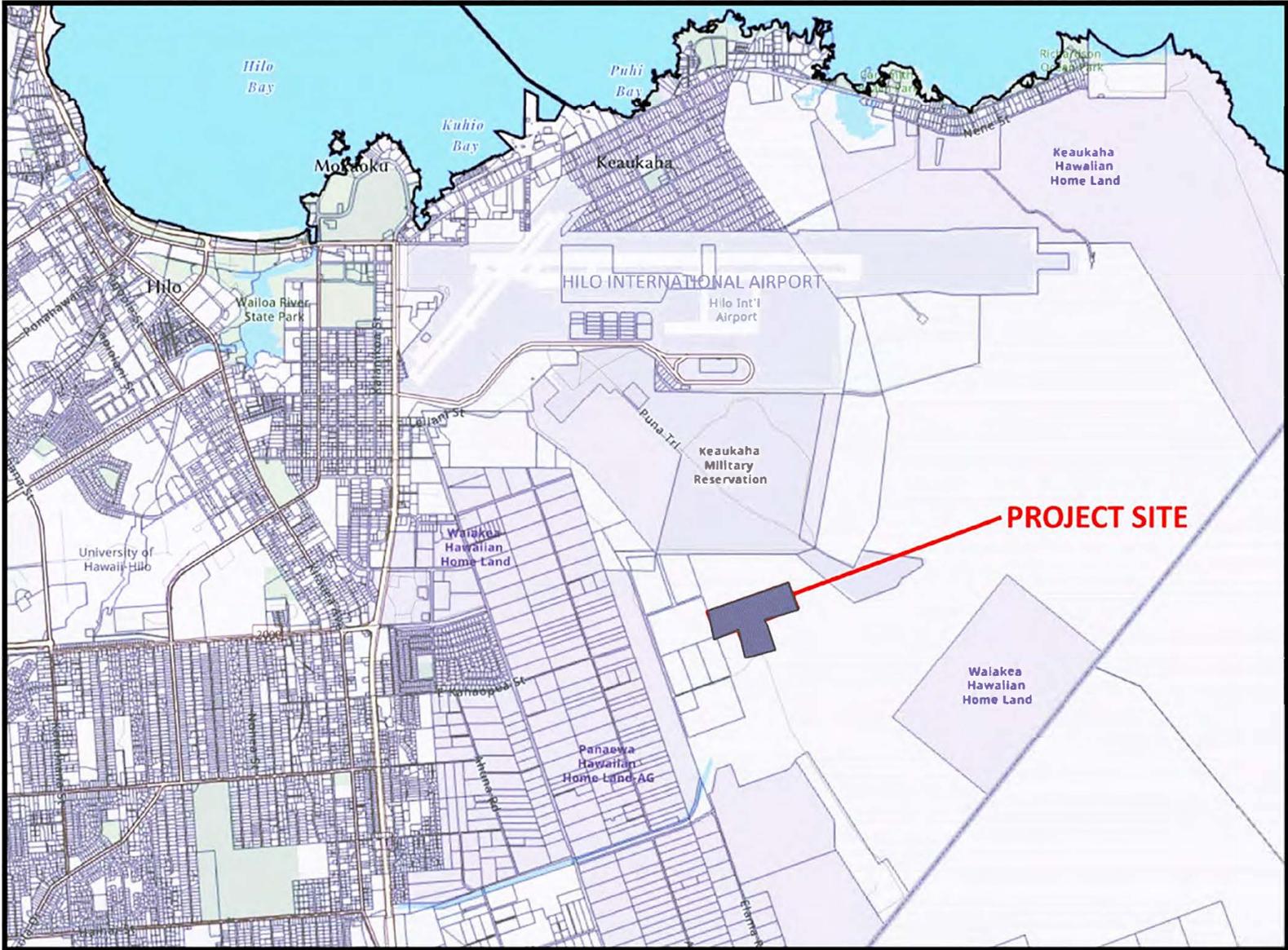


YAMADA & SONS, INC.

