversely affected surrounding property.

"Since the use is already in existence, the approval for the shift of quarrying to an adjoining site would not increase demands for public services beyond what is currently being provided.

"Crushed coral limestone is a vital natural resource to the building construction industry. Due to its limited availability, quarry operations must be located where the raw materials are available.

"Although the land is currently zoned AG-1 Restricted Agricultural District and in the State Agricultural District, the sites are designated on the Detailed Land Use Map for residential use. In addition, the major portion of the expansion area is not listed by the Department of Agriculture as either prime or unique agricultural land."

At the public hearing held by the City Planning Commission on April 4, 1978, representatives of the petitioner and the Department of Hawaiian Home Lands (landowner) spoke in support of the request. Supportive testimony was also presented by Mr. Al Lewis of the Waimanalo Neighborhood Board and Mrs. Stanley Williams of the Waimanalo Community Association. For the Commission's information, the minutes of the April 4, 1978 meeting has been attached.

At its meeting of May 2, 1978, the City Planning Commission voted to recommend approval of the Special Permit to the Land Use Commission subject to the following conditions:

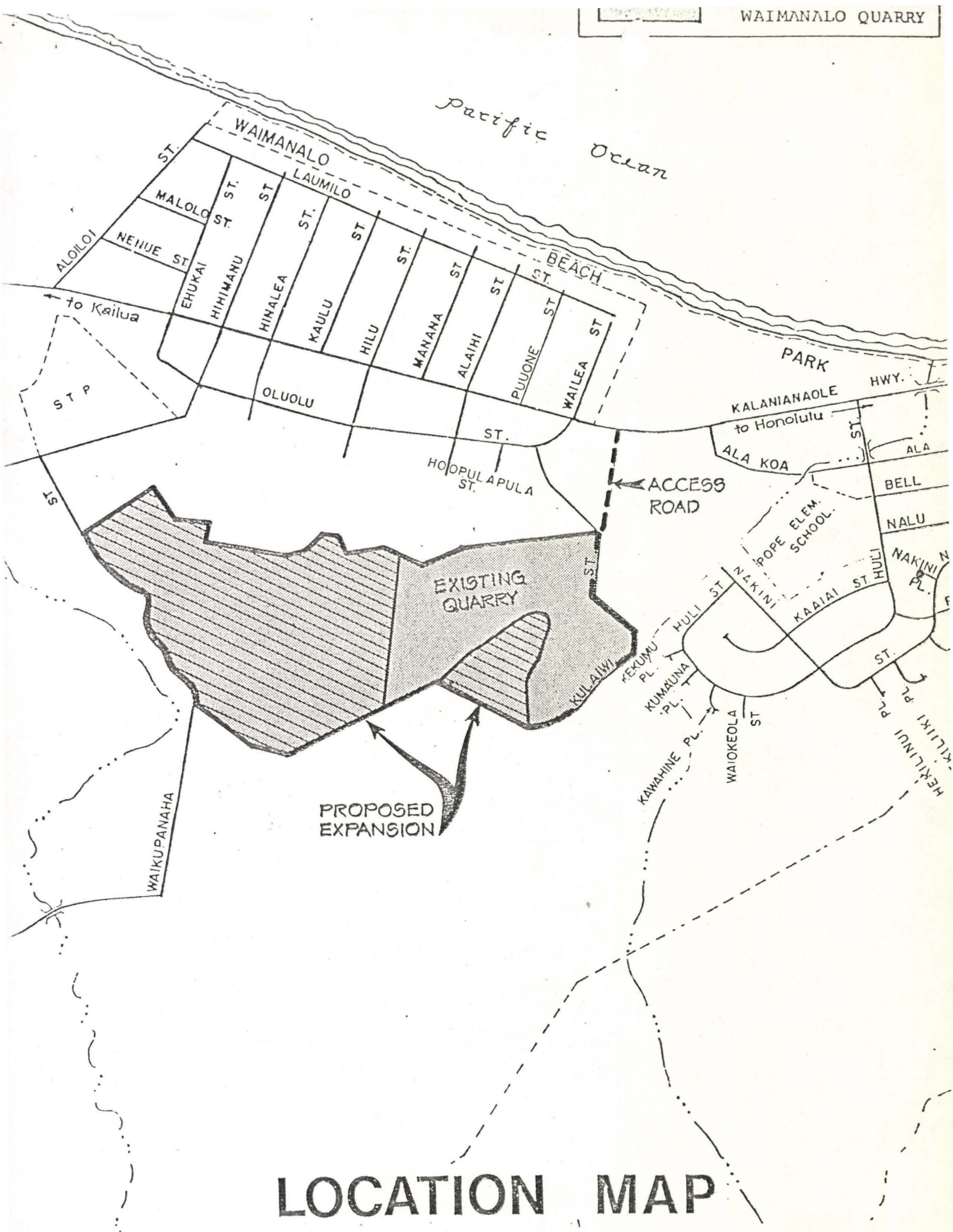
- "1. The requirements as set forth under Section 21-248 of the Comprehensive Zoning Code entitled, 'Extractive Industries' shall apply;
- "2. All of the terms and conditions as indicated under the Land License Nos. A-101 and 180, Department of Hawaiian Home Lands, shall apply except as modified

by Section 21-248 of the Comprehensive Zoning Code and other conditions listed herewith;

- "3. The ingress and egress to the subject site shall be restricted to the 50-foot roadway presently being used for such purpose. Said roadway shall have an oil-treated surface and shall be maintained in good order at all times;
- "4. Lawn and planting plans shall be submitted to the Director of Land Utilization for approval in order to insure adequate screening and shielding of illumination from the subject site toward the residential area and highway;
- "5. Drainage facilities shall be constructed in accordance with requirements of the City Department of Public Works;
- "6. The quarry operation shall cease during Kona (Southerly) wind weather upon inspection and determination by the Department of Health that the people and cows living in the area will be adversely affected by dust;
- "7. Every precaution will be taken to minimize dust problems by frequent wetting of dry, dust-prone areas;
- "8. The finished grade of the subject site upon termination of excavation shall be substantially in accordance with the reports of Pacific Concrete and Rock Company, Ltd., Conditional Use Permit application, Waimanalo Quarry dated December 5, 1977;
- "9. If the site is to be excavated by increment, the completed increment shall be revegetated with ground cover, plant materials, and trees acceptable to the Department of Land Utilization for aesthetic purposes and for adequate preparation for reuse;
- "10. An annual noise study report in accordance with the performance standards and criteria of the Comprehensive Zoning Code shall be prepared by the APPLICANT and submitted to the Director of Land Utilization for review and approval provided where State regulations supersede the noise provisions of the Comprehensive Zoning Code, said study shall be prepared in accordance with said regulations;

- "11. The APPLICANT shall be required to conform to pollution standards as may be developed by the State Department of Health including but not limited to noise;
- "12. All berms are to be landscaped and maintained according to plans approved by the Director of Land Utilization;
- "13. The hours of operation shall be from 6:00 a.m. to 11:00 p.m. except as otherwise prohibited by provisions of this Resolution;
- "14. In the event that any of the conditions set forth herein are not complied with, the Planning Commission may authorize the Director of Land Utilization to take action to terminate the use or halt its operation until such time full compliance is obtained;
- "15. The Director of Land Utilization may approve any requests for modifying the conditions which he considers to be minor revisions. Major revisions must be reviewed by the Planning Commission and may be approved with the Land Use Commission's concurrence.
- "16. The APPLICANT, at its own expense, shall engage the services of a soils engineer for the purposes of:
- a) performing necessary soils investigations and recommending compaction requirements of the area covered by the Conditional Use Permit necessary to effect residential development; and
 - b) monitoring, in accordance with established practices, the fill operation to assure compliance with the recommended standards.
- "Selection of the soils engineer shall be by mutual consent of the APPLICANT and State Department of Hawaiian Home Lands, and he shall be registered and licensed to perform work in the State of Hawaii.
- "The soils engineer's work shall be limited to areas excavated below accepted finished grades and areas where fill material has been placed."

For the Commission's information, the minutes of May 2, 1978 have been attached.



Meeting of the Planning Commission
Minutes
April 4, 1978

LAND USE COMMISSION
STATE OF HAWAII
JUN 2 1 10 PM '78

The Planning Commission held a meeting on Tuesday, April 4, 1978 at 1:34 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:

Randall Kamiya, Chairman
Charles Izumoto, Vice Chairman
Marion Kagan
Melvin Kaneshige
Yuklin Kuna (present at 1:55 p.m.)
Jacqueline Lee
Joseph Macapinlac
Gertrude Zane

ABSENT:

Charles Sarber

DEPARTMENT
REPRESENTATIVES:

Ramon Duran, Chief Planning Officer
Eugene B. Connell, Executive Secretary
Reginald Minn, Deputy Corporation Counsel
Henry Eng, Staff Planner
Ben Torigoe, Staff Planner
Verne Winqvist, Staff Planner

MINUTES:

The minutes of March 7, 1978 were approved, on motion by Mr. Macapinlac, seconded by Mrs. Kagan and carried.

PUBLIC HEARING
DRAFT 2 OF BILL NO. 4
TO AMEND THE KAILUA DLUM
TO DELETE THAT PORTION OF
A CONNECTING ROAD EXTENDING
FROM THE INTERSECTION OF
HELE & KINA STREETS IN
KEOLU HILLS TO THE
FAIRGROUNDS IN WAIMANALO
COUNCIL INITIATED
FILE #406/24 (VEW)

A public hearing was held to consider Draft 2 of Bill No. 4, a draft Bill for an Ordinance to amend the Detailed Land Use Map for Kailua to delete that portion of a connecting road extending from the intersection of Hele and Kina Streets in Keolu Hills to the Fairgrounds in Waimanalo. That portion between the Fairgrounds and Kalaniana'ole Highway in Waimanalo would remain depicted on the Detailed Land Use Map.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, March 25, 1978. No letters of protest were received.

Mr. Verne Winqvist presented the report of the Chief Planning Officer recommending approval of the proposal.

There were no questions of staff concerning the Chief Planning Officer's report.

2. Are the hours of operation till 4:30 p.m. sufficient for families in the afternoon?

Present from their experience these hours are suitable and they are able to handle their clientele.

TESTIMONY AGAINST

None

The public hearing was closed, on motion by Mrs. Lee, seconded by Mrs. Kagan and carried.

ACTION: The Commission suspended its rules for deferral and recommended approval of the proposal, subject to the conditions in the Director's report, on motion by Mrs. Kagan, seconded by Mr. Kaneshige and carried.

AYES - Izumoto, Kagan, Kamiya, Kaneshige, Kuna, Lee,
Macapinlac, Zane
NAYES - None
ABSENT - Sarber

✓ PUBLIC HEARING
CONDITIONAL USE PERMIT/
STATE SPECIAL PERMIT
(EXTENSION OF WAIMANALO
QUARRY)
WAIMANALO
PACIFIC CONCRETE AND
ROCK COMPANY, LTD.
(FILE #77/CUP-13(HE) &
#77/SUP-9)

Before proceeding with the subject matter, Commissioner Kuna declared a conflict of interest. Her husband is an employee of the State Department of Hawaiian Home Lands.

A public hearing was held to consider a request for a Conditional Use Permit/ State Special Permit for the extension of the existing Waimanalo Quarry currently covered by Resolution No. 390, dated December 29, 1970.

The proposal is to allow the continuance of the applicant's present operation on an abutting site when the current quarry is mined out.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, March 25, 1978. No letters of protest were received.

Mr. Henry Eng presented the Director's report recommending approval of the request.

QUESTIONS OF STAFF

Questions were raised relative to:

1. Location of nearest residence to quarrying site?

Several hundred feet.

2. Any complaints of noise, dust and blasting problems?

In all cases, the applicant has been very cooperative with the community and has resolved complaints with the residents. There are existing conditions which cover these areas.

3. Any compaction provision?

Standard City engineering requirements apply.

a. Is the State exempt from the City's compaction requirement?

The State's exemption from City requirements is questionable. In any event, staff indicated that the City is well-protected in terms of engineering requirements for conventional types of development.

b. Is the State exempt from CUP conditions?

Staff responded negatively. The State's exemption is limited to Residential uses. Other uses of State properties are subject to conventional development requirements.

TESTIMONY IN SUPPORT

1. Mr. Al Lewis, Waimanalo Neighborhood Board
2. Mrs. Stanley Williams, Waimanalo Community Association

Both spoke of the applicant's cooperation in resolving complaints with residents such as repairing homes damaged from blasting and of the applicant's support in the community.

3. Mr. William Blaisdell represented the Department of Hawaiian Home Lands and was questioned as follows:

a. Phasing program - The area is a coral knoll which must be mined to gain a suitable site. Thirty-three acres already mined can accommodate 130-150 lots. Grade and range level of the requested 59-acres will negotiate the phase withdrawal as Pacific Concrete completes quarrying. A safe distance from any quarrying operation must be maintained to protect new development.

b. Does DHH have a compaction requirement?

Mr. Blaisdell gave a negative response stating that they do not expect any over-excavation. A set grade must be maintained. If over-excavation does occur, the applicant is required at their own expense to backfill to the terms of the original lease.

If the Commission feels a compaction condition is necessary, DHH would not object and would follow the City's engineering standards.

c. Is DHH aware of any complaints regarding dust, noise and blasting?

They are aware of three complaints of noise and dust where the applicant stopped operations demobilizing their equipment as soon as possible.

4. Mr. Alfred Suwa, Pacific Concrete

Questioned by the Commission, Mr. Suwa stated that they would not object to a compaction requirement.

The point was made that the City could be held libel without a condition for compaction should unforeseen circumstances arise in the future.

The public hearing was closed, on motion by Mrs. Kuna, seconded by Mrs. Lee and carried.

The matter was deferred for a statutory period of 15 days, and for further study regarding a compaction condition by the applicant, the Department of Hawaiian Home Lands and the Executive Secretary.

UNFINISHED BUSINESS
HAWAII CAPITAL DISTRICT
CERTIFICATE OF
APPROPRIATENESS
STATE DEPT. OF ACCOUNTING
& GENERAL SERVICES
(FILE #77/HCD-48 DF)

The public hearing held March 21, 1978 was closed and the matter deferred two weeks for action and decision-making.

Commissioner Kaneshige commended the State for voluntarily submitting their project to the City for its review, but felt it would have been better if the project had been submitted earlier so that suggestions could have been made on the actual structure.

Being aware of the State's exemption in this case, the Commission sought legal advice from Counsel Reginald Minn who preferred to discuss the issue of State immunity from the HCSD Code in Executive Session. Mr. Minn advised the Commission that it could receive legal advice in Executive Session.

MOTION: On a motion by Mr. Kaneshige, seconded by Mrs. Zane and carried, the Commission held an Executive Session as advised by Counsel Reginald Minn.

AYES - Izumoto, Kagan, Kamiya, Kaneshige, Kuna, Lee, Zane
NAYES - Macapinlac
ABSENT - Sarber

RECESSED FOR EXECUTIVE SESSION AT 2:30 p.m.
RESUMED AT 2:55 p.m.

When the meeting reconvened, no further discussion followed.

Meeting of the Planning Commission
Minutes
May 2, 1978

The Planning Commission held a meeting on Tuesday, May 2, 1978 at 1:30 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT: Randall Kamiya, Chairman
Melvin Kaneshige
Yuklin Kuna
Joseph Macapinlac
Gertrude Zane

ABSENT: Charles Izumoto, Vice Chairman
Marion Kagan
Jacqueline Lee
Charles Sarber

DEPARTMENT REPRESENTATIVES: Ned Wiederholt, Deputy Chief Planning Officer
Eugene B. Connell, Executive Secretary
Reginald Minn, Deputy Corporation Counsel
Henry Eng, Staff Planner
Jack Gilliam, Staff Planner
Roger Harris, Staff Planner

MINUTES: The Minutes of April 4 and 11, 1978 were deferred to the next meeting.

PUBLIC HEARING
CZC AMENDMENT AMENDING
SECTION 21-401(a)(1)
RELATING TO USES WITHIN
THE AG-1 RESTRICTED
AGRICULTURAL DISTRICT &
SECTION 21-501(b) RELATING
TO ACCESSORY USES WITHIN
THE R-1 RESIDENTIAL
DISTRICT
(FILE #78/CZC/AMEND-9 JEG)

A public hearing was held to consider a Bill for an Ordinance to amend Chapter 21, Revised Ordinances of Honolulu 1969, as amended, (Comprehensive Zoning Code) by amending Section 21-401(a)(1) relating to uses within the AG-1 Restricted Agricultural District and Section 21-501(b) relating to accessory uses within the R-1 Residential District.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, April 22, 1978. No letters of protest were received.

