

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

January 23, 1998

Ms. Ann Cobb
Waikoloa Development Company
150 Waikoloa Beach Drive
Waikoloa, Hawaii 96738

Dear Ms. Cobb

Final Progress Report
LUC Docket No. SPP-71-117 (SPP 197)
Applicant: Waikoloa Development Company
Tax Map Key: 6-8-001: Portion of 5

This is to acknowledge receipt of your final progress report in compliance with Condition No. 9 of the above-referenced permit.

By copy of this letter, we will forward your report to the State Land Use Commission for their information.

According to our records, the applicant has complied with all conditions of approval of the subject Special Permit. This letter is to inform the applicant that further annual progress reports will not be required.

Thank you for your timely compliance with the conditions of approval of Special Permit No. 197. Should you have any questions please feel welcome to contact Royden Yamasato of our Kona office at 327-3510.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

SSO:rld
d:\68001005\waikoloa.ltr

xc: West Hawaii Office

Resp. to # 12234



January 20, 1998

Mr. Royden Yamasato
West Hawaii Coordinator
Planning Department
County of Hawaii
75-5706 Kuakini Highway, Suite 108
Kailua-Kona, Hawaii 96740

RE: Special Permit No. 71-117 (SPP 197)
Applicant: Waikoloa Development Co.
Approved Use: Quarry Operations and Allied Uses (Makai Quarry)
TMK: 6-8-01: Portion of 5

Dear Mr. Yamasato:

As we noted in previous correspondence, quarry operations at the Makai Quarry ceased and restoration was completed in 1996. Mr. Rodney Nakano and Mr. Daryn Arai of the Planning Department did a pre-closure inspection in January 1994 and asked us to renaturalize portions of the most makai area of the quarry boundaries, closest to Waikoloa Road, where Waikoloa Concrete's operations were once located, in addition to the ongoing restoration work in the main quarry area.

All renaturalization is complete and the Special Permit expired on December 17, 1997. As requested, enclosed are photographs of the restored quarry for your files. Three series of panoramic views are assembled: The makai area where Waikoloa Concrete was located; the middle area where Hawaiian Bitumuls and Hawaiian Cement had their batch plants; and the quarry area where Allied Aggregates mined rock for over 20 years.

We will, of course, welcome your site inspection to verify the completion of the restoration. As the landowner, we are satisfied. We would appreciate a formal written acceptance and notification to the State Land Use Commission of the satisfactory closure of this permit.

Sincerely,

Ken Melrose
Vice President/Development

ac

Enclosures

c: Thos Rohr (w/out encl.)
State Land Use Commission (w/out encl.)

Luc-199



STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

December 20, 1971

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Governor

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Director Department
of Planning and Economic
Development

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Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on December 17, 1971, the Land Use Commission voted to approve a special permit request by Boise Cascade Recreation Communities Group (SP71-117) to operate a quarry, including allied uses such as a portable screening plant, rock crusher, and scales at Waikoloa, South Kohala, Hawaii, identifiable by Tax Map Key 6-8-01: portion of 5, subject to the conditions, as amended, imposed by the Hawaii Planning Commission (see map attached).

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

Very truly yours,

Tatsuo Fujimoto
TATSUO FUJIMOTO
Executive Officer

Enclosures

cc: D. W. Korth, Jr.
Hawaii District Office, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation

STATE OF HAWAII
LAND USE COMMISSION

Kailua High School
Kailua, Oahu

December 17, 1971
2:00 p.m.

STAFF REPORT

SP71-117 - BOISE CASCADE RECREATION COMMUNITIES GROUP

A special permit to allow the operation of a quarry, including allied uses such as a portable screening plant, rock crusher, and scales within the State Land Use Agricultural District has been requested by Boise Cascade Recreation Communities Group. The subject site comprises approximately 309 acres and is located at Waikoloa, South Kohala, Hawaii, Tax Map Key 6-8-01: 5.

The applicant has submitted maps and metes and bounds which specifically identify the area in question.

The applicant states that there exists a need for crushed aggregate for various construction needs within the Waikoloa project. Some of the construction projects which will utilize the quarry material include roads, a golf course, curbs and gutters, drainage structures, water storage tanks, encasements for ducts and other structures such as bridges.

The applicant has submitted the following in support of his special permit request:

1. The subject area has been designated as a desirable site for quarrying clinker material by Ahsing, Mills and Associates, Soil Consultants.