SPECIAL PERMIT APPLICATION (PL-SPP-2022-000012)



APPLICANT'S REQUEST

- THE APPLICANT IS REQUESTING A SPECIAL PERMIT TO ESTABLISH A NEW QUARRY SITE ON APPROXIMATELY 37.882 ACRES OF LAND ON A PORTION OF A LARGER, 2,407-ACRE, STATE-OWNED PROPERTY SITUATED WITHIN THE STATE LAND USE AGRICULTURAL DISTRICT.
- THE APPLICANT PROPOSES TO EXTRACT 25,000 TONS OF RAW ROCK MATERIAL PER MONTH, AND WITH THE EXCAVATION REACHING A PROPOSED DEPTH OF EIGHTY (80) FEET FROM EXISTING GRADE, THE QUARRY IS EXPECTED TO HAVE AN ACTIVE LIFETIME OF ROUGHLY THIRTY (30) YEARS.
- EXCAVATION OF ROCK WILL BE ACCOMPLISHED THROUGH THE USE OF HEAVY EQUIPMENT WHEN POSSIBLE. IF IMPENETRABLE ROCK IS ENCOUNTERED DURING EXCAVATION ACTIVITIES, DRILLING AND BLASTING WILL BE PERFORMED.
- AS ROCK MATERIAL IS EXCAVATED, THE PERIMETER OF THE PERMIT AREA WILL HAVE ENGINEERED FILL WITH A 3:1 SLOPE TO AVOID A SHEER DROP AND FACILITATE FUTURE USE SHOULD A SUITABLE USE BE CONTEMPLATED. A VEGETATIVE BUFFER WILL ALSO BE PROVIDED AROUND THE PERIMETER OF THE PERMIT AREA.

