



STATE OF  
HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
**LAND USE COMMISSION**

P. O. BOX 2359 • HONOLULU, HAWAII 96804

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June 5, 1972

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

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on June 2, 1972, the Land Use Commission voted to approve a special permit to Tommy Ishimaru (SP72-128) to allow the operation of a quarry including allied uses such as crushing plant, a concrete batch plant, and an asphalt concrete plant on approximately 25 acres of land described as Tax Map Key 9-5-7: portion of parcel 29, at Naalehu, Ka'u, Hawaii, subject to the conditions set forth by the Hawaii County Planning Commission.

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

Very truly yours,

*Tatsuo Fujimoto*  
TATSUO FUJIMOTO

Executive Officer

Enclosures

cc: Tommy Ishimaru  
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

Discovery Room, Kona Hilton Hotel  
Kona, Hawaii

June 2, 1972  
10:30 a.m.

STAFF REPORT

SP72-128 - TOMMY ISHIMARU

A special permit to allow the operation of a quarry including allied uses such as crushing plant, a concrete batch plant, and an asphalt concrete plant on 25 acres of land located at Naalehu, Ka'u, Hawaii, has been requested by Mr. Tommy Ishimaru. The land is located within the Agricultural District and identified as TMK 9-5-7: portion of parcel 29. Parcel 29 is owned by Mr. Ishimaru and consists of a total of 166.5 acres.

The proposed quarry site is situated between the Naalehu and Waiohinu Urban Districts, approximately one-half mile east of the Naalehu Police Station and about 4,000 feet makai of Mamalahoa Highway.

Mr. Ishimaru is requesting this special permit to establish a quarry operation to supply quarry material for the construction of a variety of proposed developments in the Ka'u area. It was indicated that there is no quarry operation in this district at the present time. The petitioner identified C. Brewer & Co., Ltd., Hawaiian Ranchos, Hawaiian Ocean View Estates, Discovery Harbor and Green Sands,

Hutchinson Sugar Company, Hawaiian Agricultural Company, the County, and the State as possible developers that will be needing quarry material for a number of proposed construction projects in the Ka'u district. Mr. Ishimaru further stated that, "at the present time, material has to be brought in from Hilo or Kona which involves a 128 mile round trip and takes from 5 to 6 hours."

The petitioner also indicated that the excavated area can be made available for dumping debris from the Naalehu Flood Control basin since the present site is nearing capacity.

The subject area is vacant, covered with shrubbery, and accessible only by a very poor unimproved road. The surrounding areas to the south, east, and west are predominantly pasture and open land. The closest residence to the subject site is situated approximately one-half mile north of the proposed quarry site and along Mamalahoa Highway.

The Land Study Bureau classification shows that the soil productivity rating for the area in question is "D" or poor. The quarry site consists of well-drained, shallow volcanic ash and pahoehoe, and gently sloping terrain with slopes generally under 20 percent and a mean annual rainfall range between 40 to 60 inches. The elevation is at the 800 foot level. The prevailing wind pattern is generally northeast to

southwest and away from the Naalehu and Waiohinu residential areas. The Kona wind which blows from southwest to northeast occurs primarily between December and March, on an average of no more than 3 to 5 days a month.

At its April 13, 1972 meeting, the Hawaii County Planning Commission voted to recommend approval of this special permit based on the following findings:

- "1. that the proposed use would not unreasonably burden public agencies to provide roads and streets, sewers, water and drainage improvements. The applicant will provide his own access to and from the proposed quarry site, and no public improvements will be necessary;
- "2. that there are no operating quarries in the Ka'u district now, the largest district on the Big Island. The need for a quarry in the district is surely warranted to sustain the existing and anticipated public and private developments."

The recommendation for approval was subject to the following conditions:

- "1. that all State and County standards and appropriate safety measures be exercised by the applicant to assure optimum vehicular traffic safeguards during the entire period of the operation;
- "2. that the applicant obtain an authority to construct from the Department of Health prior to construction of the facilities;
- "3. that the applicant obtain a permit to operate from the Department of Health prior to operation and for continued operation of the facilities;

- "4. that every precaution be taken by the applicant to avert any inconvenience such as traffic, noise and dust problems, to surrounding properties;
- "5. that excavation shall not commence until a complete historical survey of the area is conducted and reviewed by appropriate agencies. All historical sites shall be preserved;
- "6. that the operation be confined to approximately twenty-five (25) acres and within the area indicated on the map submitted;
- "7. that the quarrying operation and its allied uses be terminated five (5) years after the date of approval of the special permit or upon written request of the adjoining properties which prove that the operation is causing them excessive inconvenience;
- "8. that upon expiration of the permit, the applicant shall remove all temporary support facilities and equipment from the area. The land shall then be graded to blend with the surrounding area. Prior to the grading, however, the applicant shall prepare a grading plan, subject to the approval of the County Planning and Public Works Departments;
- "9. that the Planning Department shall make periodic inspection of the site to see that no adverse effects are being created by the quarry operation such as dust, noise and indiscriminate excavation which will substantially alter the land. If it is determined that adverse effects are created, the Planning Commission shall have the authority to require the applicant to cease and desist the quarry operation.
- "10. that operation be limited to only during regular working hours."