2. Boise Cascade intends to remove aggregates for construction on an "as needed" basis.
3. At the end of quarrying operations, a grading plan will be done, the natural contours will be restored and the site will be made to appear as natural open space.
4. The request will not be materially detrimental to public health, safety, and general welfare, nor will it be injurious to property rights relating to the adjacent property owners because:
 - a. The nearest property owner is approximately $\frac{1}{2}$ to 1 mile from the subject site.
 - b. Lava flows occur extensively throughout the proposed site indicating minimum dust problem.
 - c. No urban population exists within 7 miles of the site.
5. The denial of this special permit would result in practical difficulties and unnecessary hardship because Boise Cascade would then have to import processed aggregate from an existing quarry located approximately 6 miles away.

Two quarry sites already exist on the Waikoloa project site. The makai site #1 is a cinder quarry; and, the lower site #2 consists of a blue rock aggregate source, crusher plant, repair shop, and an A.C. and concrete batching plant.

The proposed quarry site (referred to as site #3 on map) is presently vacant and characterized by extensive lava lands. The Anaehoomalu Urban District is about a mile west of the subject area, and the Waikoloa Urban District is approximately 3½ miles to the east. The access road to the Anaehoomalu Urban District runs along the northern boundary of the subject area.

The Land Study Bureau classification shows that the parent material of the subject area consists of aa and pahoehoe with sharp aa clinkers, contains no soil material, is unsuited for machine tillage, contains slopes ranging from 0 to 20 percent, and is very poorly suited for overall agricultural use. The mean annual rainfall ranges from 15 to 20 inches, and the elevation is about 200 feet above sea level. The prevailing winds are from the ocean blowing inland in a westerly or northwesterly direction.

At its October 14, 1971 meeting, the Hawaii County Planning Commission recommended approval of this special permit based on the following findings:

- "1. That the desired use would not adversely affect surrounding property. The proposed use may be looked upon as being of a temporary nature, and highly desirable for the development of the entire project.
- "2. That such use would not unreasonably burden public agencies to provide additional services.

- "3. That the proposed use will not substantially alter or change the essential character of the land and the present use.
- "4. That the proposed use will make the highest and best use of the land involved for the public welfare. The quarry operation and allied uses will be of great benefit and convenience to the development of the Waikoloa project."

The approval was subject to the following conditions:

- "1. That all State and County standards and appropriate safety measures be taken by the applicant to safeguard vehicular traffic during the entire period of the operation, 24 hours a day.
- "2. That the applicant shall take every precaution not to create any inconvenience from noise and dust problems during the operation. *Dec 7, 1971*
- "3. That the operation be confined within the metes and bounds descriptions as submitted.
- "4. That this permit shall expire within 5 years from the date of approval by the State Land Use Commission should the agency approve this request. If, at the end of 5 years, the applicant reapplies for the special permit and is denied, or if the applicant fails to reapply for the special permit, then all temporary support facilities, along with equipment, will be removed. A grading plan will then be done and the natural contours will be restored. At the end of quarrying operations, the site shall appear as natural open space and not as a scar on the landscape.
- "5. The materials removed from the subject site shall be restricted to use within their own development."

By letter dated November 16, 1971, the Hawaii County

Planning Commission wrote that:

"This is to inform you that the Planning Commission, at its meeting of November 11, 1971 reconsidered the fifth condition imposed on the permit. It was voted to allow

the sale of excavated material and not limit the use to their own development; and with this allowance, it was recommended that an annual check be made by the staff to see that there is a reasonable control on the excavation."