Mr. Jack Gilliam presented the Director's report recommending approval of the proposed amendment.

There were no questions of staff concerning the Director's report.

No one spoke either FOR or AGAINST the proposal.

AYES - Kamiya, Kaneshige, Kuna, Macapinlac, Zane
NAYES - None
ABSENT - Izumoto, Kagan, Lee, Sarber

UNFINISHED BUSINESS
BILL FOR AN ORDINANCE TO
AMEND ORDINANCE NO. 4488
AND EXTEND HISTORIC,
CULTURAL & SCENIC DISTRICT
NO. 3, THE PUNCHBOWL
DISTRICT
COUNCIL INITIATED (WJD)

The public hearing held April 18, 1978 was closed and the matter deferred two weeks for action and decision-making.

No discussion followed.

MOTION: A motion to recommend approval of the proposal by Mr. Macapinlac, seconded by Mrs. Zane, failed for lack of a quorum vote.

AYES - Kamiya, Macapinlac, Zane
NAYES - None
ABSENT - Izumoto, Kagan, Lee, Sarber
ABSTAINED - Kaneshige, Kuna

The matter was deferred to the next meeting.

UNFINISHED BUSINESS
CONDITIONAL USE PERMIT/
STATE SPECIAL PERMIT
(EXTENSION OF WAIMANALO
QUARRY)
WAIMANALO
PACIFIC CONCRETE AND
ROCK COMPANY, LTD.
(FILE #77/CUP-13 HE &
#77/SUP-9)

The public hearing held April 4, 1978 was closed and deferred for a statutory period of 15 days, and for further study regarding a compaction condition by the applicant, Department of Hawaiian Home Lands and the Executive Secretary.

Communication dated April 27, 1978 from the Department of Hawaiian Home Lands suggests a compaction condition which was mutually developed by the applicant and the State Department of Hawaiian Home Lands. This condition has been added to the conditions recommended for the subject Special Use Permit as Condition 16.

ACTION: The Commission recommended approval of both the Conditional Use Permit and the State Special Use Permit, subject to the conditions in the Executive Secretary's memo to the Planning Commission dated May 1, 1978 (copy attached), on motion by Mr. Macapinlac, seconded by Mr. Kaneshige and carried.

AYES - Kamiya, Kaneshige, Kuna, Macapinlac, Zane
NAYES - None
ABSENT - Izumoto, Kagan, Lee, Sarber

ADJOURNMENT:

The meeting adjourned at 4:00 p.m.

Respectfully submitted,
Henrietta B. Lyman
Henrietta B. Lyman
Secretary-Reporter

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

July 3, 1978

Mr. Ramon Duran
Chief Planning Officer
Department of General Planning
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Duran:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petitions


✓ A77-433 - ENCHANTED LAKE PARTNERS

✓ SP78-302 - PACIFIC CONCRETE & ROCK COMPANY, LTD.

will be acted on at that time.

Should you have any question on these matters, please contact this office.

Very truly yours,


GORDAN Y. FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

July 3, 1978

Mr. Jack F. Burford
President
Pacific Concrete & Rock Company, Limited
2344 Pahounui Drive
Honolulu, Hawaii 96819

Dear Mr. Burford:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.


Please note that petition

SP78-302 - PACIFIC CONCRETE & ROCK COMPANY, LTD.

will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

July 3, 1978

Mrs. Billie Beamer, Chairman
Department of Hawaiian Home Lands
P. O. Box 1879
Honolulu, Hawaii 96805

Dear Mrs. Beamer:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

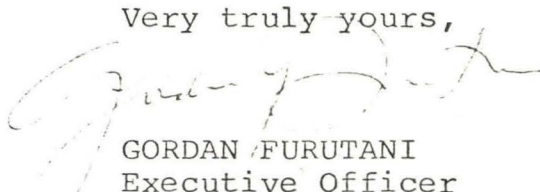
Please note that petition

SP78-302 - PACIFIC CONCRETE & ROCK COMPANY, LTD.

will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,



GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME & PLACE

July 18, 1978 - 9:30 a.m.
Conference Room 322 (B & C)
New State Building
1151 Punchbowl Street
Honolulu, Hawaii

A G E N D A

I. ACTION

1. A77-433 - Enchanted Lake Partners (Hearing Officer)

To reclassify approximately 2.8 acres of land presently in the Conservation District into the Urban District at Kailua, Koolaupoko, Oahu, for residential use.

2. SP77-261(B) - Boise Cascade Home and Land Corporation (Hawaii)

To amend Special Permit 77-261(B) to allow the construction of a centralized parking area for hotel use on approximately 7.9 acres of land situated within the State Land Use Agricultural District at Waikoloa, South Kohala, Hawaii.

3. SP77-265 - Geothermal Exploration & Development Corporation
Time Extension Request (Hawaii)

To allow a one year extension of time to commence drilling of exploratory geothermal wells within the State Land Use Agricultural District at Opihikao, Puna, Hawaii.

4. SP78-300 - Cal-Ga-Crete Hawaii, Inc. (Hawaii)

To allow the retail sale of building materials on approximately 1.23 acres of land situated within the State Land Use Agricultural District at Waikoloa, South Kohala, Hawaii.

5. SP78-301 - The Church of Jesus Christ of Latter-Day Saints
(Hawaii)

To allow the establishment of a church on approximately three (3) acres of land situated within the State Land Use Agricultural District at Keaau, Puna, Hawaii.

6. SP78-305 - Hiroshi Matsuyama (Hawaii)

To allow the establishment of a country general store and a service station facility on approximately .852 acre of land situated within the State Land Use Agricultural District at Kalaoa 5th, North Kona, Hawaii.

7. SP78-306 - Kona Church of God (Hawaii)

To allow the establishment of a church on approximately 1.14 acres of land situated within the State Land Use Agricultural District at Kohanaiki, North Kona, Hawaii.

8. SP78-307 - Dept. of Planning & Economic Development (Hawaii)

To allow the establishment of a geothermal research facility and to conduct flow tests on approximately 4.1 acres of land situated within the State Land Use Agricultural District at Kapoho, Puna, Hawaii.

9. SP78-303 - Arthur Kuwahara, et al. (Maui)

To allow the construction of a second dwelling unit on a 43,255 square foot (.993 acre) parcel of land situated within the State Land Use Rural District at Kula, Maui under the provisions of Act 140, SLH 1977.

10. SP78-304 - Kapalua Land Company, Ltd. (Maui)

To allow the development of a golf course on approximately 144 acres of land situated within the State Land Use Agricultural District at Kapalua, Maui.

11. SP78-308 - Ameron HC&D Maui (Maui)

To allow the establishment of a concrete batching plant on approximately 1.783 acres of land situated within the State Land Use Agricultural District at Kihei, Maui.

✓ 12. SP78-302 - Pacific Concrete & Rock Company, Ltd. (Oahu)

To allow the expansion of a quarry operation on approximately 59 acres of land situated within the State Land Use Agricultural District at Waimanalo, Oahu.

II. MISCELLANEOUS

1. Adoption of Minutes

APR 13 1978

MAY 11 1978

2. Meeting Schedule

7/5/78 - A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS:

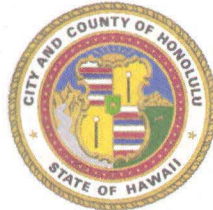
1. STATEWIDE
2. OAHU
3. HAWAII
4. MAUI

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

SP78-302

FRANK F. FASI
MAYOR



RAMON DURAN
CHIEF PLANNING OFFICER

77/CUP-13(HE) &
77/SUP-9

May 22, 1978

Mr. Charles W. Duke, Chairman
State Land Use Commission
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

Dear Mr. Duke:

Subject: WAIMANALO--CONDITIONAL USE PERMIT/STATE SPECIAL
USE PERMIT 77/CUP-13(HE) & 77/SUP--9

JUN 5 8 06 AM '78
LAND USE COMMISSION
STATE OF HAWAII

The Planning Commission, City and County of Honolulu, held a public hearing on the subject application on April 4, 1978. All testimony was in favor of the application. The public hearing was closed on the same day. The Planning Commission at its meeting of May 2, 1978, voted to approve the request for a State Special Use Permit subject to sixteen conditions.

Attached are copies of the official Minutes of the Planning Commission meetings of April 4 and May 2, 1978, the adopted conditions, and all other pertinent materials.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ramon Duran", is written over a horizontal line.

RAMON DURAN
Chief Planning Officer

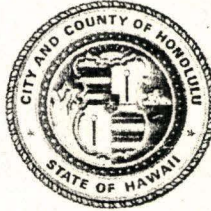
RD:th

Attachments

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



RAMON DURAN
CHIEF PLANNING OFFICER

77/CUP-13(HE) &
77/SUP-9

May 1, 1978

MEMORANDUM

TO : PLANNING COMMISSION
FROM : EUGENE B. CONNELL, EXECUTIVE SECRETARY, PLANNING COMMISSION
SUBJECT: WAIMANALO--CONDITIONAL USE PERMIT/STATE SPECIAL
PERMIT 77/CUP-13(HE) & 77/SUP-9

Attached is a set of recommended conditions for the subject State Special Use Permit. These conditions are similar to those proposed by the Director of Land Utilization for the Conditional Use Permit and have been modified only where necessary.

Condition 16 has been added at the request of Commissioner Kuna. The wording of the condition was developed mutually by the applicant and the State Department of Hawaiian Home Lands. We believe that it adequately covers the concerns related to compaction and the suitability of the property for residential development.

A handwritten signature in cursive script, appearing to read "Eugene B. Connell".

EUGENE B. CONNELL
Executive Secretary to the
Planning Commission

FORWARDED:

A handwritten signature in cursive script, appearing to read "Ned Wiederholt".

NED WIEDERHOLT
Acting Chief Planning Officer
EBC:th

Attachment

SPECIAL USE PERMIT CONDITIONS

The Planning Commission of the City and County of Honolulu approves the State Special Use Permit to be issued to the APPLICANT subject to the following conditions:

1. The requirements as set forth under Section 21-248 of the Comprehensive Zoning Code entitled, "Extractive Industries" shall apply;
2. All of the terms and conditions as indicated under the Land License Nos. A-101 and 180, Department of Hawaiian Home Lands, shall apply except as modified by Section 21-248 of the Comprehensive Zoning Code and other conditions listed herewith;
3. The ingress and egress to the subject site shall be restricted to the 50-foot roadway presently being used for such purpose. Said roadway shall have an oil-treated surface and shall be maintained in good order at all times;
4. Lawn and planting plans shall be submitted to the Director of Land Utilization for approval in order to insure adequate screening and shielding of illumination from the subject site toward the residential area and highway;
5. Drainage facilities shall be constructed in accordance with requirements of the City Department of Public Works;
6. The quarry operation shall cease during Kona (southerly) wind weather upon inspection and determination by the Department of Health that the people and cows living in the area will be adversely affected by dust;
7. Every precaution will be taken to minimize dust problems by frequent wetting of dry, dust-prone areas;
8. The finished grade of the subject site upon termination of excavation shall be substantially in accordance with the reports of Pacific Concrete and Rock Company, Ltd., Conditional Use Permit application, Waimanalo Quarry dated December 5, 1977;
9. If the site is to be excavated by increment, the completed increment shall be revegetated with ground cover, plant materials, and trees acceptable to the Department of Land Utilization for aesthetic purposes and for adequate preparation for reuse;

10. An annual noise study report in accordance with the performance standards and criteria of the Comprehensive Zoning Code shall be prepared by the APPLICANT and submitted to the Director of Land Utilization for review and approval provided where State regulations supersede the noise provisions of the Comprehensive Zoning Code, said study shall be prepared in accordance with said regulations;
11. The APPLICANT shall be required to conform to pollution standards as may be developed by the State Department of Health including but not limited to noise;
12. All berms are to be landscaped and maintained according to plans approved by the Director of Land Utilization;
13. The hours of operation shall be from 6:00 A.M. to 11:00 P.M. except as otherwise prohibited by other provisions of this Resolution;
14. In the event that any of the conditions set forth herein are not complied with, the Planning Commission may authorize the Director of Land Utilization to take action to terminate the use or halt its operation until such time full compliance is obtained;
15. The Director of Land Utilization may approve any requests for modifying the conditions which he considers to be minor revisions. Major revisions must be reviewed by the Planning Commission and may be approved with the Land Use Commission's concurrence.
16. The APPLICANT, at its own expense, shall engage the services of a soils engineer for the purposes of:
 - a) performing necessary soils investigations and recommending compaction requirements of the area covered by the Conditional Use Permit necessary to effect residential development; and
 - b) monitoring, in accordance with established practices, the fill operation to assure compliance with the recommended standards.

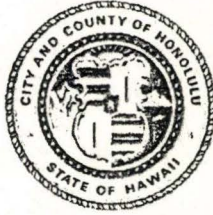
Selection of the soils engineer shall be by mutual consent of the APPLICANT and State Department of Hawaiian Home Lands, and he shall be registered and licensed to perform work in the State of Hawaii.

The soils engineer's work shall be limited to areas excavated below accepted finished grades and areas where fill material has been placed.

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



GEORGE S. MORIGUCHI
DIRECTOR

77/CUP-13 (HE)
77/SUP-9

MEMORANDUM

TO : PLANNING COMMISSION

FROM : GEORGE S. MORIGUCHI, DIRECTOR OF LAND UTILIZATION

SUBJECT: REQUEST FOR A CONDITIONAL USE PERMIT AND STATE SPECIAL PERMIT FOR THE EXTENSION OF THE EXISTING WAIMANALO QUARRY CURRENTLY COVERED BY RESOLUTION NO. 390, DATED DECEMBER 29, 1970, AS AMENDED, LOCATED IN WAIMANALO
TAX MAP KEY 4-1-08: 2 AND PORTION OF 79

Transmitted herewith for appropriate action is my report on the subject request.

