
Daryn Arai
Land Use Planning Consultant

May 17, 2022

Mr. Zendo Kern, Planning Director
County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96720

Dear Director Kern:

Subject: Applicant's Response to Agencies' and Public Comments regarding
Special Permit Application PL-SPP-2022-000012
Applicant: Yamada and Sons, Inc.
Request Proposed quarry and related activities on 37.882 acres
TMK: 2-1-013: 002 (portion); Waiākea, South Hilo

This letter will respond to comments received from consulting agencies that have reviewed the above-described amendment request. We appreciate these agencies' and public comments being provided to the Applicant.

Department of Health – Clean Air Branch (via email dated April 1, 2022)

If required, the Applicant will secure an air pollution control permit from the Clean Air Branch and comply with all applicable conditions and requirements.

No demolition of existing structures or activities involving asbestos are proposed.

Quarrying activities have the potential to produce fugitive dust emissions. The topography and nature of quarrying on this landscape, which occurs in a pit that deepens over time as materials are excavated, helps further reduce air quality impact and even noise. Mitigation for dust generated during initial clearing operations would be part of the dust control management measures described below. Water trucks for spraying are available during unusually dry periods, during which operations may generate dust.

Dust control management measures to be applied include:

- a Maintain a buffer of existing vegetation around the perimeter of the quarry site that will help to mitigate both noise and fugitive dust;a
- a Phasing of the project to disturb the minimum area of soil at a particular time;a
- a Establish slope protection as soon as possible to promote natural vegetation growth and increase perimeter vegetation buffer;a
- a Maintain on-site travel routes to minimize dust and runoff;a
- a On-site dust will be monitored by Yamada and Sons, Inc. supervisory personnel and dust suppression measures will be implemented as needed;a
- a A stabilized construction entrance/exit will be installed and maintained to help eliminate vehicle tracking from the license area onto Hoolaulima Road;a
- a All quarry-related traffic between the license area and our baseyard facility will be limited to one haul route via Hoolaulima Road; and a
- a The haul route will also be monitored by Yamada and Sons, Inc. supervisory personnel. If our haul vehicles track shoulder material onto Hoolaulima Road we can deploy our water truck(s) and/or pavement sweeper(s) equipped with dust suppression systems to clean off the haul route as needed.a

Department of Health – Clean Water Branch (via email dated April 1, 2022)

The Applicant will apply for and secure an NPDES permit if deemed necessary. The Applicant will coordinate with the Clean Water Branch to secure necessary approvals and permitting.

State Department of Transportation (memo dated April 20, 2022)

While the proposed quarry site is located within 1.75 mile from the Hilo International Airport, the quarry operations itself will not involve standing water that will create a wildlife attractant or other hazards. If required, the Applicant will coordinate proposed quarry-related activities with Mr. Steven Santiago, ITO Airport District Manager, to ensure compliance with existing regulations.

It is noted that the Highways Division found that the proposed quarry activities will have no anticipated impact to State highways.

State DLNR – Division of Forestry and Wildlife (memo dated April 22, 2022)

The Forestry and Wildlife Division concurred with the Applicant's mitigation measures included within the Final Environmental Assessment to avoid construction and operational impacts to State-listed species, as well as measures to prevent the spread of Rapid 'Ōhi'a Death.

The Applicant acknowledges that the listed Hawaiian Goose (Nene) has the potential to occur in the vicinity of the proposed quarry site and that any harassment or harm is against State law. The Applicant will manage its operations to ensure that quarrying activities within 100 feet (30 meters) of any Nene present within the quarry site or its immediate vicinity will immediately cease, and the bird not be approached. Work will continue only after the bird leaves the area of its own accord. If a nest is discovered at any point, the Applicant will contact the Hawaii Island Branch DOFAW Office.

State DLNR – Land and Engineering Divisions (memos dated March 31, 2022)

Both the Land and Engineering Divisions within the State Department of Land and Natural Resources has no comments specific to the operational aspects of the proposed quarry.

Department of Environmental Management (memo dated April 13, 2022)

The Solid Waste Division noted that the current use of rock haulers between the proposed quarry site and the Applicant's processing facilities along Hoolaulima Road shall end upon the commencement of quarrying operations within the project site. The Applicant will notify DEM on anticipated start-date for quarry operations and will abide with the requirements of DEM regarding the use of rock haulers on Hoolaulima Road.

The Applicant does request, however, that a specific condition prohibiting the use of rock haulers and requiring the use of highway-legal vehicles to haul quarried material along Hoolaulima Road not be included as a condition of the Special Permit, should it be approved, as conditions or situations may change given that the use of rock haulers have been ongoing for more than 30 years with no incident or conflict with users of this road. Furthermore, the County of Hawai'i has full authority to control traffic along Hoolaulima Road without having to place restrictive conditions within the Special Permit that would then necessitate an amendment by the State Land Use Commission should conditions regarding the permitted types of quarry-related vehicles change, as it did in this case.

As required by the Wastewater Division, the quarry operations will comply with State Department of Health regulations.

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Department of Water Supply (letter dated April 7, 2022)

The Department of Water Supply (DWS) had no objections to the proposed quarry operations as County water is not necessary to support quarry operations.

Department of Public Works (memo dated April 22, 2022)

The Applicant will comply with the requirements of Chapter 10, Hawaii County Code regarding Erosion and Sedimentation Control.

Any new driveway connections and construction within the Hoolaulima Road right-of-way will comply with Chapter 22, Hawaii County Code regarding Streets, including the provision of adequate sight distances.

The Applicant understands that a drainage plan may be required by the Planning Department. Regardless of whether a drainage plan is required or not, quarry operations will ensure that any activity-related runoff will be disposed of on-site and not directed towards any adjacent properties.

Police Department (memo dated April 5, 2022)

The Police Department does not anticipate any impact to traffic and/or public safety concerns and has no objection to the proposed quarry project.

Ms. Antoinette Almeida

Resident of Panaewa Hawaiian Home Lands Community Assoc. (email dated April 12, 2022)

Potential noise and dust concerns from the existing and proposed quarry operations, as well as odor and vermin from the dump, is a concern, especially on windy days.

The Applicant can only manage activities occurring on lands that it has a license from the State to operate upon. For the potential noise and dust generated by quarry-related operations, beyond complying with State clean air and clean water regulations, the Applicant will maintain a buffer of existing vegetation around the proposed quarry site, as it does for its existing quarry site located immediately adjacent to the west.

As previously mentioned, the topography and nature of quarrying on this landscape, which occurs in a pit that deepens over time as materials are excavated, helps further reduce air quality impact and even noise. Locationally, this proposed quarry site is not appreciably closer to the existing communities of Panaewa Homesteads and Keaukaha.

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Keaukaha-Panaewa Farmers Association

The Applicant wishes to inform the Planning Department that it continues to communicate with the Keaukaha-Pana'ewa Farmers Association (KFPA) regarding the proposed quarry site and its related activities and operations. A Zoom meeting was held with KFPA members and the Department of Hawaiian Home Lands on April 12, 2022 and two (2) site inspections by KFPA members were conducted. A copy of the Notice of Hearing before the Windward Planning Commission regarding this Special Permit application was emailed to KFPA President, Maile Lu'uwai.

The Applicant looks forward to receiving any formal comments from the KFPA as a result of its meeting and site inspections and will do its best to address any concerns.

We hope that we have adequately responded to comments offered by the respective agencies and area resident. Please feel free to contact me should there be any questions or need for additional information.

Sincerely,



DARYN ARAI
Land Use Planning Consultant

copy via email: Shellbylynn Yamada, President, Yamada and Sons, Inc.