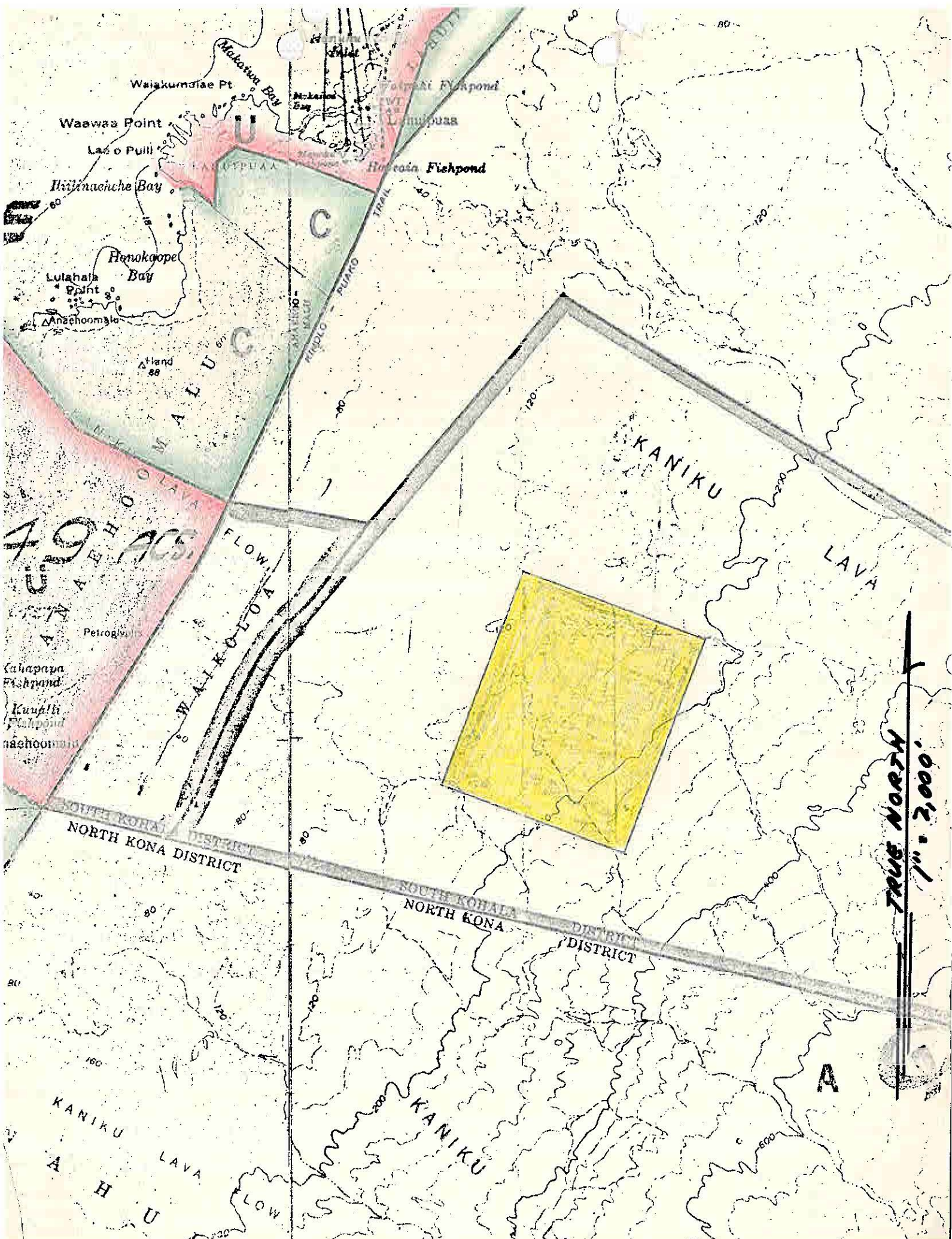
Upon evaluation of this request, staff finds that:

1. The applicant has supplied sufficient information concerning the actual scope and operation of the quarrying and processing activities including a site selection analysis by Ahsing, Mills, and Associates.
2. The quarrying operation would not unreasonably burden public agencies to provide services.
3. The proposed quarry site is remotely situated and will have little, if any, adverse effect on neighboring populated areas.
4. Although the quarry operation and allied uses would somewhat alter the physical character of the land, the applicant has stated that every effort will be made to simulate contours which will appear natural in character to the surrounding area after quarrying operations terminate. The County has also included a condition which assures that a grading plan will be done and natural contours restored.
5. The applicant has stated that according to the Bishop Museum, no historical sites, caves or

burial grounds, etc. are situated on the proposed quarry site.

6. The State Department of Transportation has indicated that tentative design for the Kailua-Kawaihae Coastal Highway will run approximately 1 mile makai of the subject area. The scheduled operation for the highway is sometime in 1976. The tentatively scheduled completion date of the highway, which closely coincides with the termination date of the special permit, alleviates the concern that the quarry operation will be visually distracting from the new highway.

Based on the above findings, staff recommends approval of this request, subject to the 4 conditions established by the Hawaii County Planning Commission. With regard to condition #5 which was reconsidered and deleted by the Hawaii County Planning Commission at its meeting of November 11, 1971, the Land Use Commission staff feels that the restriction is justified and reasonable, and should be imposed for the reason that all of the evidence submitted by the petitioner in substantiation of his request relates to the needs of the Waikoloa project. No evidence has been submitted to justify the use of the quarried material for other projects, nor was there any mention in the application that the material was partly intended for commercial purposes.



49 AC.

TRUE NORTH
1" = 2,000'