GEORGE S. MORIGUCHI
Director of Land Utilization

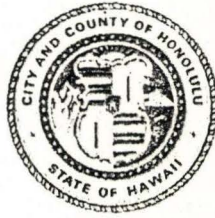
GSM:st

Attach.

cc: City Council

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813



FRANK F. FASI
MAYOR

GEORGE S. MORIGUCHI
DIRECTOR

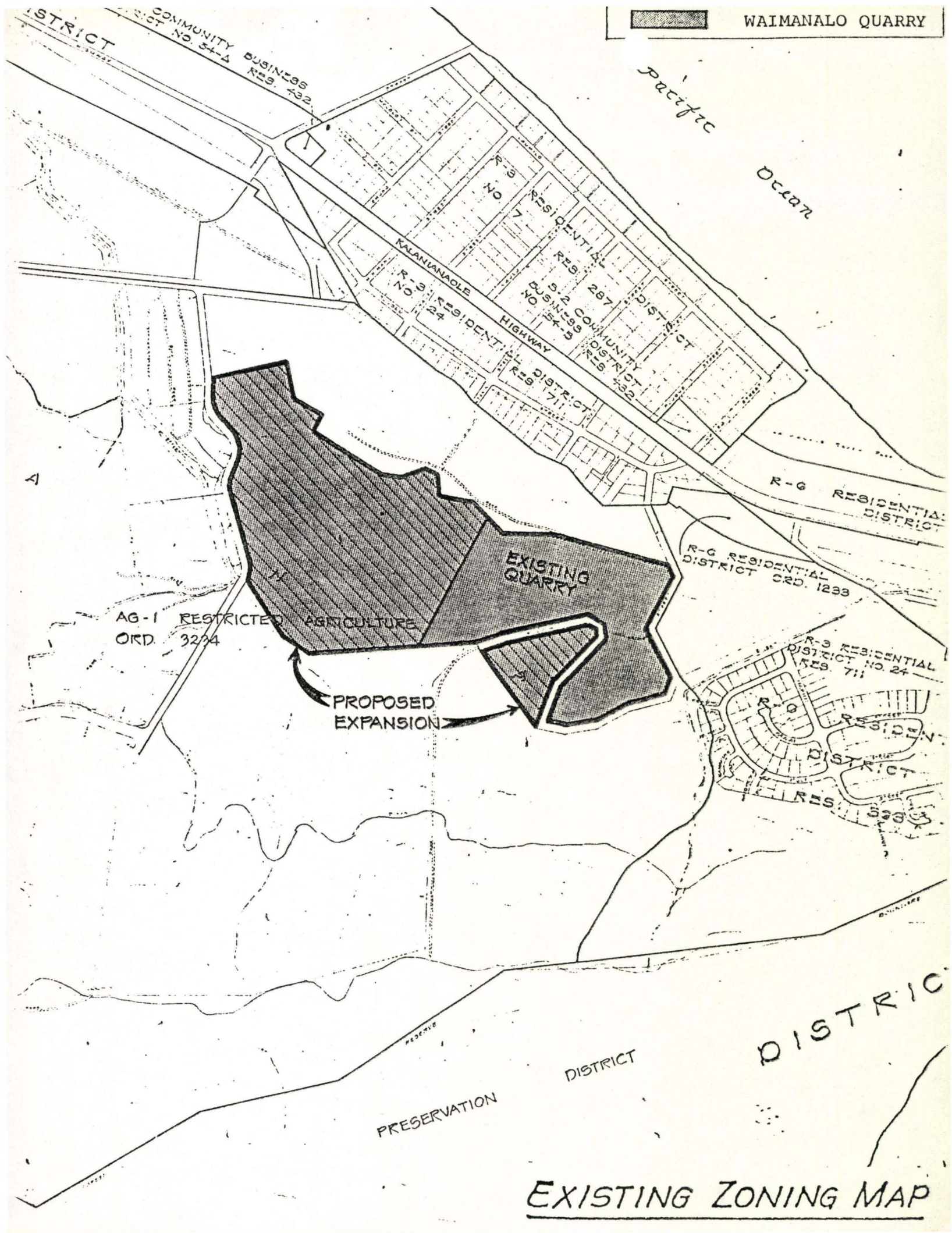
77/CUP-13 (HE)
77/SUP-9

DIRECTOR'S REPORT
CONDITIONAL USE PERMIT/
STATE SPECIAL PERMIT

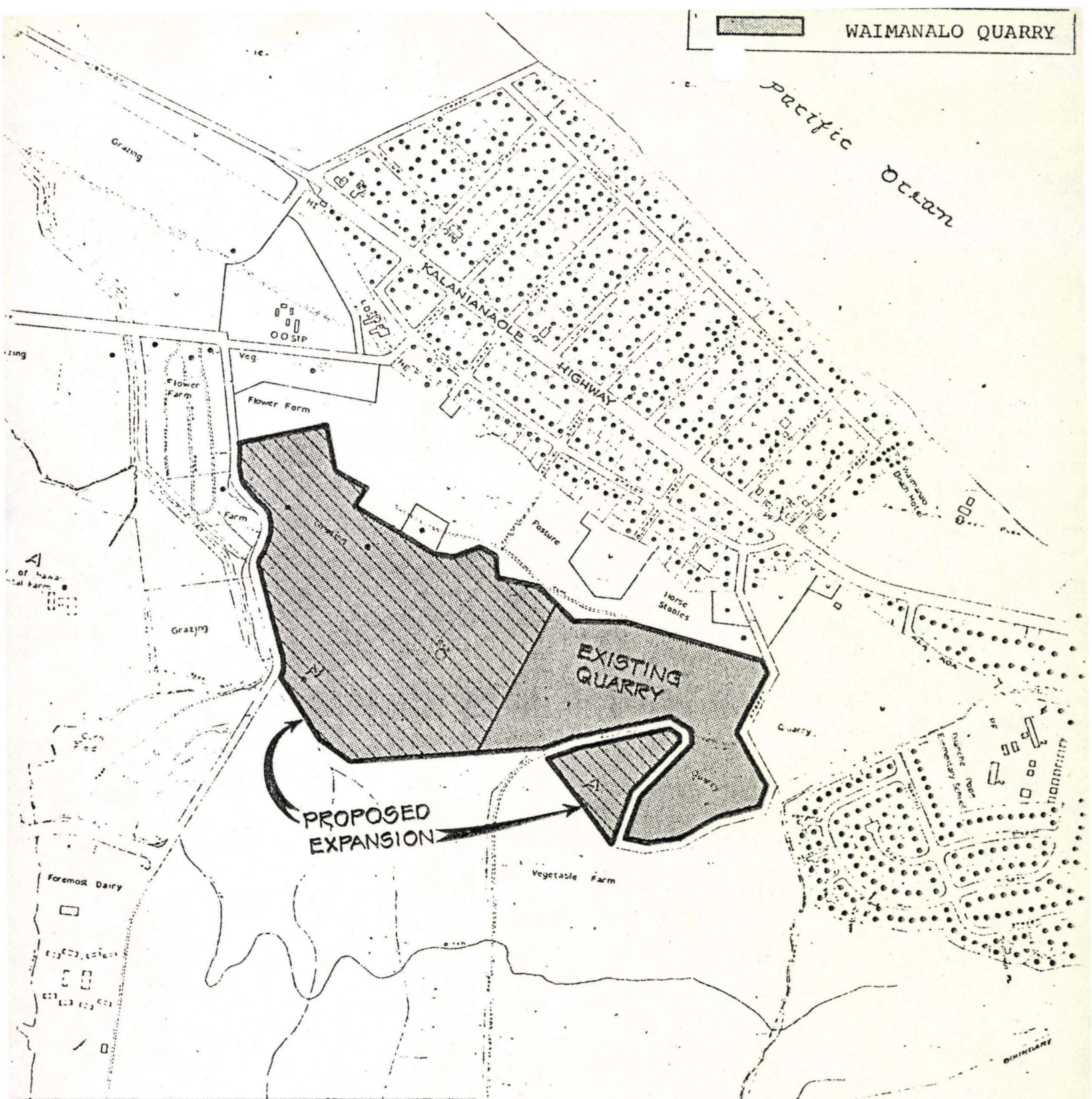
For the Extension of the Existing Waimanalo Quarry
Currently Covered by Resolution No. 390, dated
December 29, 1970, located in Waimanalo, Tax Map
Key 4-1-8: 2 and Portion of 79

LANDOWNER	:	Departments of Hawaiian Home Lands and Land and Natural Resources
AGENT	:	Pacific Concrete and Rock Company, Ltd.
TAX MAP KEY	:	4-1-08: 2 and Portion of 79
LAND AREA (EXPANSION)	:	59+ Acres
ZONING	:	AG-1 Restricted Agricultural District
DETAILED LAND USE MAP	:	Residential
LOCATION	:	Kalaniana'ole Highway, mauka of Waimanalo Beach Park
REQUEST	:	Pacific Concrete and Rock Company, Ltd., requests the Conditional Use/State Special Permits to allow the continuance of their present operation on an abutting site when the current quarry is mined out.





EXISTING ZONING MAP



WAIMANALO

DATE OF DATA DEC 1976

LEGEND

RESIDENTIAL

- SINGLE-FAMILY
- TWO-FAMILY
- MULTI-FAMILY
- HOTEL & MOTEL
- COMMERCIAL
- INDUSTRIAL
- AGRICULTURAL
- PUBLIC FACILITIES

- QUASI-PUBLIC FACILITIES
- PARKS & RECREATION
- CEMETERY
- TRANSPORTATION
- UTILITIES
- MILITARY
- VACANT
- UNDER CONSTRUCTION

EXISTING LAND USE MAP

PCAR

Location and Site

This limestone quarry is located on "Coral Hill" in Waimanalo approximately one-half mile southwest of Waimanalo Beach. Land elevations range from 10 to 162 feet above sea level.

The site is on about 92 acres of land, leased from the Department of Hawaiian Home Lands. Land License A-101 (extended) for 20 years from July, 1968 covers Parcel 3 of Tax Map Key 4-1-08 (the site of the present quarry). Land License 180 for 20 years from November, 1972 covers Parcel 2 and part of Parcel 79 (the sites of the proposed quarry expansion).

Total 92
Request 59
Present 33

The area mauka and west of the coral hill is essentially in agriculture, a variety of diversified crop land uses, with the University of Hawaii Agricultural Experiment Station occupying the major acreage. To the south are truck farms and grazing lands for a dairy operation. Rural residential use predominates makai and to the east of the quarry. Within 1,000 feet south of the crushing plant are residential homesteads of the Department of Hawaiian Home Lands. A sewage treatment plant is about a quarter of a mile to the north.

Current Operations

The quarry, its associated aggregate and sand plant, and a concrete batching plant are currently operating on a one-shift basis with about 15 employees.

Quarrying operation in this area began in 1966 for the manufacturing of limestone aggregate and sand for the construction industry on the island of Oahu.

The quarry operations include excavation of limestone material with the use of explosives and processing the excavated material through a series of crushing and screening processes to arrive at the final products.

The basic, final products manufactured at the quarry include limestone aggregate, which is used in construction of roads, and man-made sand, which is used in the production of concrete.

Pertinent History and Proposed Future Operations

Land licenses were granted by the Department of Hawaiian Home Lands (DHHL) based on payment of a fair price to DHHL for the coral and on provisions of rough grading of the property for future residential use by DHHL. It is intended that quarrying continue for the approximate period of the land licenses and that housing be constructed by DHHL after completion of quarrying. Residential construction may be phased in as the land is restored to allow construction of housing development under safe conditions. The City and County granted a Conditional Use Permit for the current quarry operation in December, 1970, imposing 17 conditions relating primarily to noise, dust, safety and visual aspects. These conditions have been and are being met.

The current request is essentially a shift of operations rather than an expansion. The current quarry area will shortly be depleted of limestone at which time the operation would shift to the proposed site. The current site has had 80-85 percent of its coral limestone removed. The DHHL lease on the current site will expire in July, 1988.

Chapter 343

Chapter 343 requirements were satisfied on December 15, 1977 when the Chairman of the Department of Hawaiian Home Lands filed a negative declaration with the Office of Environmental Quality Control.

Summary of Quarry Impact

The 25-year (approximately 1966 to 1991+) quarry operation will provide rough grading of this site for DHHL housing consistent with the Detailed Land Use Map for the area. Environmental impacts of continuing this quarry primarily concern noise, dust, blasting, visual and economic factors. *and are discussed in staff report*

Noise

There will be some noise from mobile and stationary quarry equipment, but levels will be below the stringent requirements of the Comprehensive Zoning Code. The Department of Health (DOH) Public Health regulations, Chapter 44B - Community Noise Control for Oahu,

specify that unless a special permit (with justification) is obtained from DOH, there shall be no noise created, which at the property line of residential (R-1 to R-7) property exceeds:

55 dBA daytime 7 AM to 10 PM

45 dBA night time - 10 PM to 7 AM

Comprehensive Zoning Code noise regulations (Honolulu), Section 21-232, specify an octave-band analysis of noise with allowable limits which are slightly more stringent than the DOH Community Noise regulations. The applicant has provided regular reports showing that the noise from the current quarry operation consistently falls within allowable limits.

Dust

There will be some dust from quarry operations, but because of dust abatement equipment and procedures (including cessation during Kona wind), human exposure to dust will be minimized, and dust can and will be maintained below maximum allowable levels.

Inspections by the DOH on November 17, 1976 and December 5, 1977 indicate no violation of air pollution regulations. The Department of Interior, Mining Enforcement and Safety Administration's latest inspection report indicates no violations. The resolution regulating the present operation contains stringent requirements including stoppage of operations during Kona weather.

Blasting

Blasting levels have always been maintained well below safety limits for property damage. Vibration levels recorded from actual blasting tests in September, 1977 give assurance that blasting can and will be conducted at levels well below that which cause disturbing human response. The DHHL land licenses forbid dangerous and destructive blasting methods.

Visual Impact

Until the last phase of quarrying, some berms will be kept to minimize visibility from Kalaniana'ole Highway and residences makai of the quarry.

Economic Impact

There will be substantial benefits to the community in general (and Hawaiian Home Lands in particular) from payment of annual royalties for the coral, from enhancement of the land value by rough grading, and from provision of sand and aggregates to Windward Oahu at competitive prices and from employment of 15 persons.

Drainage

Past quarry operations have created no significant effect on overall drainage patterns. Future operations will not significantly affect the drainage pattern.

Access, Traffic

Current ingress/egress from the quarry to Kalaniana'ole Highway is limited to one access road (see location map). The shift in operation will not necessitate any change in access nor will it significantly change traffic patterns as related to public roads.

Community Concerns

An informational letter to property owners, community groups, councilmen, and legislators was sent out on January 13, 1978. As of this date, one written response from the adjoining Foremost Dairies has been received. They see no problems in the expanded operation.

Public Agencies Review

No OBJECTION

Board of Water Supply: "We have no objections to the proposed quarry expansion. Adverse effects to potable groundwater resources or our water system facilities are not anticipated."

Department of Public Works

Division of Sewers: Public sewers are not available in this area.

Division of Refuse: "There will be no impact on our refuse collection services."

Division of Engineering: "There will be no significant impact on our existing drainage systems."

Department of Land Utilization Note: Sewer hookup is not needed for the quarry expansion.

Department of Agriculture: "The Department of Agriculture has no objections to the subject project. We note the existence of several agricultural operations in the surrounding area; however, the project should not affect them so long as the applicant maintains close coordination of his activities with the neighboring farms."

Analysis

A review of application materials, including the environmental assessment, indicate that the current operation is and the proposed operation can be maintained within acceptable standards related to noise, dust and vibrations. The use of berms accompanied by the commitment for residential reuse of the land will assure that adverse visual effect is kept at a minimum.

Conclusion

Based on our analysis, we conclude that the proposed quarry expansion with proper controls would 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. The applicant in his present operation has fully complied with conditions of the current Conditional Use Permit.

Recommendation

It is recommended that the request of Pacific Concrete and Rock Company, Ltd., to expand the Waimanalo Quarry to include Tax Map Key 4-1-08: 2 and portion of 79 be approved subject to the conditions detailed in the attached draft resolution. The draft resolution incorporates relevant conditions of the current Conditional Use Permit as well as its area. It also supplements these conditions as needed. Therefore, upon approval of the request by the City Council, Resolution 390, dated December 29, 1970 as amended by Resolution 262, dated November 12, 1974, should be revoked.

GEORGE S. MORIGUCHI
Director of Land Utilization

GSM:st

Attach.

Special Use Permit Analysis

Because the subject quarry expansion site is within the State Agricultural District, a State Special Permit is being requested concurrent with the Conditional Use Permit.

State Land Use Regulations require that the proposed use be examined with respect to the following guidelines for determining whether or not it is "unusual and reasonable."

- (a) "Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations."

The Department of Agriculture, which is responsible for pursuing the objectives of the Land Use Law as related to Agricultural Districts, has no objections to the subject project.

- (b) "That the desired use would not adversely affect surrounding property."

The request is to expand or shift an existing use to an adjoining location. During its existence, the use has not adversely affected surrounding property.

- (c) "Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection."

Since the use is already in existence, the approval for the shift of quarrying to an adjoining site would not increase demands for public services beyond what is currently being provided.

- (d) "Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established."

Crushed coral limestone is a vital natural resource to the building construction industry. Due to its limited availability, quarry operations must be located where the raw materials are available.

- (e) "That the land upon which the proposed use is sought is unsuited for the uses permitted within the District."

Although the land is currently zoned AG-1 Restricted Agricultural District and in the State Agricultural District, the sites are designated on the Detailed Land Use Map for residential use. In addition, the major portion of the expansion area is not listed by the Department of Agriculture as either prime or unique agricultural land.

Based on the foregoing considerations, we find that the request for expansion to the Waimanalo Quarry does meet the "Tests to be Applied" to a State Special Permit. We, therefore, recommend that the request be approved subject to conditions identical to those covered by the draft resolution for the City Conditional Use Permit.

