

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

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

Board Room  
Queen Liliuokalani Building  
Honolulu, Hawaii

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

*Approved*  
AUG 30 1973

COMMISSIONER ABSENT: Shelley M. Mark

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

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

ACTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Kaukonahua Road is 20 feet wide with grades varying from 4 to 7%, 4½ miles long with 2 traffic lanes. There is almost no pedestrian traffic. At the steepest grade, the combination trucks travel at approximately 17 miles an hour and pick up speeds of up to 45 miles when they reach the flat portion near Wilikina Drive. Light vehicles travel at 45 miles. Mr. Hong elaborated in detail the methodology employed in comparing data relative to the percentage of trucks against the total traffic on Kaukonahua Road during peak and off peak hours. He concluded that during the morning peak hours, 1% were



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Absent: Commissioner Mark

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

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

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

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

Petitioner supplied 40% of all concrete in the island, employing 300 people whose livelihood depended on the operation. Also, by virtue of its location, the land fill operation and quarry site will not affect the traffic pattern on H-1.

Mr. Charles Boerner, Civil Engineer with the Navy, submitted a letter dated March 22, 1973 over the signature of Captain L. G. Timberlake, District Civil Engineer, 14th Naval District, and requested that the Commission file it on record (see copy on file). He elaborated that there was only one point in the letter which differed from Mr. Robinson's testimony regarding the Navy's deep concern over the disturbance to the water system to the air station at Barbers Point. Only recently it had been established that the Navy's tunnel lay within 500 feet of the proposed quarry operation and presently, Dames and Moore, consulting engineers, were making a further study into the effect of the blasting operation on the Navy's water installation, and upon its completion the Navy will be able to assess the situation.

In response to the concerns expressed by Mr. Boerner, Vice Chairman Tangen called his attention to the County's condition #4 in which it was stipulated that prior to commencing with the quarry operation, the applicant, in cooperation with the Navy, shall conduct studies necessary to determine the probable effect of the operation on the Navy's water distribution system at Barbers Point. If the studies indicate that there may be adverse effects, the applicant shall revise the proposed operation in a manner acceptable to the Planning Director and the U. S. Department of Navy.

Commissioner Napier's motion to approve the special permit as recommended by staff, which was seconded by Commissioner Sakahashi, was unanimously approved.

#### TEMPORARY COMMISSION ON STATE-WIDE ENVIRONMENTAL PLANNING

Chairman Inaba announced that he had appointed Vice Chairman Tangen to represent the Land Use Commission on the Governor's Temporary Commission on State-wide Environmental Planning.

Since there was no further business, the meeting was adjourned.