APPLICANT'S REQUEST

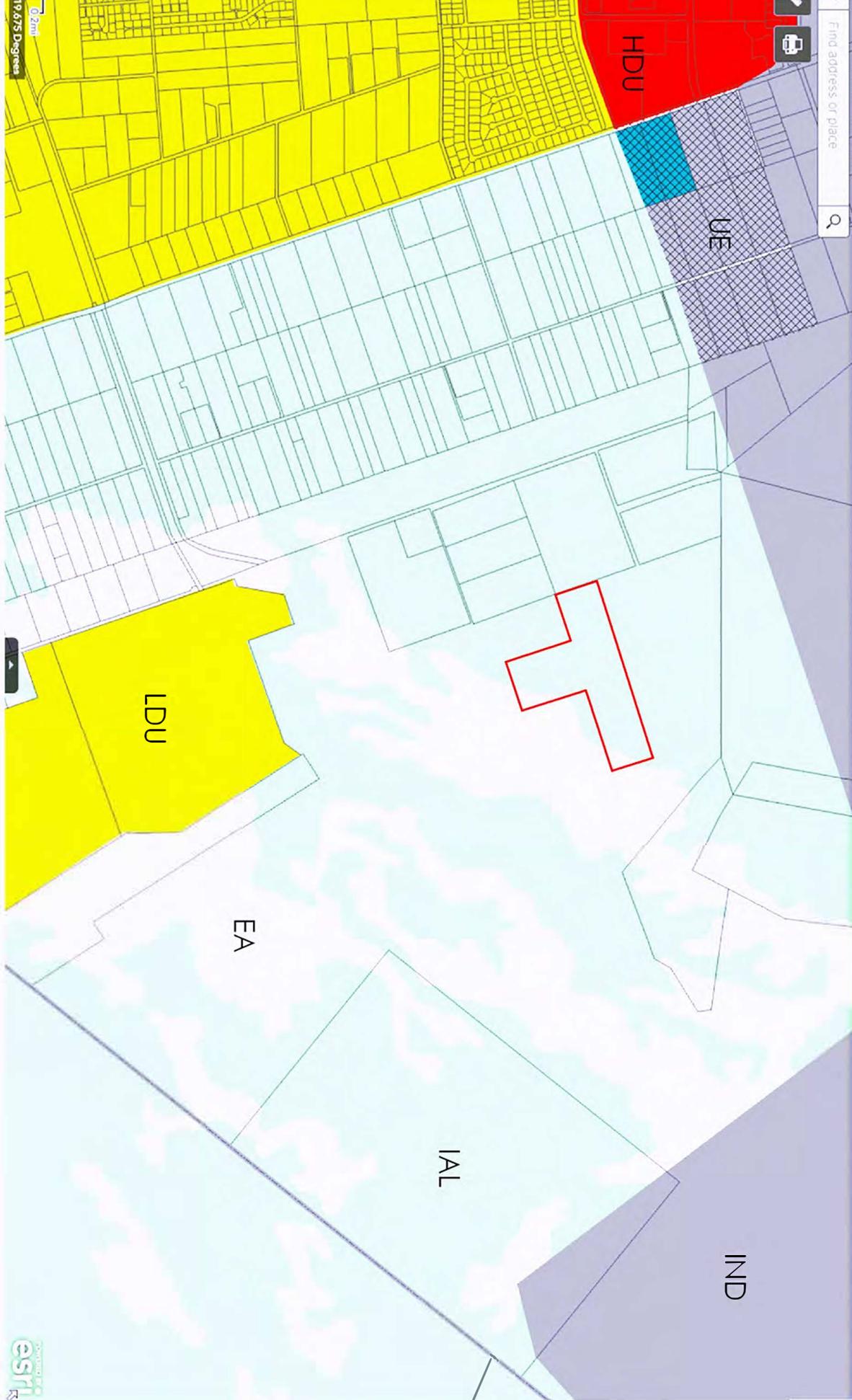
- NO CRUSHING, FINISH PROCESSING OR SALES ACTIVITIES WILL OCCUR WITHIN THE PERMIT AREA. EXCAVATED ROCK WILL EITHER BE STOCKPILED ON-SITE OR REMOVED AND TRUCKED OFF-SITE VIA HO'OLAULIMA ROAD TO THE APPLICANTS QUARRY BASEYARD LOCATED OFF RAILROAD AVENUE FOR CRUSHING/PROCESSING AND SALE.
- THE APPLICANT ANTICIPATES ABOUT 4 TO 5 ROCK-HAULING TRUCKS, OR 8 TO 10 TRACTOR TRAILERS WILL BE MAKING ABOUT THREE (3) TRIPS PER HOUR BETWEEN THE PROPOSED QUARRY AND APPLICANT'S BASEYARD AND PROCESSING FACILITIES. ALL ACTIVITIES WILL CONFORM TO THE STATE DEPARTMENT OF HEALTH REGULATIONS.
- HOURS OF OPERATION WILL BE LIMITED TO BETWEEN 6:00 A.M. TO 6:00 P.M., DAILY AS SPECIFIED BY THE STATE LICENSE.
- DURING PEAK OPERATION, THERE WILL BE A MAXIMUM OF TEN (10) EMPLOYEES WITHIN THE PERMIT AREA AT ANY GIVEN TIME.