GEORGE S. MORIGUCHI
Director of Land Utilization

GSM:st

RESOLUTION

(DRAFT NO. 1, 1978)

WHEREAS, the Planning Commission held a public hearing on _____, to consider the application of Pacific Concrete and Rock Company, Ltd., for a Conditional Use Permit to allow extension of the present quarry operation to cover Tax Map Key 4-1-08: 2, 3 and portion of 79 located in Waimanalo; and

WHEREAS, on _____, the Planning Commission, having duly considered all of the evidence and reports offered at said public hearing, recommended to the City Council an approval of the subject application for a Conditional Use Permit with certain conditions enumerated below; and

WHEREAS, the City Council also held a public hearing on _____ to consider said application for a Conditional Use Permit; and

WHEREAS, on _____, the City Council, having duly considered all of the evidence and reports offered at said public hearing, recommended an approval of the subject application for a Conditional Use Permit with certain conditions enumerated below; now therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a Conditional Use Permit be issued to the APPLICANT under the following conditions:

1. The requirements as set forth under Section 21-248 of the Comprehensive Zoning Code entitled, "Extractive Industries" shall apply;
2. All of the terms and conditions as indicated under the Land License Nos. A-101 and 180, Department of Hawaiian Home Lands, shall apply except as modified by Section 21-248 of the Comprehensive Zoning Code and other conditions listed herewith;
3. The ingress and egress to the subject site shall be restricted to the 50-foot roadway presently being used for such purpose. Said roadway shall have an oil treated surface and shall be maintained in good order at all times;
4. Lawn and planting plans shall be submitted to the Director of Land Utilization for approval in order to insure adequate screening and shielding of illumination from the subject site toward the residential area and highway;

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL of the City and County of Honolulu, by the vote and on the date indicated on the right margin hereof.

ATTEST:

EILEEN K. LOTA
CITY CLERK

MARILYN R. BORNHORST
CHAIRMAN & PRESIDING OFFICER

Dated _____

ADOPTED Meeting Held

	AYE	NO	A/E
AKAHANE			
CLEMENT			
HOLCK			
KAAPU			
KOGA			
LOO			
MATSUMOTO			
PACARRO			
BORNHORST			

Reference:

Report No.

Resolution No.

RESOLUTION

5. Drainage facilities shall be constructed in accordance with requirements of the City Department of Public Works;
6. The quarry operation shall cease during Kona (southerly) wind weather upon inspection and determination by the Department of Health that the people and cows living in the area will be adversely affected by dust;
7. Every precaution will be taken to minimize dust problem by frequent wetting of dry, dust-prone areas;
8. The finished grade of the subject site upon termination of excavation shall be substantially in accordance with the reports of Pacific Concrete and Rock Company, Ltd., Conditional Use Permit application, Waimanalo Quarry dated December 5, 1977;
9. If the site is to be excavated by increment, the completed increment shall be revegetated with ground cover, plant materials, and trees acceptable to the Department of Land Utilization for aesthetic purposes and for adequate preparation for reuse;
10. An annual noise study report in accordance with the performance standards and criteria of the Comprehensive Zoning Code shall be prepared by the APPLICANT and submitted to the Director of Land Utilization for review and approval provided where State regulations supersede the noise provisions of the Comprehensive Zoning Code, said study shall be prepared in accordance with said regulations;
11. The APPLICANT shall be required to conform to pollution standards as may be developed by the State Department of Health including but not limited to noise;
12. All berms are to be landscaped and maintained according to plans approved by the Director of Land Utilization;
13. The hours of operation shall be from 6:00 A.M. to 11:00 P.M. except as otherwise prohibited by other provision of this Resolution;
14. In the event that any of the conditions set forth herein are not complied with, the City Council may authorize the Director of Land Utilization to take action to terminate the use or halt its operation until such time full compliance is obtained;

-2-

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL of the City and County of Honolulu, by the vote and on the date indicated on the right margin hereof.

ATTEST:

EILEEN K. LOTA
CITY CLERK

MARILYN R. BORNHORST
CHAIRMAN & PRESIDING OFFICER

Dated _____

ADOPTED Meeting Held

	AYE	NO	A/E
AKAHANE			
CLEMENT			
HOLCK			
KAAPU			
KOGA			
LOO			
MATSUMOTO			
PACARRO			
BORNHORST			

Reference:

Report No.

Resolution No.

RESOLUTION

15. Any reasonable modifications to the conditions state herein shall be subject to approval of the Director; and
16. The City Council may at any time impose additional conditions when it becomes apparent that a modification is necessary and appropriate in accordance with Section 21-242 of the Comprehensive Zoning Code (Ordinance No. 3234).

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be, and she is, hereby directed to transmit copies of this resolution to Randall Kamiya, Chairman of the Planning Commission; George S. Moriguchi, Director of Land Utilization; Howard Shima, Director and Building Superintendent, Building Department; Wallace Miyahira, Director and Chief Engineer, Department of Public Works; Pacific Concrete and Rock Company, Ltd., 2344 Pahounui Drive, Honolulu, Hawaii 96819; and Mrs. Billie Beamer, Chairman, Department of Hawaiian Home Lands.

INTRODUCED BY:

DATE OF INTRODUCTION:

Councilmen

Honolulu, Hawaii

-3-

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL of the City and County of Honolulu, by the vote and on the date indicated on the right margin hereof.

ATTEST:

EILEEN K. LOTA
CITY CLERK

MARILYN R. BORNHORST
CHAIRMAN & PRESIDING OFFICER

Dated _____

ADOPTED Meeting Held			
	AYE	NO	A/E
AKAHANE			
CLEMENT			
HOLCK			
KAAPU			
KOGA			
LOO			
MATSUMOTO			
PACARRO			
BORNHORST			

Reference:

Report No.

Resolution No.

Meeting of the Planning Commission
Minutes
April 4, 1978

LAND USE COMMISSION
STATE OF HAWAII
JUN 2 1 10 PM '78

The Planning Commission held a meeting on Tuesday, April 4, 1978 at 1:34 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:

Randall Kamiya, Chairman
Charles Izumoto, Vice Chairman
Marion Kagan
Melvin Kaneshige
Yuklin Kuna (present at 1:55 p.m.)
Jacqueline Lee
Joseph Macapinlac
Gertrude Zane

ABSENT:

Charles Sarber

DEPARTMENT
REPRESENTATIVES:

Ramon Duran, Chief Planning Officer
Eugene B. Connell, Executive Secretary
Reginald Minn, Deputy Corporation Counsel
Henry Eng, Staff Planner
Ben Torigoe, Staff Planner
Verne Winqvist, Staff Planner

MINUTES:

The minutes of March 7, 1978 were approved, on motion by Mr. Macapinlac, seconded by Mrs. Kagan and carried.

PUBLIC HEARING
DRAFT 2 OF BILL NO. 4
TO AMEND THE KAILUA DLUM
TO DELETE THAT PORTION OF
A CONNECTING ROAD EXTENDING
FROM THE INTERSECTION OF
HELE & KINA STREETS IN
KEOLU HILLS TO THE
FAIRGROUNDS IN WAIMANALO
COUNCIL INITIATED
FILE #406/24(VEW)

A public hearing was held to consider Draft 2 of Bill No. 4, a draft Bill for an Ordinance to amend the Detailed Land Use Map for Kailua to delete that portion of a connecting road extending from the intersection of Hele and Kina Streets in Keolu Hills to the Fairgrounds in Waimanalo. That portion between the Fairgrounds and Kalaniana'ole Highway in Waimanalo would remain depicted on the Detailed Land Use Map.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, March 25, 1978. No letters of protest were received.

Mr. Verne Winqvist presented the report of the Chief Planning Officer recommending approval of the proposal.

There were no questions of staff concerning the Chief Planning Officer's report.

No one spoke either FOR or AGAINST the proposal.

The public hearing was closed, on motion by Mr. Kaneshige, seconded by Mrs. Kagan and carried.

ACTION: The Commission suspended its rules for deferral and accepted the Chief Planning Officer's recommendation for approval of Draft 2 of Bill No. 4, on motion by Mr. Izumoto, seconded by Mrs. Kagan and carried.

AYES - Izumoto, Kagan, Kamiya, Kaneshige, Lee, Macapinlac,
Zane
NAYES - None
ABSENT - Kuna, Sarber

(Commissioner Kuna entered the meeting at this point.)

PUBLIC HEARING
CONDITIONAL USE PERMIT
(MEDICAL/DENTAL FACILITY IN
R-6 RESIDENTIAL DISTRICT)
KALIHI
KOKUA KALIHI VALLEY
NEIGHBORHOOD HEALTH
CENTER
(FILE #77/CUP-15 BT)

A public hearing was held to consider a request for a Conditional Use Permit to establish a medical and dental office for Kokua Kalihi Valley Neighborhood Health Center within an R-6 Residential District in Kalihi, Tax Map Key: 1-3-26: 05.

The proposal is to establish a permanent facility from which to continue providing medical and dental services and neighborhood health programs to the community by constructing a two-story wooden structure containing 3,600 square feet.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, March 25, 1978. No letters of protest were received.

Mr. Ben Torigoe presented the Director's report recommending approval of the request.

There were no questions of staff concerning the Director's report.

TESTIMONY IN SUPPORT

Rev. Joris Watland of Kalihi Baptist Church representing the applicant was questioned regarding:

1. Whether any increase in their staff, program and patients is expected.

Rev. Watland stated: "It wouldn't increase cause we still don't have the supporting staff. If there is any change, instead of 7 volunteer physicians we would have one staff physician which would have the same number of hours."

2. Are the hours of operation till 4:30 p.m. sufficient for families in the afternoon?

Present from their experience these hours are suitable and they are able to handle their clientele.

TESTIMONY AGAINST

None

The public hearing was closed, on motion by Mrs. Lee, seconded by Mrs. Kagan and carried.

ACTION: The Commission suspended its rules for deferral and recommended approval of the proposal, subject to the conditions in the Director's report, on motion by Mrs. Kagan, seconded by Mr. Kaneshige and carried.

AYES - Izumoto, Kagan, Kamiya, Kaneshige, Kuna, Lee,
Macapinlac, Zane
NAYES - None
ABSENT - Sarber

✓ PUBLIC HEARING
CONDITIONAL USE PERMIT/
STATE SPECIAL PERMIT
(EXTENSION OF WAIMANALO
QUARRY)
WAIMANALO
PACIFIC CONCRETE AND
ROCK COMPANY, LTD.
(FILE #77/CUP-13(HE) &
#77/SUP-9)

Before proceeding with the subject matter, Commissioner Kuna declared a conflict of interest. Her husband is an employee of the State Department of Hawaiian Home Lands.

A public hearing was held to consider a request for a Conditional Use Permit/ State Special Permit for the extension of the existing Waimanalo Quarry currently covered by Resolution No. 390, dated December 29, 1970.

The proposal is to allow the continuance of the applicant's present operation on an abutting site when the current quarry is mined out.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, March 25, 1978. No letters of protest were received.

Mr. Henry Eng presented the Director's report recommending approval of the request.

QUESTIONS OF STAFF

Questions were raised relative to:

1. Location of nearest residence to quarrying site?

Several hundred feet.

2. Any complaints of noise, dust and blasting problems?

In all cases, the applicant has been very cooperative with the community and has resolved complaints with the residents. There are existing conditions which cover these areas.

3. Any compaction provision?

Standard City engineering requirements apply.

- a. Is the State exempt from the City's compaction requirement?

The State's exemption from City requirements is questionable. In any event, staff indicated that the City is well-protected in terms of engineering requirements for conventional types of development.

- b. Is the State exempt from CUP conditions?

Staff responded negatively. The State's exemption is limited to Residential uses. Other uses of State properties are subject to conventional development requirements.

TESTIMONY IN SUPPORT

1. Mr. Al Lewis, Waimanalo Neighborhood Board
2. Mrs. Stanley Williams, Waimanalo Community Association

Both spoke of the applicant's cooperation in resolving complaints with residents such as repairing homes damaged from blasting and of the applicant's support in the community.

3. Mr. William Blaisdell represented the Department of Hawaiian Home Lands and was questioned as follows:

- a. Phasing program - The area is a coral knoll which must be mined to gain a suitable site. Thirty-three acres already mined can accommodate 130-150 lots. Grade and range level of the requested 59-acres will negotiate the phase withdrawal as Pacific Concrete completes quarrying. A safe distance from any quarrying operation must be maintained to protect new development.

- b. Does DHH have a compaction requirement?

Mr. Blaisdell gave a negative response stating that they do not expect any over-excavation. A set grade must be maintained. If over-excavation does occur, the applicant is required at their own expense to backfill to the terms of the original lease.

If the Commission feels a compaction condition is necessary, DHH would not object and would follow the City's engineering standards.

c. Is DHH aware of any complaints regarding dust, noise and blasting?

They are aware of three complaints of noise and dust where the applicant stopped operations demobilizing their equipment as soon as possible.

4. Mr. Alfred Suwa, Pacific Concrete

Questioned by the Commission, Mr. Suwa stated that they would not object to a compaction requirement.

The point was made that the City could be held libel without a condition for compaction should unforeseen circumstances arise in the future.

The public hearing was closed, on motion by Mrs. Kuna, seconded by Mrs. Lee and carried.

The matter was deferred for a statutory period of 15 days, and for further study regarding a compaction condition by the applicant, the Department of Hawaiian Home Lands and the Executive Secretary.

UNFINISHED BUSINESS
HAWAII CAPITAL DISTRICT
CERTIFICATE OF
APPROPRIATENESS
STATE DEPT. OF ACCOUNTING
& GENERAL SERVICES
(FILE #77/HCD-48 DF)

The public hearing held March 21, 1978 was closed and the matter deferred two weeks for action and decision-making.

Commissioner Kaneshige commended the State for voluntarily submitting their project to the City for its review, but felt it would have been better if the project had been submitted earlier so that suggestions could have been made on the actual structure.

Being aware of the State's exemption in this case, the Commission sought legal advice from Counsel Reginald Minn who preferred to discuss the issue of State immunity from the HCSD Code in Executive Session. Mr. Minn advised the Commission that it could receive legal advice in Executive Session.

MOTION: On a motion by Mr. Kaneshige, seconded by Mrs. Zane and carried, the Commission held an Executive Session as advised by Counsel Reginald Minn.

AYES - Izumoto, Kagan, Kamiya, Kaneshige, Kuna, Lee, Zane
NAYES - Macapinlac
ABSENT - Sarber

RECESSED FOR EXECUTIVE SESSION AT 2:30 p.m.
RESUMED AT 2:55 p.m.

When the meeting reconvened, no further discussion followed.

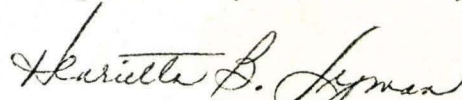
ACTION: The Commission, on motion by Mrs. Zane, seconded by Mr. Izumoto and carried, recommended that the request be DENIED.

The Commission felt that the building's design needs to be reevaluated in light of the purposes of the HCSD No. 1. The design tends to obstruct the view plane from the mountains to the sea and overshadows historic and prominent buildings in the area because of its size and bulk.

AYES - Izumoto, Kagan, Kaneshige, Lee, Zane
NAYES - Macapinlac
ABSENT - Sarber
ABSTAINED - Kamiya, Kuna

ADJOURNMENT: The meeting adjourned at 3:01 p.m.

Respectfully submitted,


Henrietta B. Lyman
Secretary-Reporter

Meeting of the Planning Commission
Minutes
May 2, 1978

The Planning Commission held a meeting on Tuesday, May 2, 1978 at 1:30 p.m., in the Conference Room of the City Hall Annex. Chairman Randall Kamiya presided.

PRESENT:

Randall Kamiya, Chairman
Melvin Kaneshige
Yuklin Kuna
Joseph Macapinlac
Gertrude Zane

ABSENT:

Charles Izumoto, Vice Chairman
Marion Kagan
Jacqueline Lee
Charles Sarber

DEPARTMENT
REPRESENTATIVES:

Ned Wiederholt, Deputy Chief Planning Officer
Eugene B. Connell, Executive Secretary
Reginald Minn, Deputy Corporation Counsel
Henry Eng, Staff Planner
Jack Gilliam, Staff Planner
Roger Harris, Staff Planner

MINUTES:

The Minutes of April 4 and 11, 1978 were deferred to the next meeting.

PUBLIC HEARING
CZC AMENDMENT AMENDING
SECTION 21-401(a)(1)
RELATING TO USES WITHIN
THE AG-1 RESTRICTED
AGRICULTURAL DISTRICT &
SECTION 21-501(b) RELATING
TO ACCESSORY USES WITHIN
THE R-1 RESIDENTIAL
DISTRICT
(FILE #78/CZC/AMEND-9 JEG)

A public hearing was held to consider a Bill for an Ordinance to amend Chapter 21, Revised Ordinances of Honolulu 1969, as amended, (Comprehensive Zoning Code) by amending Section 21-401(a)(1) relating to uses within the AG-1 Restricted Agricultural District and Section 21-501(b) relating to accessory uses within the R-1 Residential District.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, April 22, 1978. No letters of protest were received.

