

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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March 6, 2020

2020/ELOG-194(BS)
2007/SUP-6
2007/CUP-91
1809868

Ms. Jodie Cordero
Environmental Compliance Manager
Grace Pacific LLC
P.O. Box 78
Honolulu, Hawaii 96810

Dear Ms. Cordero:

SUBJECT: 2019 Annual Compliance Report – Makakilo Quarry

Thank you for submitting your Ninth Annual Report (Report) dated December 27, 2019, 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. Land use approvals for 2007/SUP-6 involve Tax Map Keys 9-1-016: 004 and 9-2-003: por. 074 and por. 082. Land use approvals for 2007/CUP-91 involve Tax Map Keys 9-2-003: por. 074 and por. 082, 9-2-002: por. 006, and 9-2-002: por. 008. We appreciate the effort that has gone into minimizing both complaints and disruptions to the environment, while providing a valuable service to the island.

We provide the following comments:

1. SUP Condition No. 1 and CUP Condition No. 4 – Site Plan. Please address the unauthorized structures identified in your revised site plan (Appendix B of the Report) requiring a building permit or pending demolition. All stationary structures are subject to obtaining building permits. Further delays in obtaining building permits may result in the issuance of a notice of violation. Additionally, the stockpiling of cold plane asphalt was observed along the driveway, prior to the office trailer, during our most recent site visit on January 28, 2020 (see attached Figure 1). Any recycling areas should be reflected in the site plan.
2. SUP Condition No. 2 and CUP Condition No. 5 – Renaturalization Plan. Our May 5, 2014 letter, acknowledged the major undertaking of renaturalizing the buffer area and allowed renaturalization activity to occur in phases. Your Table of Approved Plans (Appendix A of the Report) identifies Department of Planning and Permitting's (DPP) approval of a Renaturalization Plan in satisfaction of SUP Condition No. 2. However, we have no record showing DPP's approval of subsequent phases. Our August 27, 2015 letter only approved Phase I. In your

Annual Compliance Report for 2016, and all subsequent reports, the Phase I Renaturalization Plan was said to be completed by 2017 with the Phase II Renaturalization Plan to be prepared and submitted thereafter. As it has been four years since the last update, please inform us of the current status of Phase I completion and submit the Phase II Renaturalization Plan for DPP's review and approval. Condition No. 5 requires "the stabilization of exposed soils during the construction of any berms to minimize runoff impacts to the area's natural drainage features. Landscaping of any berms shall commence within 30 days of completion of berm construction." Erosion occurring in the Upper Quarry, especially along the mauka portion of the quarry extension (see attached Figures 4 and 5), and renaturalization of the eastern side of the property after completion of the Kunia Berm should be addressed in the Phase II Renaturalization Plan.

3. SUP Condition No. 4 – Lower Quarry. Unauthorized outdoor storage and related structures were observed at Lower Quarry during our recent site visit (see attached Figures 2 and 3). Unless related to the renaturalization of the Lower Quarry, outdoor storage must be relocated either off-site or to the Upper Quarry.
4. SUP Condition No. 10 and CUP Condition No. 3 – Beneficial Re-use Plan. Compliance with SUP and CUP conditions requires submittal of an updated Beneficial Re-use Plan (Re-use Plan), prepared by a professional qualified in re-use planning, every five years after the date of the Land Use Commission's November 6, 2008 Decision and Order approving the expansion of Makakilo Quarry. An updated Re-use Plan was due for submittal in 2018. The Re-use Plan is meant to be an ongoing document, reflecting changes in site/development conditions, land use policies, and community values. These conditions should affect your plans for Upper and Lower Quarry when quarry activities have concluded.

SUP Condition No. 10 reads, "the beneficial re-use planning and design document shall be an ongoing document prepared by a professional qualified in re-use planning and contain objectives, implementation and funding strategies for reclamation of the pit area for the purpose of achieving the area's long term land use policies." Please include a status of your efforts to finance the Re-use Plan upon closure of the quarry, scheduled for 2032. For example, what is the estimated cost of the Re-use Plan and how will you achieve the required funding to implement and complete the Re-use Plan? How much funding has been set aside to accomplish the current Re-use Plan?

In your Summary of Intent (Appendix I of the Report), current plans involve developing portions of Upper Quarry into an affordable housing community and industrial park. Incorporation of your long-range plans for Lower and Upper Quarry into the Re-Use Plan would be ideal, as any future use of the "pit" would need to be compatible with surrounding uses. Upon drafting an updated Re-use Plan, you may find your ambitions for residential development in the Upper

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Quarry, along with a proposed time extension of quarry activity, may result in incompatible abutting uses.

5. CUP Condition No. 4.c. – Outdoor Lighting Plan. To date, an Outdoor Lighting Plan has not been approved. In your last correspondence regarding CUP Condition No. 4.c., dated May 6, 2014, Grace Pacific had removed lighting that was previously directed towards the H-1 Freeway and directed the remaining lighting towards the quarry pit, while limiting lighting activity through timer controls. These changes have not been reflected in a revised Outdoor Lighting Plan. In our February 19, 2013 letter, DPP agreed to the use of a timer as an interim measure to ensure unauthorized lighting would not function during evening hours. However, all exterior lighting fixtures must be full cutoff with no spillage into adjoining lots.