REASON FOR THE REQUEST

- THE APPLICANT HAS EFFECTIVELY EXHAUSTED ITS SUPPLY OF QUALITY ROCK MATERIAL FROM ITS EXISTING AND ADJACENT 14.99-ACRE QUARRY THAT BEGAN OPERATION IN NOVEMBER 2010 UNDER SPECIAL PERMIT NO. 10-110.
- THIS NEW QUARRY OPERATION WOULD ALLOW THE APPLICANT TO CONTINUE HARVESTING ESSENTIAL ROCK RESOURCES FOR THE MANUFACTURE OF BASE COURSE, AND COMPONENTS OF HOT MIX ASPHALT AND CONCRETE NEEDED FOR THE CONSTRUCTION OF MANY PUBLIC AND PRIVATE PROJECTS.

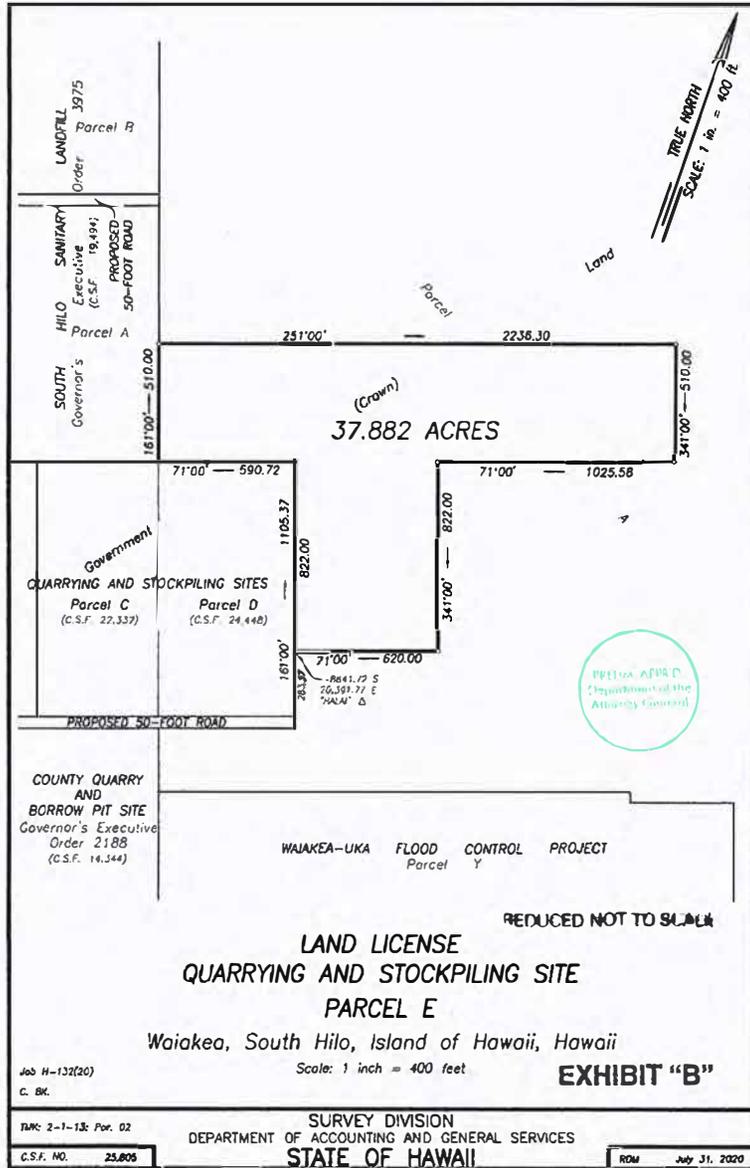






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GENERAL PLAN LUPAG MAP



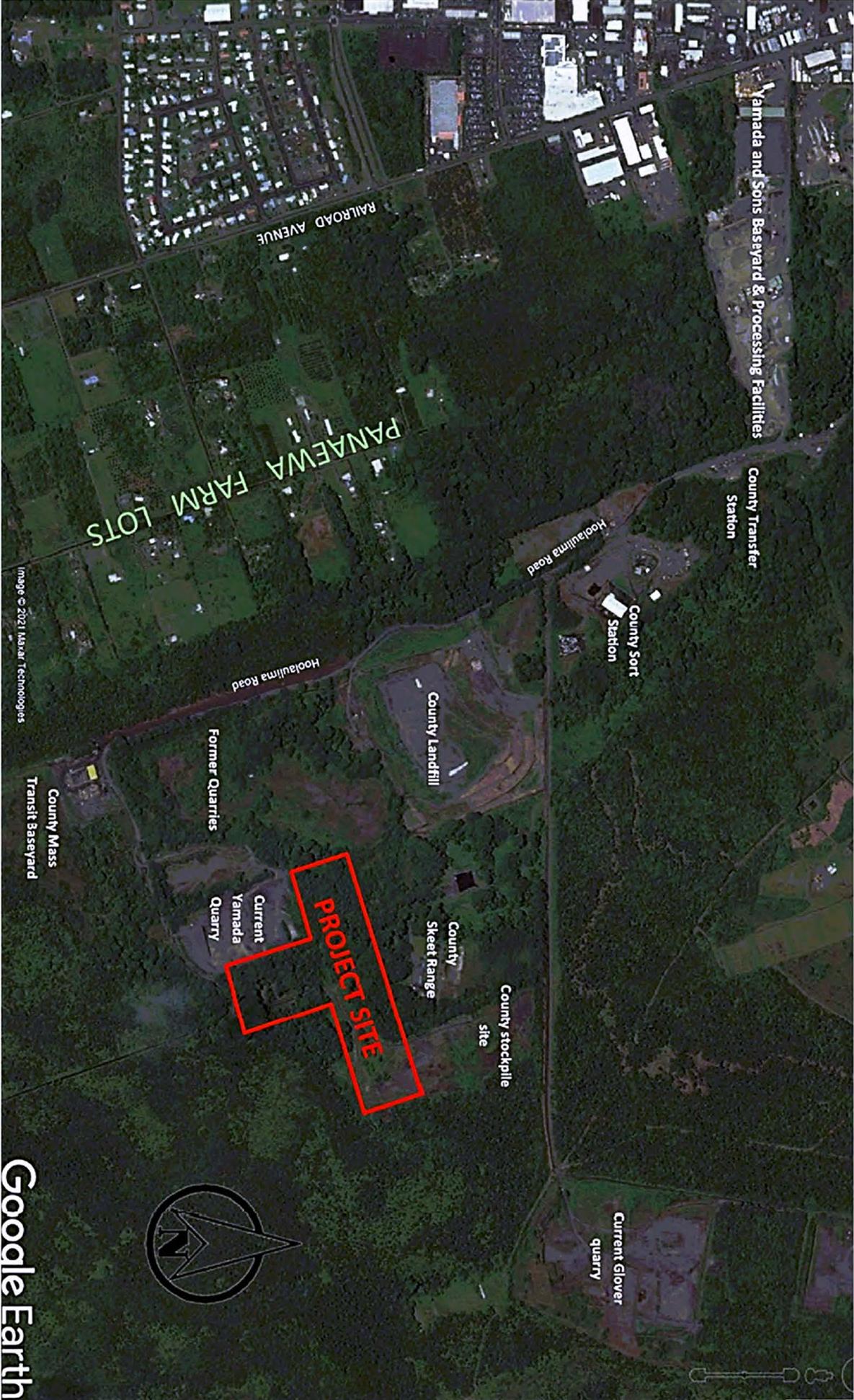
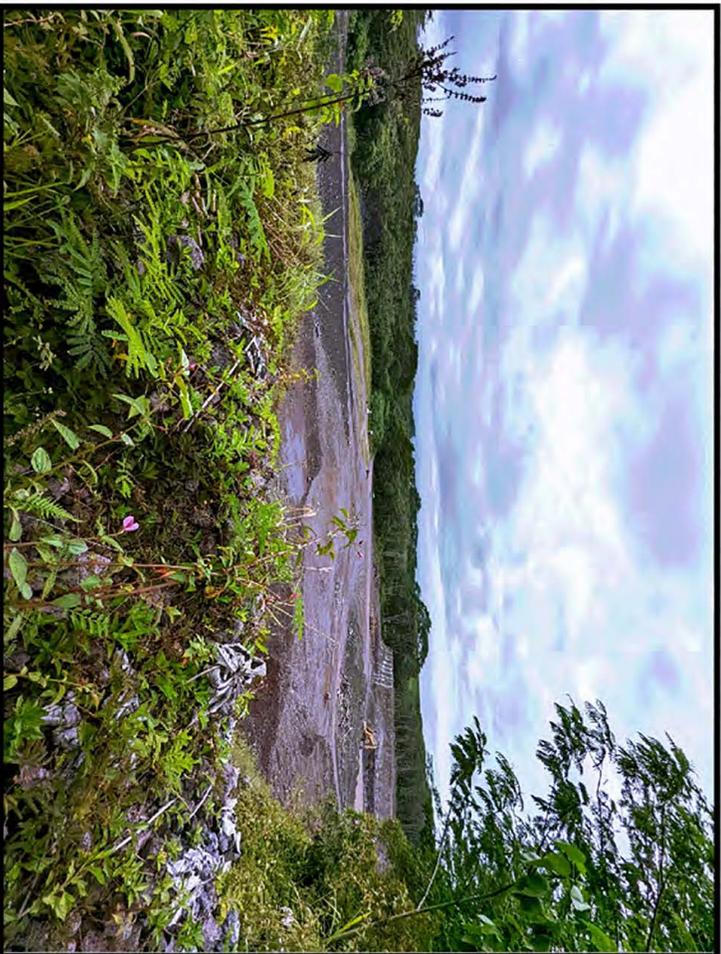


Image © 2021 Maxar Technologies

Google Earth



VIEW OF SUBJECT PROPERTY LOOKING NORTH



VIEW OF APPLICANT'S EXISTING QUARRY SITE



VIEW OF HO'OLAULIMA STREET LOOKING WEST



VIEW OF HO'OLAULIMA STREET LOOKING EAST

4. [QUARRYING] ACTIVE QUARRYING ACTIVITIES, DESCRIBED AS THE EXTRACTION AND HANDLING OF ROCK OR SOIL MATERIAL, INCLUDING ITS TRANSPORT, SHALL BE RESTRICTED TO THAT PERIOD FROM MONDAY THROUGH FRIDAY, BETWEEN THE HOURS OF 7:00 A.M. TO 3:30 P.M.. ALL NON-ACTIVE, LOW-NOISE GENERATING QUARRY-RELATED ACTIVITIES, SUCH AS SITE PLANNING, SURVEYING, STAKING, MOBILIZATION OF EQUIPMENT BETWEEN PERMIT AREA AND APPLICANT'S PROCESSING FACILITIES, ETC. SHALL BE LIMITED TO THE HOURS OF 6:00 A.M. TO 6:00 P.M. DAILY.