Mr. Jack Gilliam presented the Director's report recommending approval of the proposed amendment.

There were no questions of staff concerning the Director's report.

No one spoke either FOR or AGAINST the proposal.

The public hearing was closed, on motion by Mr. Kaneshige, seconded by Mrs. Zane and carried.

ACTION: The Commission suspended its rules for deferral and accepted the Director's recommendation for approval of the proposed amendment, on motion by Mr. Kaneshige, seconded by Mrs. Zane and carried.

AYES - Kamiya, Kaneshige, Kuna, Macapinlac, Zane
NAYES - None
ABSENT - Izumoto, Kagan, Lee, Sarber

PUBLIC HEARING
ZONE CHANGE
R-6 RESIDENTIAL &
AG-1 AGRICULTURAL TO
B-1 NEIGHBORHOOD BUSINESS
PUPUKEA
ELAINE I. NIIMI
(FILE #77/Z-25 RH)

Before proceeding with this matter, Commissioner Melvin Kaneshige declared a conflict of interest because Chun, Kerr and Dodd, the law firm of which he is a partner, represents the applicant in matters other than the pending application.

A public hearing was held to consider a request for a zoning change from R-6 Residential and AG-1 Agricultural to B-1 Neighborhood Business on approximately 3 acres of land situated in Pupukea--on Kamehameha Highway between Pupukea Road and Pahoe Road, Tax Map Key: 5-9-11: 17, 33 and 34.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, April 22, 1978. No letters of protest were received.

Mr. Roger Harris presented the Director's report recommending approval of the proposal.

There were no questions of staff concerning the Director's report.

TESTIMONY IN SUPPORT

1. Elaine I. Niimi, Applicant
2. Mr. Robert Fox, Project Architect
3. Mr. Tim French, North Shore Resident
4. Monica Ayonon, Haleiwa Resident
5. Sally Amantriad, Hauula Resident
6. Joyce Whitegon, Haleiwa Resident
7. Richard C. Van Etten, Haleiwa Resident
8. Mrs. John C. Combs, Haleiwa Resident
9. Mr. John C. Combs, Haleiwa Resident
10. Emmaline K. Donnell, North Shore Resident
11. Alberta Sturdivant, Haleiwa Resident
12. Mrs. Warren Birkenhead, Haleiwa Resident
13. Mr. Warren Birkenhead, Haleiwa Resident
14. Mrs. Joyce Schaeffer, Haleiwa Resident
15. Mr. Charles T. Schaeffer, Haleiwa Resident

REASONS IN SUPPORT

1. The proposal is in conformity with the Detailed Land Use Map for the area, is compatible with surrounding land uses and alleviates pressures for strip zoning.
2. Local population increase has put tremendous pressure on existing facilities as well as creating need for new services.
3. Proposal provides employment and opportunity for residents to open up businesses.
4. Proposal provides a market, bank, drug store and other amenities which is a convenience especially for senior citizens who must presently travel to Haleiwa, Wahiawa or Waipahu to shop.
5. Proposal will relieve traffic congestion which is especially heavy to Haleiwa, and will alleviate the energy shortage because residents will not have to travel to Wahiawa and Waipahu to shop.
6. The proposed traffic layout with access from Kam Highway, Pahoe Road and Pupukea Road allows for ease of traffic movement.
7. The buildings are designed to retain the rustic country quality of the North Shore.
8. The Residential character of the property has changed over the years. Surrounded by the Sunset Beach Fire Station, a helicopter pad for sea rescue and emergency, the Police Patrol and the Pupukea Recreation Center, it is difficult to maintain the peace and serenity of a residential neighborhood.
9. The property is presently taxed above existing zoning.
10. The applicant, a 29-year resident of the area who is active in the community, is committed to creating a quality commercial center.

Questioned by the Commission, Mr. Fox stated that construction will probably commence in two years. Seventy-five percent of the parking will be provided in the first phase of development. The proposed Farmer's Market will provide an outlet for local truck farmers.

TESTIMONY AGAINST

None

Due to the lack of a quorum, the public hearing was kept open and the matter deferred to the next meeting on May 16, 1978.

PUBLIC HEARING
CONDITIONAL USE PERMIT
(OUTDOOR RECREATION
CENTER IN R-6 RESIDENTIAL
DISTRICT)
HALAWA (NEAR THE STADIUM)
MR. THOMAS CLARK/
CASTLE HAWAII, LTD.
(FILE #77/CUP-11 EY)

A public hearing was held to consider a request for a Conditional Use Permit for an outdoor recreational facility to be located at Tax Map Key 9-9-02: 24 (16.087 acres) in Halawa near the Stadium.

The applicant proposes the Family Recreation Center consisting of three Miniature Golf Courses, a 10,000 square foot Clubhouse (snack bar, restrooms and games), Batting Cages, Skateboard Course, Waterbogen, Miniature Formula Race Car Course, Formula Car Garage, Bumper Cars and parking facilities for 240 cars.

Publication was made in both The Honolulu Advertiser and the Honolulu Star-Bulletin on Saturday, April 22, 1978. Comments received both in support of and in opposition to the project are summarized in testimony FOR and AGAINST the request.

Mr. Henry Eng presented the Director's report recommending approval of the project, subject to the conditions in the report.

QUESTIONS OF STAFF

Questions were raised regarding:

1. What were the concerns raised by those at the community meeting against the project?
 - a. Traffic increase generated by the proposal and adequacy of Salt Lake Boulevard to handle that increase.
 - b. No further commercial development should take place because the area could develop into another Waikiki.
2. What is the location of the nearest residence from the subject site?

The site is separated from the nearest residential area by Halawa Stream placing the homes a distance in excess of 200 feet from the property line. The applicant proposes to construct a 12-foot berm along the stream boundary and situate the clubhouse pavilion, miniature golf course and water slide activities on the other side of this berm. It is unlikely that further residential development would occur because the surrounding area is already fully developed with Aloha Stadium, the U. S. Navy operations, Radford High School and Elementary School, the Halawa Valley Estates subdivision and the Foster Village subdivision.

3. Any projected attendance to this facility?

Response to this question was deferred for the applicant. However, staff pointed out a distinction that this facility is oriented primarily to residents whereas the Kahe Theme Park proposal is primarily oriented to visitors.

TESTIMONY IN SUPPORT

1. Mr. Thomas Clark, the applicant made the following statement:

CLARK: I am Thomas Clark from Los Angeles, California. In view of the questions that just came up, I should direct comments to those.

First of all, a little background about us. We have four family-recreation centers, three in southern California and one in Fort Lauderdale, Florida. We feel young and old alike, families as such can all get together in an outdoor atmosphere and have fun together at a low cost.

Presently one of our locations in the City of Los Angeles, we're the concessionaire to the Los Angeles Parks and Recreation Department where we're on City land and have built a similar facility and worked with the City on the concessionaire.

Letters noted in the staff report speak very highly of our organization. They talked about noise, vandalism and traffic in that we are right in the middle of a community where there are homes, apartment houses adjacent to the location of which they stated, for the record, we'd been there a little over three years and there has been no problem with noise, traffic or vandalism. Another operation in North Hollywood, California, we have a letter from the man we're leasing the property from. He lives a little more than a block-and-a-half away. We have on one side of us, it runs about 700 feet, 20 feet between our location, apartment houses. We've been there a little over five years. He states in the letter there has been absolutely no problem with the residents to the noise, impact on traffic or anything else.

Speaking directly on traffic, you may ask why we don't have any impact on traffic. We're not saying there isn't any traffic at our locations. We talk about annually 100,000 people. But, when the people come to our type facility and what hours are very important. We basically do business with families and dating couples at night. The times they would come to our locations fall mostly on weekends and holidays and Friday and Saturday evenings. They don't come to our facilities for dinner, breakfast or lunch. We have a very small fast-food counter which serves cokes, hot dogs and popcorn. Therefore, during the morning hours on weekdays when the traffic is bustling down Salt Lake Boulevard and other streets there, we're not even open. From 3:00 p.m. to 7:00 p.m. when the traffic is at its peak, people going home, that is when our business is at a very low ebb. Families at that hour would not go to a facility like this. They're either having dinner or going to and from work.

The third thing about traffic is, unlike the stadium or movie house, concert, etc., those particular activities start and end at a particular time. Our business has no starting time. People who go out to play miniature golf, etc., is at their leisure. No doubt it falls again more often on Saturday, Sunday or holidays. It's a random thing. That has a low impact on traffic.

We spoke to the residents in the area. The Navy which is above, a 60-foot hill, an incline, I have spoken to about 8 or 9 of them and they voiced no concern for our particular project other than the fact that they in the very beginning were interested in how the traffic flowed, and we told them.

The freeway on one side acts as a buffer and the canal on the other side another. The 12-foot berm was not asked of us to do but we planned to put that up, fully landscape it so that in the event there was any sort of noise, it wouldn't really get out of our location.

We go to great pains to have a very tight security with a lot of people watching what is happening. We do not allow what you might call the 5% bad element to go in there and hang around. Our business is a family business. Certainly if we can't provide a wholesome, safe atmosphere then no families would come and we wouldn't have any business.

Questioned by the Commission, Mr. Clark gave additional information:

1. With the exception of the pavilion structure, the rest of the of the facilities is totally outdoors.
2. There is no admission or parking charge.
3. Alcoholic beverages will definitely not be sold.
4. Some proposed rates are: Waterbogen-\$1.50/45 minutes; Golf-\$3.00 adults, \$1.50 child-45 min. to an hour. There are group rates for birthday parties and senior citizens.
5. The mini race car engines are completely muffled. A proposed six-foot wall which will be landscaped surrounds the race track area. A noise test requested by the Department of Health of them indicated that no noise will exceed the community noise control standards.
6. They project a peak attendance on any Saturday, Sunday or holiday of 600 people.

TESTIMONY IN SUPPORT (CONTINUED)

2. Wendell Ching, Resident of Salt Lake and independent businessman in Real Estate
3. Raymond Gould, Acting President, East Foster Village Community Association (Submitted testimony dated May 2, 1978, copy attached)
4. Robert L. Fullmer, President, Foster Village Community Association
5. Mervin Gililand, Vice President of Central Oahu Land Corporation, also speaking for Queen's Hospital.

REASONS IN SUPPORT

1. The proposal is the highest and best use for the site because of its close proximity to the stadium and busy intersections.
2. Proposal provides employment.
3. There seems to be a demand for family-oriented recreational activity.
4. The market area drawn from Central Honolulu is excellent.
5. Regarding traffic, the projected peak attendance to the facility of 600 people disbursed throughout a day, compared to 40,000-60,000 persons going in and out of the stadium at one time, is trivial. Completion of the Salt Lake Boulevard in 1979 should also ease the situation.
6. The comment of added crime and vandalism is well taken; however, the applicant intends to provide tight security measures.

TESTIMONY AGAINST

1. Kermit S. Mohn, Resident, Foster Village (Submitted testimony dated Jan. 14, 1978, copy attached)
2. Polly Yoder, President, Aiea Lani Owners Association (Submitted testimony dated May 1, 1978, copy attached)
3. Ron Hayes, interested citizen

CONCERNS:

1. Question adequacy of fire and police protection as well as adequacy of utilities--electric, water, sewage and traffic control facilities.
2. Widening of Salt Lake Boulevard must be completed prior to any further development of the area.
3. Traffic lights must be installed at the intersection of (a) Salt Lake Boulevard and Kahuapaani Street and (b) Salt Lake Boulevard and the entrance to the new Aliamanu Military Housing.
4. Noise generated by the gasoline powered race cars is likely to disrupt the peace and quiet of the homes in Foster Village and Halawa Estates which in turn will cause a deterioration of property values.

The public hearing was closed, on motion by Mr. Macapinlac, seconded by Mr. Kaneshige and carried.

ACTION: The Commission suspended its rules for deferral and accepted the Director's recommendation for approval of the proposal, subject to the conditions in the report, on motion by Mr. Macapinlac, seconded by Mr. Kaneshige and carried.

AYES - Kamiya, Kaneshige, Kuna, Macapinlac, Zane
NAYES - None
ABSENT - Izumoto, Kagan, Lee, Sarber

UNFINISHED BUSINESS
BILL FOR AN ORDINANCE TO
AMEND ORDINANCE NO. 4488
AND EXTEND HISTORIC,
CULTURAL & SCENIC DISTRICT
NO. 3, THE PUNCHBOWL
DISTRICT
COUNCIL INITIATED (WJD)

The public hearing held April 18, 1978 was closed and the matter deferred two weeks for action and decision-making.

No discussion followed.

MOTION: A motion to recommend approval of the proposal by Mr. Macapinlac, seconded by Mrs. Zane, failed for lack of a quorum vote.

AYES - Kamiya, Macapinlac, Zane
NAYES - None
ABSENT - Izumoto, Kagan, Lee, Sarber
ABSTAINED - Kaneshige, Kuna

The matter was deferred to the next meeting.

UNFINISHED BUSINESS
CONDITIONAL USE PERMIT/
STATE SPECIAL PERMIT
(EXTENSION OF WAIMANALO
QUARRY)
WAIMANALO
PACIFIC CONCRETE AND
ROCK COMPANY, LTD.
(FILE #77/CUP-13 HE &
#77/SUP-9)

The public hearing held April 4, 1978 was closed and deferred for a statutory period of 15 days, and for further study regarding a compaction condition by the applicant, Department of Hawaiian Home Lands and the Executive Secretary.

Communication dated April 27, 1978 from the Department of Hawaiian Home Lands suggests a compaction condition which was mutually developed by the applicant and the State Department of Hawaiian Home Lands. This condition has been added to the conditions recommended for the subject Special Use Permit as Condition 16.

ACTION: The Commission recommended approval of both the Conditional Use Permit and the State Special Use Permit, subject to the conditions in the Executive Secretary's memo to the Planning Commission dated May 1, 1978 (copy attached), on motion by Mr. Macapinlac, seconded by Mr. Kaneshige and carried.

AYES - Kamiya, Kaneshige, Kuna, Macapinlac, Zane
NAYES - None
ABSENT - Izumoto, Kagan, Lee, Sarber

ADJOURNMENT:

The meeting adjourned at 4:00 p.m.

Respectfully submitted,
Henrietta B. Lyman
Henrietta B. Lyman
Secretary-Reporter

East Foster Village Community Association

4341 Makupapa Street
HONOLULU, HAWAII 96818

May 2, 1978

Chairman, Planning Commission,
City and County of Honolulu,
Honolulu, Hawaii.

Subj: Conditional use permit, Castle Hawaii Ltd. 77/cup-11

This Association desires to go on record as not opposing the subject-named permit. It does, however, wish to state the following concerns:

- (1) If all all possible, it is requested the language of permit prohibit the sale of alcoholic beverages.
- (2) Planning for the ingress/egress routes should be integrated now into the Salt Lake Boulevard upgrade plans for the already dangerous "T" intersection with Halawa Heights Road. It is understood that this intersection has already taken one life. This installation will increase both pedestrian as well as motor traffic.
- (3) The permittee will be expected to maintain the high standards of appearance found in adjacent residential and government areas.
- (4) The permittee will be expected to maintain a high level personal security not only for his patrons but also to preclude possible use of the facility as a rendezvous for undesirables e.g. drug traffickers

Thank you for this opportunity to present our concerns.

Raymond Gould

Raymond Gould
Acting President

cc; Mayor's Office
Councilman Rudy Paccaro
Department of Transportation Services
Liquor Commission

RECEIVED
MAY 2 AM 11:56
GENERAL INVESTIGATIVE
DIVISION
HONOLULU

File Copy

DGP 1178-159

Kermit S. Mohn
4554 Ukali St.
Honolulu, HI 96818
14 January 1978

Planning Commission
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

Dear Sir:

We in Foster Village have been informed that Thomas F. Clark of Castle Hawaii, Ltd. has applied for a Conditional Use Permit to establish a family recreation center next to Salt Lake Boulevard, adjacent to Halawa Estates on land owned by Queen's Medical Center.

While I am in favor of family recreation centers, I am definitely opposed to this proposal because of the intended location.

Castle Hawaii proposes to install a large Go-Kart track complete with many gasoline powered racing cars. The center will stay open until 11:30 p.m. on week nights and later on weekends. With the noise that will be generated by gasoline engine race cars, the best location for them would be out in the country several miles away from major housing areas.