Please submit a revised Outdoor Lighting Plan showing existing and proposed outdoor lighting in compliance with CUP Condition No. 4.c. and previous correspondence with DPP. An approved Outdoor Lighting Plan will be required to be a part of your request for 24 hour quarry operations.

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

Very truly yours,



Kathy K. Sokugawa
Acting Director

Attachments

KKS:ah

✓ cc: Land Use Commission

Figure 1. Cold plane stockpiling as you approach the main office buildings



Figure 2. Unauthorized outdoor storage at Lower Quarry

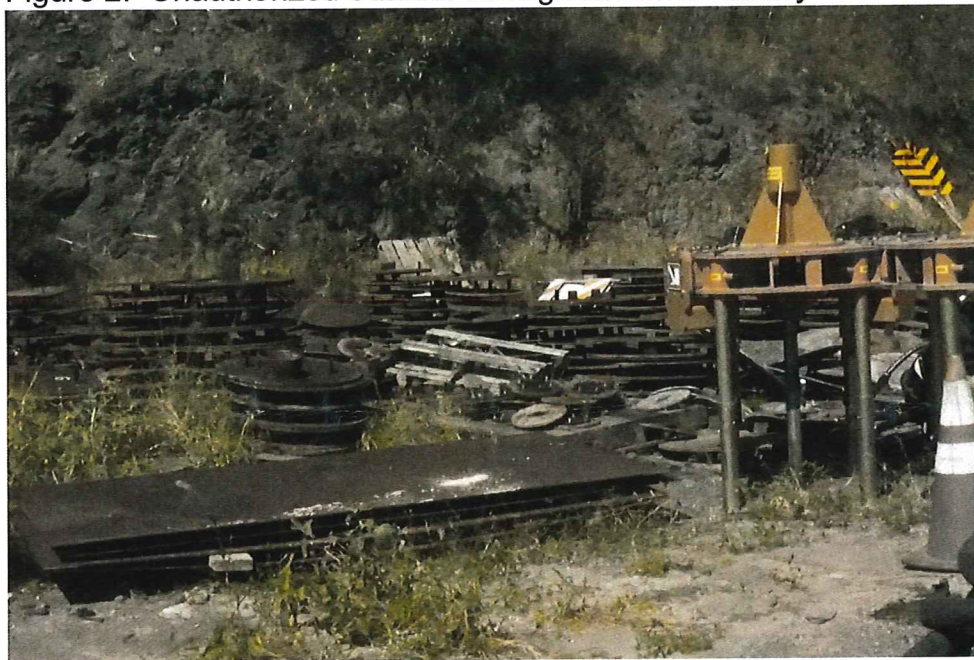


Figure 3. Unauthorized storage containers at Lower Quarry

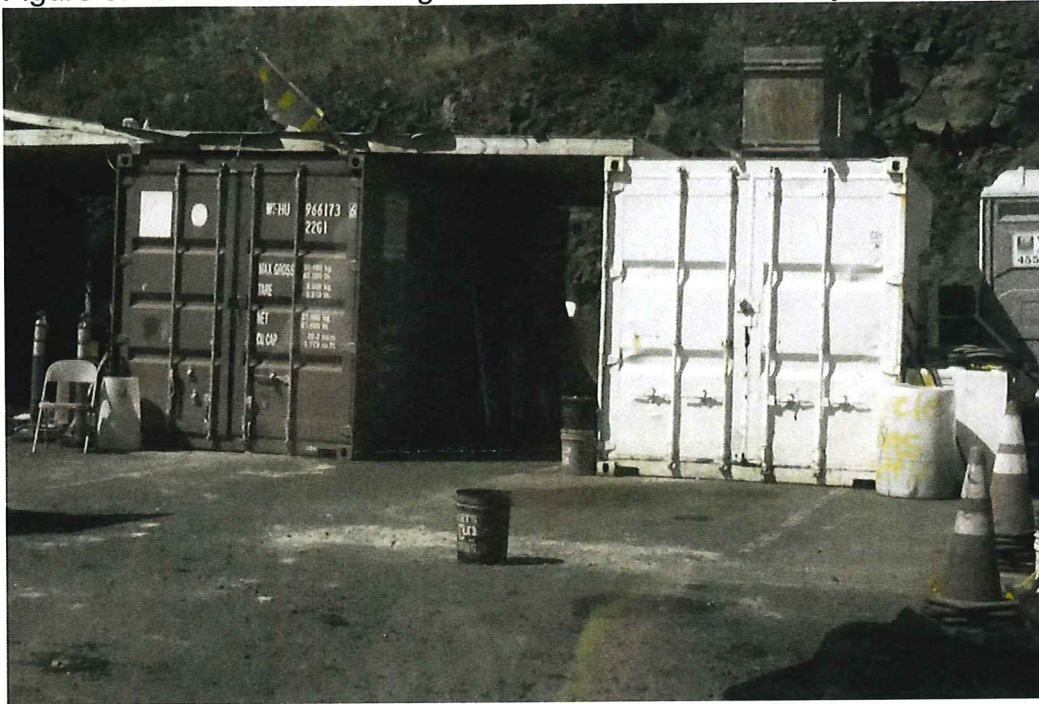


Figure 4. Erosion at the mauka portion of the quarry extension.



Figure 5. Erosion at the mauka portion of the quarry extension.