5. PRIOR TO COMMENCEMENT OF QUARRYING ACTIVITIES, THE APPLICANT SHALL NOTIFY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT OF THE STARTING DATE OF QUARRYING OPERATIONS. [~~UPON COMMENCEMENT OF QUARRYING OPERATIONS WITHIN THE PERMIT AREA, T~~] THE APPLICANT SHALL ONLY USE HIGHWAY LEGAL VEHICLES TO HAUL MATERIAL FROM THE QUARRY SITE TO THE APPLICANT'S PROCESSING SITE UPON THE ACCEPTANCE OF THE DEDICATION OF HO'OLAULIMA ROAD BY THE COUNTY OF HAWAI'I OR AS MAY BE DIRECTED BY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. AS REPRESENTED BY THE APPLICANT, HO'OLAULIMA ROAD SHALL BE THE SOLE MEANS OF TRANSPORT OF QUARRIED MATERIAL BETWEEN THE PERMIT SITE AND THE APPLICANT'S PROCESSING FACILITIES. THE APPLICANT SHALL NOT USE RAILROAD AVENUE FROM PUAINAKO STREET TO MAMAKI ROAD TO TRANSPORT QUARRIED MATERIAL.

8. *AS MAY BE REQUIRED BY AND SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF HEALTH-CLEAN AIR BRANCH, THE APPLICANT, IN COLLABORATION WITH THE KPFA AND THE DHHL, SHALL DEVELOP AN AIR QUALITY MONITORING PLAN SPECIFIC TO MONITORING OF AIR QUALITY CONDITIONS WITHIN THE PERMIT AREA PRIOR TO THE COMMENCEMENT OF ACTIVE QUARRY ACTIVITIES.*

9. *THE APPLICANT SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO MINIMIZE DUST GENERATED BY ACTIVE QUARRY ACTIVITIES WITHIN THE PERMIT AREA, INCLUDING BUT NOT LIMITED TO, THE REGULAR WATERING OF AREA BEING MINED AND STOCKPILE AREAS ON AN AS NEEDED BASIS, DEPENDING ON WEATHER CONDITIONS. THESE BEST MANAGEMENT PRACTICES WERE DISCLOSED WITHIN THE SPECIAL PERMIT APPLICATION DATED NOVEMBER 23, 2022, ANY SUPPLEMENTAL MATERIAL, AND THE REPRESENTATIONS MADE BEFORE THE WINDWARD PLANNING COMMISSION.*

18. *WITHIN FOUR MONTHS FROM THE EFFECTIVE DATE OF THIS PERMIT, THE APPLICANT SHALL COMMENCE DEVELOPMENT OF A PERMIT SITE CLOSURE PLAN MEETING WITH THE APPROVAL OF THE STATE DEPARTMENT OF LAND AND NATURAL RESOURCES, IN CONSULTATION WITH KEAUKAHA PANA‘EWA FARMERS ASSOCIATION (KPFA) AND THE DEPARTMENT OF HAWAIIAN HOME LANDS (DHHL). THE CLOSURE PLAN SHALL INCLUDE MITIGATION EFFORTS TO LEAVE THE PERMIT SITE IN A NON-HAZARDOUS CONDITION. THE CLOSURE PLAN SHALL INCLUDE CONSIDERATION FOR HAWAIIAN HOME COMMISSION ACT (HHCA) BENEFICIARIES, WHO RESIDE OR WILL RESIDE IN THE KPFA COMMUNITY ON HHCA LANDS IN PANA‘EWA. THE METHOD OF PERMIT SITE CLOSURE MUST NOT NEGATIVELY IMPACT HHCA LANDS OR CURRENT/FUTURE BENEFICIARIES.*

PLANNING DIRECTOR'S RECOMMENDATION

SPECIAL PERMIT BE APPROVED BY THE PLANNING
COMMISSION AND FORWARDED TO THE STATE
LAND USE COMMISSION FOR FINAL
DETERMINATION