As you know, the proposed location borders on dozens of homes in Foster Village, not to mention even more homes in Halawa Estates. Many of these families have small children who normally have bedtime hours of 8-9 p.m. A racing track next to these homes is likely to disrupt sleeping practices and could affect the health of the children and their ability to be well rested for school.

Even adults who have to rise early during the work week generally go to bed before the 11:30 proposed closing time for the park. The noise probably will bother adults even more as they try to sleep.

Equally disturbing is the potential for destroying the peace and quiet most people like to have in their own homes in the evenings and on weekends. The disruption of quiet neighborhoods in both the Foster Village and Halawa Estates cannot help but cause a deterioration of property values. Who would want to buy his own home adjacent to a virtual carnival that blares noisily to approximately midnight seven days a week?

Request you recommend disapproval of the permit.

Thank You,

Kermit S. Mohn
KERMIT S. MOHN

May 1, 1978

To: Chairman and Members of the Planning Commission

I am Polly Yoder, President, Aiea Lani Estates Owners Association. I am concerned and confused about the future plans and development of the area where I live.

I am concerned, not about development, per se, because that is progress, but about the lack of planning and providing for adequate utilities and public services prior to or at least concurrent with any proposed development.

I am confused about the coordination between and among our public planning activities. On March 29, 1978 I received advance notification of a request for zone change and conditional use permit from the Department of Land Utilization, 78/Z-3 (GH) 78-CUP-7, regarding an area near Aloha Stadium, TMK 9-9-02. On April 22 I saw the public notice of today's hearing on a conditional use permit in the same area by a different developer, Castle Hawaii, Ltd. What is going on?

Specifically, I question the adequacy of fire and police protection for this development as well as the adequacy of utilities - electric, water, sewage, and traffic control facilities. The widening of Salt Lake Boulevard must be completed prior to any further development of the area. Traffic control by means of traffic lights must be installed at the intersection of (1) Salt Lake Boulevard and Vahuapaani Street and (2) Salt Lake Boulevard and the entrance to the new Aliamanu Military Housing.

I have attached prior correspondence on this subject for your information.

Have you any questions?

Polly Yoder
99-1440 Aiea Heights Drive
#39, Aiea, Hawaii 96701
Telephone 488-6224

April 1978

92-1440 Aiea Heights Drive
Apartment 39
Aiea, Hawaii 96701
April 3, 1978

Mr. Gerald Henniger
Department of Land Utilization
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Henniger:

Thank you for listening to my concerns in regard to the zone change and conditional use permit for off-street parking - Palawa.

Before any zone change or conditional use permit be given, I feel the following should be looked into and satisfied:

1. Fire capability, two stations nearest to the proposed development.
 - a. Ulune Street across from the Aiea High School.
 - b. Center Street and Ham Highway in Navy Housing.

At a zone change hearing in December in regard to rezoning some 279 acres in Aiea, it was stated by a fire department representative that the fire department in Aiea is taxed to the maximum for fire protection here in Aiea.

2. There should be a traffic light at Salt Lake Boulevard and Mahapeani Street. At the present time, to go right or left from Mahapeani Street is bad due to the normal traffic plus construction trucks and equipment in the area. It took years for the residents of Foster Village to get a much-needed light.
3. The widening of Salt Lake Boulevard should be completed before any thought be given to such a request for rezoning.

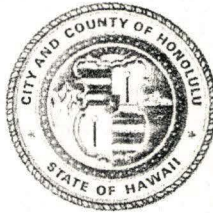
Thank you for the advance notification.

Sincerely
Polly Taylor
Polly Taylor, President
Aiea Land Owners Association

DEPARTMENT OF GENERAL PLANNING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



RAMON DURAN
CHIEF PLANNING OFFICER

77/CUP-13(HE) &
77/SUP-9

May 1, 1978

MEMORANDUM

TO : PLANNING COMMISSION
FROM : EUGENE B. CONNELL, EXECUTIVE SECRETARY, PLANNING COMMISSION
SUBJECT: WAIMANALO--CONDITIONAL USE PERMIT/STATE SPECIAL
PERMIT 77/CUP-13(HE) & 77/SUP-9

Attached is a set of recommended conditions for the subject State Special Use Permit. These conditions are similar to those proposed by the Director of Land Utilization for the Conditional Use Permit and have been modified only where necessary.

Condition 16 has been added at the request of Commissioner Kuna. The wording of the condition was developed mutually by the applicant and the State Department of Hawaiian Home Lands. We believe that it adequately covers the concerns related to compaction and the suitability of the property for residential development.

A handwritten signature in cursive script, appearing to read "Eugene B. Connell".

EUGENE B. CONNELL
Executive Secretary to the
Planning Commission

FORWARDED:

A handwritten signature in cursive script, appearing to read "Ned Wiederholt".

NED WIEDERHOLT
Acting Chief Planning Officer

EBC:th

Attachment

SPECIAL USE PERMIT CONDITIONS

The Planning Commission of the City and County of Honolulu approves the State Special Use Permit to be issued to the APPLICANT subject to the following conditions:

1. The requirements as set forth under Section 21-248 of the Comprehensive Zoning Code entitled, "Extractive Industries" shall apply;
2. All of the terms and conditions as indicated under the Land License Nos. A-101 and 180, Department of Hawaiian Home Lands, shall apply except as modified by Section 21-248 of the Comprehensive Zoning Code and other conditions listed herewith;
3. The ingress and egress to the subject site shall be restricted to the 50-foot roadway presently being used for such purpose. Said roadway shall have an oil-treated surface and shall be maintained in good order at all times;
4. Lawn and planting plans shall be submitted to the Director of Land Utilization for approval in order to insure adequate screening and shielding of illumination from the subject site toward the residential area and highway;
5. Drainage facilities shall be constructed in accordance with requirements of the City Department of Public Works;
6. The quarry operation shall cease during Kona (southerly) wind weather upon inspection and determination by the Department of Health that the people and cows living in the area will be adversely affected by dust;
7. Every precaution will be taken to minimize dust problems by frequent wetting of dry, dust-prone areas;
8. The finished grade of the subject site upon termination of excavation shall be substantially in accordance with the reports of Pacific Concrete and Rock Company, Ltd., Conditional Use Permit application, Waimanalo Quarry dated December 5, 1977;
9. If the site is to be excavated by increment, the completed increment shall be revegetated with ground cover, plant materials, and trees acceptable to the Department of Land Utilization for aesthetic purposes and for adequate preparation for reuse;

10. An annual noise study report in accordance with the performance standards and criteria of the Comprehensive Zoning Code shall be prepared by the APPLICANT and submitted to the Director of Land Utilization for review and approval provided where State regulations supersede the noise provisions of the Comprehensive Zoning Code, said study shall be prepared in accordance with said regulations;
11. The APPLICANT shall be required to conform to pollution standards as may be developed by the State Department of Health including but not limited to noise;
12. All berms are to be landscaped and maintained according to plans approved by the Director of Land Utilization;
13. The hours of operation shall be from 6:00 A.M. to 11:00 P.M. except as otherwise prohibited by other provisions of this Resolution;
14. In the event that any of the conditions set forth herein are not complied with, the Planning Commission may authorize the Director of Land Utilization to take action to terminate the use or halt its operation until such time full compliance is obtained;
15. The Director of Land Utilization may approve any requests for modifying the conditions which he considers to be minor revisions. Major revisions must be reviewed by the Planning Commission and may be approved with the Land Use Commission's concurrence.
16. The APPLICANT, at its own expense, shall engage the services of a soils engineer for the purposes of:
 - a) performing necessary soils investigations and recommending compaction requirements of the area covered by the Conditional Use Permit necessary to effect residential development; and
 - b) monitoring, in accordance with established practices, the fill operation to assure compliance with the recommended standards.

Selection of the soils engineer shall be by mutual consent of the APPLICANT and State Department of Hawaiian Home Lands, and he shall be registered and licensed to perform work in the State of Hawaii.

The soils engineer's work shall be limited to areas excavated below accepted finished grades and areas where fill material has been placed.



RECEIVED
Foremost

DAIRIES HAWAII, LTD

'78 APR 6 PM 3:39

2277 KAMEHAMEHA HIGHWAY • HONOLULU, HAWAII 96819 • P.O. BOX 1834 • TELEPHONE 841-5831

DEPT. OF LAND
UTILIZATION
C & C HONOLULU

March 31, 1978

William E. Wanket, Deputy Director
Dept. of Land Utilization
City & County of Honolulu
650 South King St.
Honolulu, Hawaii 96813

Dear Mr. Wanket:

Pacific Concrete & Rock Company

Quarry Expansion - 77/cup - 13, 77/sup - 9

This is in reference to your letter of February 27, 1978, concerning the above subject.

Mr. Edward Elison from Pacific Concrete & Rock Co. came out and reviewed the concerns I had communicated to your department on February 20, 1978. He assured me that the operation would be quiet similar to their present operation, and as I had mentioned before their present operation have been no problem to us. Mr. Elison & I made an on-sight inspection & we agreed that any problem developing concerning the property lines would be mutually worked out.

Very truly yours,

Juls Walth
General Manager
Foremost Farms
P. O. Box 1834
Honolulu, Hawaii 96805

JW:ls

file

FEB 27 1978

77/CUP-13 (HE)
77/SUP-9 (HE)

Mr. Edward Ellison
Staff Engineer
Pacific Concrete and Rock Co.
2344 Pahounui Drive
Honolulu, Hawaii 96819

Dear Mr. Ellison:

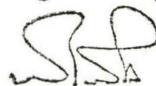
Pacific Concrete and Rock Company
Quarry Expansion - 77/CUP-13, 77/SUP-9

Attached is a copy of a letter received from Mr. Juls Walth of Foremost Farms seeking a better understanding of any potential effects of the proposed quarry expansion on their operation. Also attached is a copy of our letter responding to Mr. Juls Walth.

We are confident that further discussions between Foremost Farms and Pacific Concrete and Rock Company will lead to a better understanding of the operations involved.

Should you have any further questions, please call Mr. Henry Eng of our staff at 523-4290.

Very truly yours,



WILLIAM E. WANKET
Deputy Director

WEW:st

Attach.

cc: Mr. Juls Walth

file

LU2/78-694(HE)

FEB 27 1978

Mr. Juls Walth
General Manager
Foremost Farms
P. O. Box 1834
Honolulu, Hawaii 96805

Dear Mr. Walth:

Pacific Concrete and Rock Company
Quarry Expansion - 77/CUP-13, 77/SUP-9

Thank you for your letter of February 20, 1978 seeking a better understanding of potential effects of the proposed quarry expansion on your dairy. A copy of your letter is being forwarded to Mr. Edward Elison, staff engineer, of Pacific Concrete and Rock Company for follow-up action. You may wish to contact him directly at 845-6441 to further discuss this situation.

We are confident that you will get a satisfactory response. If you need further assistance, you may call on Mr. Henry Eng of our staff at 523-4290.

Very truly yours,



WILLIAM E. WANKET
Deputy Director

NEW:st

cc: Mr. Edward Elison



RECEIVED
Foremost

DAIRIES HAWAII, LTD.

2277 KAMEHAMEHA HIGHWAY • HONOLULU, HAWAII 96819 • P.O. BOX 1834 • TELEPHONE 841-5831

242/78-694
February 20, 1978

Henry Eng
Department of Land Utilization
City & County of Honolulu
650 S. King Street
Honolulu, HI 96813

Dear Mr. Eng;

This is in reponse to your notification concerning the conditional use permit for Pacific Concrete and Rock Company to expand its present lime stone quarry operation adjacent to our leased property. The Pacific Concrete and Rock Company have been good neighbors and I see no problem in their expanded operation. However, because of the prevailing winds and our location in relation to theirs, I would like to be assured that we will have no dust problems as a result of their quarry operation. Up to this point, this has been no problem. I would also like to meet with their people to more fully understand the line of demarcation between our property and theirs.

Very truly yours,

Julius Walth
General Manager Foremost Farms
P.O. Box 1834
Honolulu, HI 96805

JW/pws

cc: P. Heckenlively

LU 2/15 - 612

DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



WALLACE MIYAHIRA
DIRECTOR AND CHIEF ENGINEER

801-14-0105

February 10, 1978

TO : MR. GEORGE S. MORIGUCHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM : WALLACE MIYAHIRA, DIRECTOR AND CHIEF ENGINEER
DEPARTMENT OF PUBLIC WORKS

SUBJECT: YOUR MEMORANDUM 77/CUP-13(HE) AND 77/SUP-9(HE) OF
JANUARY 23, 1978 RELATING TO A REQUEST FOR COMMENTS
ON AN APPLICATION FOR A CONDITIONAL USE/STATE SPECIAL
USE PERMIT TO EXPAND WAIMANALO QUARRY, TMK: 4-1-08: 2
AND POR. 79

Drainage:

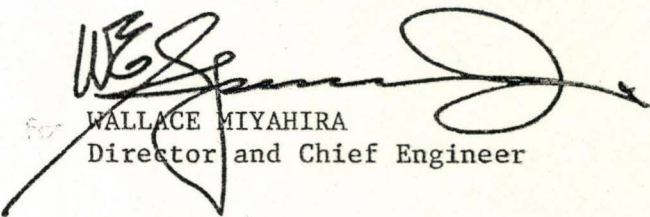
There will be no significant impact on our existing drainage systems.

Refuse Collection:

There will be no impact on our refuse collection services.

Sanitary Sewers:

Public sewers are not available in this area.


WALLACE MIYAHIRA
Director and Chief Engineer

SUMMARY DESCRIPTION

Applicant: Pacific Concrete and Rock Company, Ltd.
Landowner: Departments of Hawaiian Home Lands and Land and Natural Resources
Request: Conditional Use Permit and State Special Use Permit
Location: Waimanalo

Tax Map Key: 4-1-08: 2 and portion of 79

Existing Zoning: AG-1 Agricultural District

Detailed Land Use Map Designation: Residential

Area: 59+ acres

Proposal: To expand existing quarry operation as described in attached report excerpt.

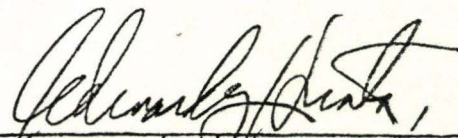
DEPARTMENT OF LAND UTILIZATION REMARKS: The existing quarry is presently regulated by Resolution 390 dated December 29, 1970 as amended. The current operation is complying with regulations.

BOARD OF WATER SUPPLY
(Department)

Comments:

We have no objections to the proposed quarry expansion. Adverse effects to potable groundwater resources or our water system facilities are not anticipated.

If further information is needed, please call Lawrence Whang at 548-5221.


(By)

EDWARD Y. HIRATA
Manager and Chief Engineer

FEB 10 1978
(Date)

GEORGE R. ARIYOSHI
GOVERNOR



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

February 8, 1978

242/98-604
JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

BOARD MEMBERS:

MEMBER - AT - LARGE

ERNEST F. MORGADO
MEMBER - AT - LARGE

Sidney Goo
MEMBER - AT - LARGE

SHIZUTO KADOTA
HAWAII MEMBER

STEPHEN Q. L. AU
KAUAI MEMBER

FRED M. OGASAWARA
MAUI MEMBER

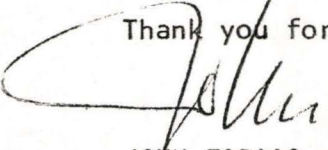
Memorandum

To: Mr. William E. Wanket, Deputy Director
Department of Land Utilization, C&C of Honolulu

Subject: Expansion of Waimanalo Quarry
TMK: 4-1-08:2 and Portion of 79

The Department of Agriculture has no objections to the subject project. We note the existence of several agricultural operations in the surrounding area; however, the project should not affect them so long as the applicant maintains close coordination of his activities with the neighboring farms.

Thank you for the opportunity to comment.


