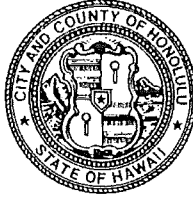


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.dpp.org](http://www.honolulu.dpp.org) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

KIRK CALDWELL  
MAYOR



LAND USE COMMISSION  
STATE OF HAWAII

2014 MAY 12 A 7:52

GEORGE I. ATTA, FAICP  
DIRECTOR  
ARTHUR D. CHALLACOMBE  
DEPUTY DIRECTOR

2007/SUP-6  
2007/CUP-91

May 5, 2014

Mr. Robert M. Creps  
Senior Vice-President  
Grace Pacific LLC  
P.O. Box 78  
Honolulu, Hawaii 96810

Dear Mr. Creps:

Thank you for submitting your Fifth Annual Report (Report) dated November 14, 2013, for Special Use Permit (SUP) No. 2007/SUP-6 (Land Use Commission Docket No. SP73-147 Grace Pacific Corporation) and Conditional Use Permit (CUP) No. 2007/CUP-91. These land use approvals involve Tax Map Keys 9-1-016: 004, 9-2-002: portion of 006, and 9-2-003: 074 and 082.

We provide the following comments:

SUP Condition No. 2 - Renaturalization Plan. Condition No. 2 requires approval of a renaturalization plan one year after the Land Use Commission's (LUC) Decision and Order. As of this date, a renaturalization plan has not been approved by the Department of Planning and Permitting (DPP). We understand that renaturalization of the buffer area is a major undertaking and therefore have previously suggested directing renaturalization efforts to select areas that are in most need of ground cover to reduce to a minimum, the potential for fugitive dust generation. Your original plan to disperse seed and let natural rainfall help propagate seedlings did not return expected results and you are now experimenting with test plots with direct irrigation. Condition No. 2 calls for the submission of landscaping details including plant types, sizing and spacing, irrigation facilities, and distribution systems. Please submit the required renaturalization plan as soon as possible and no later than June 1, 2014, for review and approval. We will consider a landscape phasing plan where areas that require the most need receive priority renaturalization attention.

SUP Condition No. 4 - Lower Quarry Landscape Plan, Exhibits 3 - 7, dated November 5, 2013. The subject Landscape Plan, Exhibits 3 through 7, dated November 5, 2013, is **APPROVED**. As required under Condition No. 4, landscaping is to be implemented within one year of its approval and the Parcel is to be returned to landscape open space by November 6, 2014, six years after the SUP was approved by the LUC. However, we understand that implementation of the landscape plan may be delayed until remediation of contaminated portions of Parcel 4 have been completed. Since your report indicates that there

Mr. Robert M. Creps  
May 5, 2014  
Page 2

may be portions that are not contaminated, it follows that remediation in non-contaminated areas may not be necessary and landscaping of these areas should begin as soon as possible in order to show a "good faith" effort in returning Parcel 4 to landscape open space by November 6, 2014. Please keep the DPP informed as to the status of implementing the required landscaping for the areas not subject to remediation, but that were used for quarry operations.

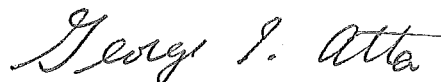
SUP Condition No. 10 and CUP Condition No. 3 – Beneficial Re-use Plan. We have reviewed the Beneficial Re-use Plan (Re-use Plan). The Ewa Development Plan's (DP) policy for the quarry area and Puu Makakilo is for preservation and agriculture, therefore, the Re-use Plan should include at least one scenario that addresses the current land use policy, including funding requirements for future costs associated with its implementation. Also consider alternative scenarios permitted under the current land use policy and zoning designations. Please note that Condition No. 10 of the LUC's Decision and Order for the SUP requires the retention of a "professional qualified in re-use planning". The Re-use Plan should embody creativity and vision for the future beneficial re-use of the quarry and surrounding lands, consistent with the area's land use policies.

CUP Condition No. 5 – Berm Stabilization. Condition No. 5 of the CUP requires landscaping of any berms within 30 days of completion of construction. We note that a berm has been constructed above the north end of the pit. It appears to have been constructed several months ago and no additional construction activity has been observed. Please provide a status report on the berm's landscaping implementation by June 1, 2014.

Therefore, please submit a revised Re-use Plan, prepared by a professional qualified in re-use planning, as required under Condition No. 10, by November 6, 2014, the deadline for your next annual review. We encourage you and your consultants to meet with our staff to further discuss the objectives and future vision for the site and surrounding lands.

If you have any questions, please contact Raymond Young of our staff at 768-8049.

Very truly yours,



George I. Atta, FAICP  
Director

GIA:kh

cc: D. Yasui/A&B Properties, Inc.  
State Land Use Commission

1139250