The subject site is zoned Ag-20 acres and general planned for extensive agricultural use.

At the hearing, it was reported that the Department of Public Works and the Department of Water Supply have no objections to the proposed quarry site.

In a letter dated March 28, 1972 to the Hawaii County Planning Department, Mr. James M. Nakahara, Chief Sanitarian, Hawaii District, Department of Health, stated in part that:

"The proposed equipment to be located on the site for the quarrying and batching operations are classified as new sources and thus are required to obtain an Authority to Construct and a Permit to Operate from the Department of Health under the provision of the recently adopted Air Pollution Regulations which became effective on March 21, 1972."

Mr. Nakahara further suggested that the special permit be approved under two conditions. These conditions have been incorporated in conditions #2 and #3 of the County's conditions.

The County planning staff further informed that there are no historical sites or listings of any historical sites on the subject parcel.

The County Planning Commission has received seven letters requesting favorable action on the petition and one letter opposing the proposed operation as follows:

In support of the petition

1. In his letter dated February 15, 1972, Mr. J. Hewetson, Manager of Hutchinson Sugar Company, Ltd., stated

that the quarry operation would benefit the community and urged approval. He added that the hauling charge for a ton of crushed rock alone can be as high as \$6 and that this was a major factor in the high construction costs on the Ka'u coast.

2. In his letter dated February 17, 1972, Mr. James K. Kuwaye, President of Kuwaye Brothers, Inc., strongly recommended approval for the reasons that there is an economic need for a source of supply of quarry material in the Ka'u district; a source of quarry material in this area will greatly reduce building material and construction costs; the quarry operation will eliminate hauling material from Hilo and thereby reduce traffic; and the quarry operation will provide jobs and income.
3. In his letter dated February 17, 1972, Mr. R. E. Hopkins of Morrison-Knudsen Company, Inc. strongly supported this special permit request. He informed that his company was the low bidder for the Hawaiian Discovery Harbor project and that if Mr. Ishimaru's proposed quarry site

becomes operational, they would avail themselves of this source.

4. In his letter dated February 17, 1972, Mr. Charles Menning, President of Shield-Pacific Ltd., requested that this quarry operation be approved since there are no commercial concrete aggregate or ready mix concrete facilities in Ka'u. The nearest facilities are located in Hilo, 60 miles away, and hauling concrete for a long period reduces its strength. Savings of approximately \$5,000 to \$10,000 to taxpayers for the Waiohinu flood control project alone could be realized if the project is approved.
5. In his letter dated February 17, 1972, Mr. Ernest A. Smith, Manager of Hawaiian Agricultural Company, requested favorable action on this request since there is a need for a source of quarry material in the Ka'u area and that this service would reduce the high hauling cost from Hilo.
6. In his letter dated February 23, 1972, Mr. Edward E. Crook, Vice President of Administration, Inc., stated that on behalf of his company and Swinerton Hawaii Venture, they endorse the project. He believes that the proposed location will have no



adverse effect upon the lives or businesses of others.

7. In a letter dated February 23, 1972, Mr. George A. Arthur, Project Manager of Cal-Pacific Resources of Hawaii, Ltd., recommended favorable action. He informed that his company was developing the Discovery Harbor project and that the availability of a quarry facility in the Ka'u area will contribute to the economy.

In opposition

1. In a letter dated February 11, 1972, Mr. Larry O. Hawkins, Vice-President and Manager of Hawkins Audio Engineers, Inc., advised that he was a partial owner of the 67 acre parcel adjoining the proposed quarry site and that he was opposed to the quarry operation at the proposed site because the geographic location and pleasant and mild climate were more conducive to resort development, residential subdivision, or a shopping center and business development. He added that the proposed quarry site is approximately a mile from the center of an existing town and that to allow this type of industrial development would

lower property values, increase pollution, and the noise levels would be unbearable. The Halawa quarry on Oahu was cited as an example of the ill effects that may arise from a quarry operation.

In addition, Mr. Hawkins stated that if the proposed quarry operation was allowed, it would drastically hamper expansion of Naalehu.

Upon evaluation of this request, staff finds that:

1. The comprehensive conditions stipulated by the County will adequately protect the surrounding areas, alleviate and minimize pollution, health, and safety hazards, and insure the restoration of the area.
2. The proposed quarrying operation would not unreasonably burden public agencies to provide additional services, nor would it be contrary to the objectives of the Land Use Law.
3. The proposed quarry site would be a convenient and much needed source of quarry material for the construction of both private and public work projects in the Ka'u district since there are no operating quarries located in the area.

4. A quarry source in the Ka'u area would eliminate hauling of material from Hilo and thereby reduce heavy equipment traffic from the highways.

Based on the above findings, the staff recommends approval of this request, subject to the County's conditions.