JOHN FARIAS, JR.
Chairman, Board of Agriculture

PROJECT OFFICES

WAIMEA OFFICE
P. O. BOX 125
KAMUELA, HAWAII 96743

KEAUKAHA OFFICE
P. O. BOX 833
HILO, HAWAII 96720



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAII 96805

January 11, 1978

PROJECT OFFICES

MAUI OFFICE
P. O. BOX 22
KAHULUI, MAUI 96732

MOLOKAI OFFICE
P. O. BOX 198
HOOLEHUA, MOLOKAI 96729

KAIJAI OFFICE
P. O. BOX 332
LIHUE, KAUAI 96766

Department of Land Utilization
Zoning Changes Branch
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Attention Mr. Henry Eng

Gentlemen:

SUBJECT: Waimanalo Quarry Conditional Use Permit
Application, Tax Map Key: 4-1-08: Portion 79,
7.359 Acres

This will inform you that the above-mentioned parcel is included under the Department of Hawaiian Home Lands' Land License No. 180, effective November 1, 1972, for a period of twenty (20) years to Pacific Concrete and Rock Company, Ltd.

Under Paragraph 1 of said license, the inclusion of the above 7.359-acre parcel is contingent on the approval of a pending land exchange between this Department and the Department of Land and Natural Resources, by the Secretary of the Interior.

Attached hereto you will find a certified copy of the survey map for the subject parcel.

Should any questions arise pertaining to this matter, please call Mr. Steve Kuna, Land Division, telephone 548-3223.

Thank you for your cooperation.

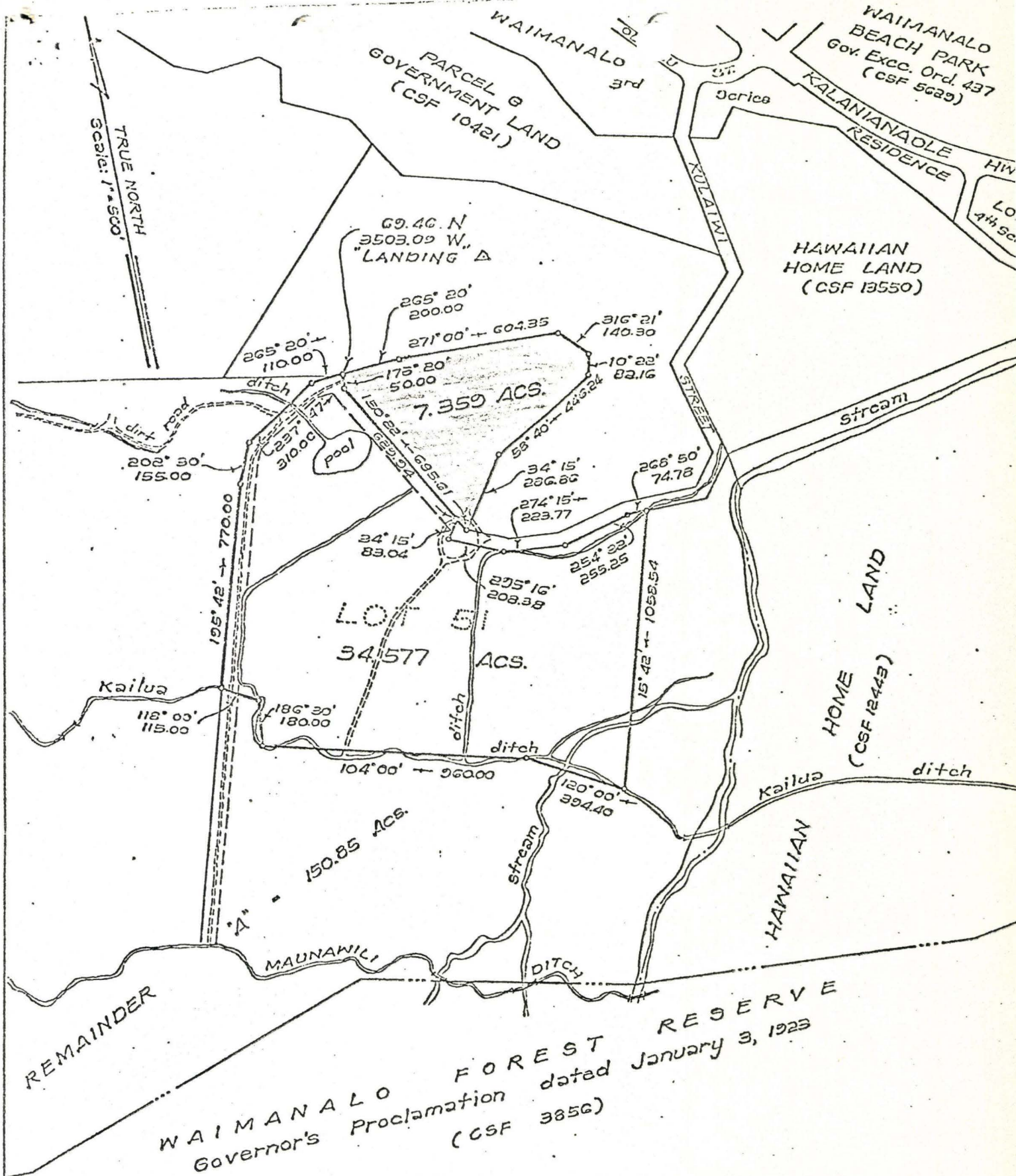
Owau no me ka ha'aha'a,
(I am, humbly yours)

(MRS.) BILLIE BEAMER, CHAIRMAN

JCK:yk

Attachment

cc: Mr. Ed. Ellison, Pacific Concrete and Rock Co., Ltd.
Mr. Jim Detor, Department of Land and Natural Resources



DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE OF HAWAII
WAIMANALO AGRICULTURAL SUBDIVISION
SUBDIVISION OF ITS REMAINDER
INTO LOT 51 AND REMAINDER "A"
Waimanalo, Koolaupoko, Oahu, Hawaii
Scale: 1 in. = 500 ft.

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

JAN 11 1979

W. Y. THOMPSON, CHAIRMAN
BOARD OF LAND & NATURAL RESOURCES

EDGAR A. HAMASU
DEPUTY TO THE CHAIRMAN

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

Hon. George Moriguchi, Director
Department of Land Utilization
City and County of Honolulu
Honolulu, Hawaii

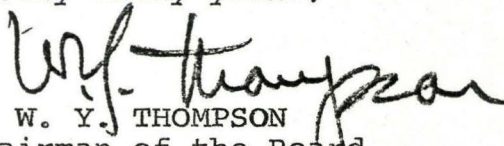
Attn.: Mr. Henry Eng
Zoning Changes Branch

Dear Sir:

Subject: Waimanalo Quarry (TMK: 4-1-08:79)

This is to confirm that the subject parcel has been committed to the Department of Hawaiian Home Lands as part of a land exchange currently being processed and that we accordingly have no objection to the requested zoning change.

Very truly yours,


W. Y. THOMPSON
Chairman of the Board

cc: Hawn. Home Lands
Mr. M. Kealoha
Mr. S. Hong
Oahu District Office

RECEIVED

78 JAN 16 PM 1:37



UNITED STATES DEPARTMENT OF THE INTERIOR
MINING ENFORCEMENT AND SAFETY ADMINISTRATION
METAL AND NONMETAL MINE HEALTH AND SAFETY
R. E. Riley, Subdistrict Manager
Suite 900, 2721 North Central Avenue
Phoenix, Arizona 85004

142/78-252
RECEIVED
DEC 12 1977

Mine Name Waimanalo Quarry and Mill Identification No. 51-00040
Company Name Pacific Concrete and Rock

SUPPLEMENT TO INSPECTION REPORT DATED October 20, 1977

Total dust sample results and other pertinent data are
included in the attachment. No violations of total dust were ob-
served during this inspection.

/s/ Frank B. Seale

Frank B. Seale
Metal and Nonmetal Mine Inspector

No. of Last NOTICE Issued: 137 Date Issued: October 20, 1977
No. of Last ORDER Issued: 5 Date Issued: September 17, 1976
No. of Outstanding NOTICES: 19

TOTAL DUST MEASUREMENTS

Sampling Method

The dust concentration results included in this report were obtained by the gravimetric dust sampling method. Results are milligrams of total dust per cubic meter of air (mg/m^3).

The dust sampling equipment used consisted of an air pump and a 37 mm diameter, 5 micron pore size filter. All components were interconnected by tubing and/or fittings to maintain a negative pressure at the filter inlet. Sampling equipment was of the "personal" type and the filter assembly was located in the breathing zone of each person sampled. When taking a total dust sample, a cyclone dust classifier is not used.

As air was drawn through the sampling device, the airborne dust was deposited on the filter.

The equipment used met the requirements of the American Conference of Governmental Industrial Hygienists for airborne dust sampling and was operated at an air flow rate of 1.7 liters per minute. The flow rate of the apparatus was checked prior to use and was periodically checked during sampling to ensure that the flow rate was maintained.

Each filter was weighed prior to and after sampling, with the difference in weight being the amount of dust collected on the filter.

Free Silica (SiO_2)

Free silica (alpha quartz) analyses were made of the total dust collected on the filters. The sample location and the results obtained are shown in the appended table(s).

Threshold Limit Values (TLV)

The 1973 edition of "Threshold Limit Values of Airborne Contaminants and Physical Agents," as published by the American Conference of Governmental Industrial Hygienists, was the source of the applicable threshold limit values. The TLV, in mg/m^3 , is the limiting value for exposure to total airborne dust for a 7 to 8-hour workday. Dust with less than 1 percent SiO_2 is considered nuisance dust and the TLV is $10 \text{ mg}/\text{m}^3$.

The TLV for total dust containing greater than 1 percent SiO_2 is calculated from the following equation:

$$\text{TLV (in mg/m}^3\text{)} = \frac{30}{\% \text{ SiO}_2 + 3}$$

The Time Weighted Average (TWA) concentrations were calculated from the following equation:

$$\text{TWA Conc. (in mg/m}^3\text{)} = \frac{\text{Dust weight (mg)}}{\text{flow rate (lit./min.)} \times \text{time (min.)} \times .001 \text{ m}^3/\text{lit.}}$$

TWA concentrations exceeding the TLV indicate overexposure.

Mine ID No.: 51-00040 Date: October 20, 1977 Product: Crushed Rock

Mine Name: Waimanalo Quarry and Mill

METHOD OF DETERMINATION:

☐ / X-Ray Diffraction
☒ / Other Total

TYPE OF SAMPLE ANALYZED:

☐ Welding Fume
☒ Total Airborne Dust
☐ Respirable Airborne Dust

Name and Social Security No.	Occupation and Location	Sample Number	Date Sampled	Sampling Time (min.)	Contaminant	Contaminant Amount	Sample Weight (mg)	TLV (mg/m ³)	TWA Conc. (mg/m ³)
M. Ono 575-12-6902	Truck driver, Peterbilt No. 536		10-20-77	480	SiO ₂	0.440	0.455	10.00	0.56
R. Santos 576-70-4207	Driller, Machine No. 241		"	"	"	0.564	0.886	10.00	1.09
Harry Woo 562-56-9070	Primary plant operator		"	"	"	0.505	0.396	10.00	0.49

2612/09-7172

RECEIVED

77 16 2:55

December 15, 1977

Office of Environmental Quality Control
550 Halekauwila Street
Room 301
Honolulu, Hawaii 96813

Gentlemen:

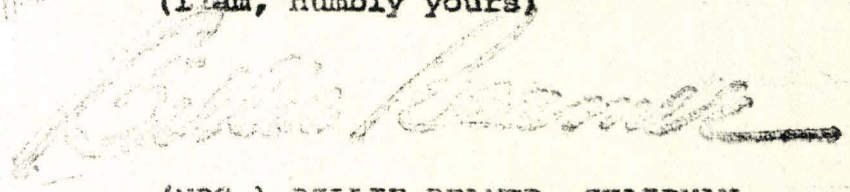
**SUBJECT: Notice of Determination (Negative Declaration),
Coral Limestone Quarrying, Crushing, and
Screening Sand and Aggregates, Concrete
Batching Plant, Situate at Waimanalo,
Island of Oahu**

Transmitted herewith is one (1) copy of a Notice of Determination (Negative Declaration) for the above-mentioned project prepared in accordance with Section 1:31 of the Environmental Impact Statement Regulations.

It appears that the said project will not result in any significant impact; we are therefore, submitting this negative declaration for your approval.

Thank you for your cooperation.

Owau no me ka ha'aha'a,
(I am, humbly yours)



(MRS.) BILLIE BEAMER, CHAIRMAN

SEK:yk

Enclosure

cc: Pacific Concrete and Rock Company, Ltd.
City and County of Honolulu
Department of Land Utilization

HAWAII STATE DEPARTMENT OF HEALTH
POLLUTION INVESTIGATION AND ENFORCEMENT BRANCH
1250 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

INSPECTION REPORT

FIRM NAME: Pacific Concrete & Rock, Ltd. - DATE: 12-5-77
MAILING ADDRESS: 411-830 KALANIANIAOLE Highway, Waimanalo-Hi -
SOURCE ADDRESS: SAME AS ABOVE - TELEPHONE: _____
PERSON CONTACTED: Mr Pat Iagrimas - TITLE: Plant Superintendent. -

REASON FOR INSPECTION:

Routine ☐ Compliance Schedule ☐
Permit Requirement ☐ Variance Condition ☐
Other ☒ Explain: ANNUAL Indepth Inspection -

OBSERVATIONS: Since the last Indepth Report this facility has made NO
MAJOR CHANGES other than Operation Schedules - Presently the Quarry
and Crushing Operation continues on an eight hour day 5 days a week -
The Sand Plant continues to operate on an eight hour day 5 days a week -
the Cement Batch Plant operates on a limited scale - For the entire
year of 1977 - total Operation was for two weeks -
NO major pollution problems have developed since the
Installation of the Spray System on the Conveyors and drop points - Operation
of the Quarry and Plant proper are discontinued during Southeast Wind
Conditions -

VIOLATION(S): ☐ REGULATION: CHAPTER _____ SECTION _____ ☐ PERMIT REQUIREMENT
☐ COMPLIANCE SCHEDULE ☐ VARIANCE CONDITION
☐ OTHER: _____

CAUSE OF VIOLATION: _____

RECOMMENDATION: _____

REFERRED TO: _____ DATE: _____
REASON: _____

FOLLOW-UP NEEDED: YES ☐ WHEN: _____
NO ☐ WHY: _____

R. B. Fillman -
INSPECTOR

142/98-751

HAWAII STATE DEPARTMENT OF HEALTH
POLLUTION INVESTIGATION AND ENFORCEMENT BRANCH
1250 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

INSPECTION REPORT

FIRM NAME: Pacific Concrete & Rock Co. Ltd. DATE: 11/17/76

MAILING ADDRESS: 2344 Pahounui Dr. Honolulu, HI -

SOURCE ADDRESS: 41-830 Kalaniana'one Hwy. Waimanalo TELEPHONE: 259-7931

PERSON CONTACTED: Pat Lagrimas TITLE: Plant Superintendent

REASON FOR INSPECTION:

- | | | | |
|--------------------|-----|----------------------------------|-----|
| Routine | () | Compliance Schedule | () |
| Permit Requirement | () | Variance Condition | () |
| Other | (X) | Explain: <u>In-depth Study -</u> | |

OBSERVATIONS: An in-depth study of this facility was conducted on 11/17/76. - A complete overview was presented by the Plant Superintendent. A write up was submitted per EPA and file. -

VIOLATION(S): () REGULATION: CHAPTER _____ SECTION _____ () PERMIT REQUIREMENT
() COMPLIANCE SCHEDULE () VARIANCE CONDITION
() OTHER: No Violations Noted At This Time. -

CAUSE OF VIOLATION: _____

RECOMMENDATION: _____

REFERRED TO: _____ DATE: _____
REASON: _____

FOLLOW-UP NEEDED: YES () WHEN: _____
NO (X) WHY: No Complaints or Fugitive Dust have been reported in more than two years. -

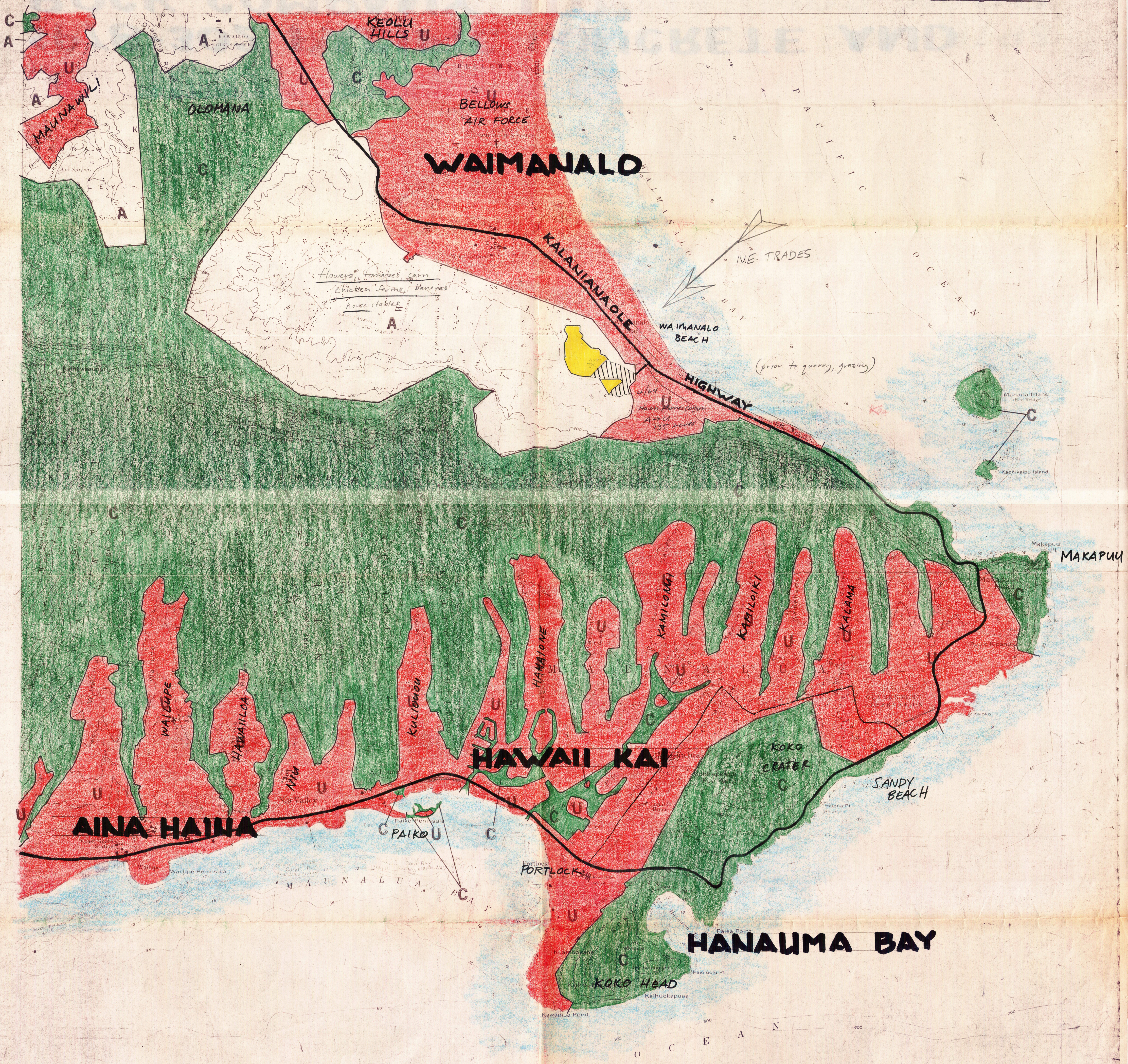
R. B. Tillman
INSPECTOR

SP78-302 Pacific Concrete & Rock Co., Ltd

LUC
MAPS

This is a copy of a U. S. Geological Survey manuscript compiled by photogrammetric methods. It does not include information to be obtained during field completion surveys.

LAND USE DISTRICT BOUNDARIES		
<u>DISTRICT MAP</u> 0-15	STATE OF HAWAII LAND USE COMMISSION DEPT. OF PLANNING & ECONOMIC DEVELOPMENT EFFECTIVE DATE: DEC 20 1974	<u>DISTRICTS</u> U = URBAN R = RURAL A = AGRICULTURAL C = CONSERVATION

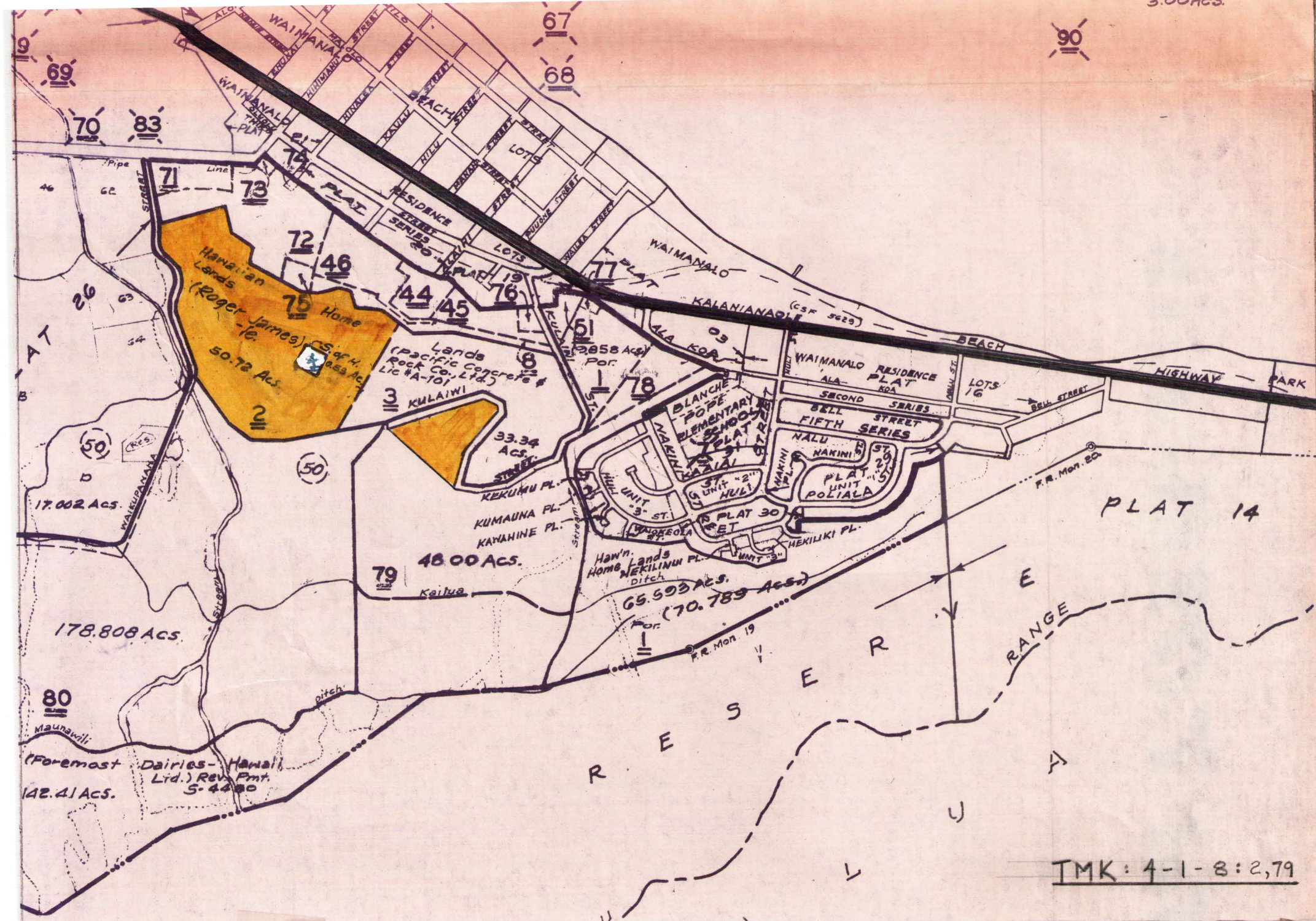


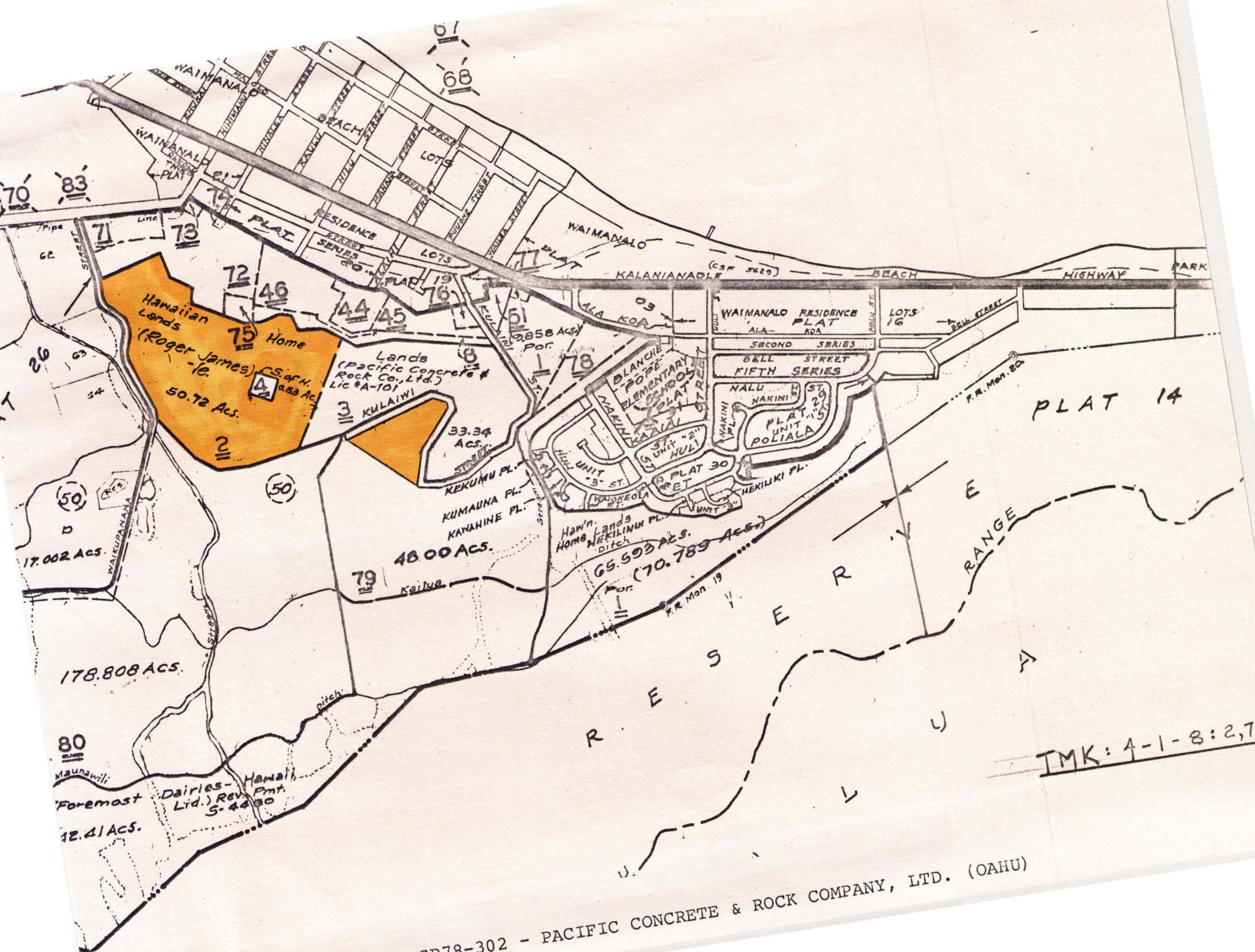
**SP78-302 PACIFIC CONCRETE AND
ROCK COMPANY, LTD.**

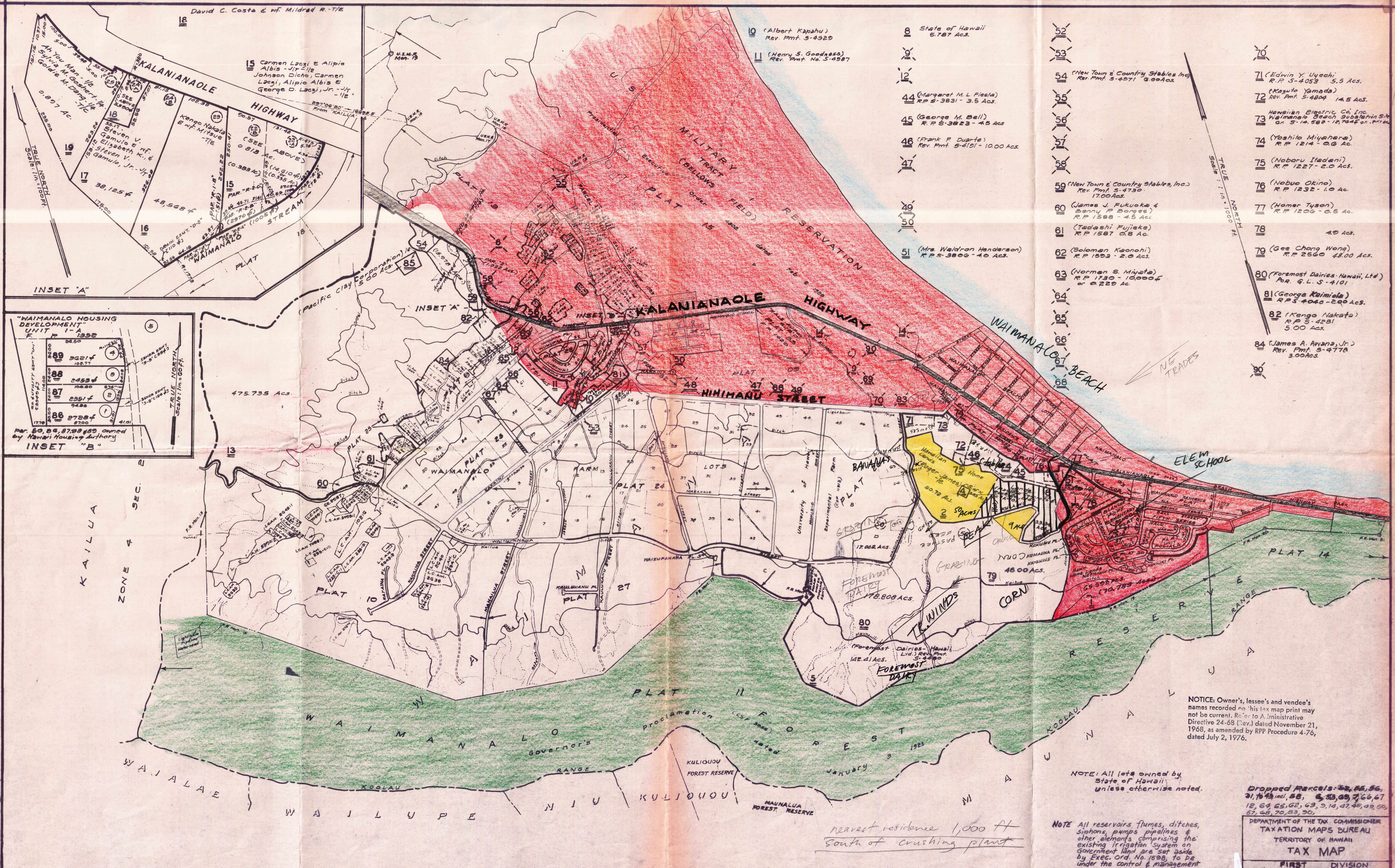
O-15

Waimanalo / Kokohead

KOKO HEAD, HAWAII
N2115-W15739/75







NOTICE: Owner's, lessee's and vendee's names recorded on this tax map print may not be current. Refer to Administrative Directive 24-68 (Rev.) dated November 21, 1968, as amended by RPP Procedure 4-76, dated July 2, 1976.

NOTE: All lots owned by State of Hawaii unless otherwise noted.

NOTE: All reservoirs, flumes, ditches, siphons, pumps, pipelines & other elements comprising the existing irrigation system on government land are set aside by Exec. Ord. No. 1598, to be under the control & management of the Water & Land Development Commission.

nearest residence 1,000 ft south of crushing plant.

Dropped Parcels: 52, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

DEPARTMENT OF THE TAX COMMISSION		
TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FIRST DIVISION		
ZONE	SEC.	PLAT
4	1	08
CONTAINING		PARCELS
SCALE: 1 IN. = 1000 FT.		

SP78-302 PACIFIC CONCRETE & ROCK COMPANY, LTD.

POR. WAIMANALO, KOOLAPOKO, OAHU, I. H. (Formerly pars. of 4-1-08, 90, 10, 12 & 13)

SUBJECT TO CHANGE

SP78-302 PACIFIC CONCRETE & ROCK COMPANY, LTD.