



MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.



Karlynn K. Fukuda
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SENIOR ADVISOR

July 5, 2022

Mary Alice Evans, Director
State of Hawai'i
Office of Planning and Sustainable Development
235 South Beretania Street, 6th Floor
Honolulu, Hawai'i 96813

SUBJECT: Hawaiian Cement Pu'unene Quarry Request to Amend State Special Use Permit and County Special Use Permit (SP 92-380, CUP 2006/0002)

Dear Ms. Evans:

On behalf of Hawaiian Cement ("Applicant") we are writing today to follow up on a request for comments by the Office of Planning and Sustainable Development (OPSD) on the proposed request to amend the existing State Special Use Permit for the Pu'unene Quarry (SP 92-380).

In February 2021, Munekiyo Hiraga (MH) filed an application to Amend Permit Terms and Conditions ("Application") for the Hawaiian Cement Pu'unene Quarry with the County of Maui, Department of Planning (DP). The request was to amend the existing State Special Use Permit (SUP) and County Special Use Permit (CUP) for the quarry operation at the Pu'unene Quarry. The Applicant's Pu'unene Quarry has been in operation since the early 1990's. The 2021 request was to amend the SUP and CUP to add an approximately 45.4 acre area to the permitted quarry area. The Application noted that the proposed quarry expansion area was part of the Applicant's lease area from the landowner, Alexander & Baldwin (A&B). The property for the proposed quarry expansion area is identified as Tax Map Key (TMK) No. (2)3-8-004:001 (Parcel 1) (por.). The State Land Use designation for Parcel 1 is "Agriculture", the Community Plan designation is "Agriculture" and is zoned "Agricultural" by the County of Maui. Quarry operations are considered a special use for lands designated for agricultural purposes, and as such, the State and County Special Use Permits were secured for the project.

The DP distributed the Application to various State of Hawai'i and County of Maui agencies, including the OPSD, as well as organizations for review and comment in April 2021. The OPSD was included on the agency distribution for the Application, as the proposed project include lands designated Important Agricultural Lands (IAL). Comments

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

Oahu: 735 Bishop Street, Suite 412 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

www.munekiyoahiraga.com

were not received by the DP and as such, MH staff sent an email request for comments on October 27, 2021 with links to the Application from the DP site. The email request was sent to the OPSD's general email address. See **Attachment "A"**. We received acknowledgement of receipt of the email request, however, the DP and our office have not received comments from the OPSD on the Amendment request.

The Maui Planning Commission reviewed and voted to approve the amendment to the SUP and CUP applications in May 2022. It is noted, however, that the SUP application will be reviewed and final action taken by the State Land Use Commission in the near future. We would like to request any comments from the OPSD on the Application or receive confirmation that the OPSD has no comments. The Application can be accessed via the DP website link below:

<https://www.mauicounty.gov/DocumentCenter/View/126492/Hawaiian-Cement-Puunene-Quarry-Application-for-Amendment-to-Permit-Terms>

We respectfully request receipt of comments or confirmation that the OPSD has no comments on the proposed amendment request by July 27, 2022. If we do not receive comments by said date, we will assume the OPSD has no comments on the request.

Should you have any questions, please call me at (808) 244-2015, extension 206 or email me at planning@munekiyohiraga.com. We appreciate your time and assistance in this matter.

Very truly yours,



Karlynn Fukuda
President

KF:yp
Attachment

cc: Paul Fasi, County of Maui, Department of Planning (w/attachment)
Riley Hakoda, State Land Use Commission (w/attachment)
Dave Gomes, Hawaiian Cement (w/attachment)

K:\DATA\HawnCemt\PuuneneQuarry\Amendment to Permit Terms\Response ltr\OP.docx

From: Bryan Esmeralda
Sent: Thursday, October 28, 2021 11:18 AM
To: 'DBEDT OP Land Use Division'
Cc: Nakano, Mei-Lynn E; Segura, Martina T
Subject: RE: Hawaiian Cement-Puunene Quarry

Aloha Megumi,

Thank you for your email. Yes, it is correct. The request from the Planning Department was made back in April, however I don't believe we received any response from OPSD.

Thank you,
Bryan

Bryan Keli'i Esmeralda, AICP, Senior Associate
Email: bryan@munekiyohiraga.com



MUNEKIYO HIRAGA

O'ahu: 735 Bishop Street, Suite 412, Honolulu, Hawai'i 96813 **T:** 808.983.1233
Maui: 305 High Street, Suite 104, Wailuku, Hawai'i 96793 **T:** 808.244.2015 **F:** 808.244.8729
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Due to the COVID-19 pandemic, if you have a document or package for delivery to our office via FedEx, UPS, or other courier service, please reach out to a team member to coordinate prior to sending. We are committed to providing our clients excellent service to further project goals and objectives during these challenging times. Please take care and stay safe. Mahalo.

From: DBEDT OP Land Use Division [<mailto:dbedt.op.lud@hawaii.gov>]
Sent: Thursday, October 28, 2021 11:13 AM
To: Bryan Esmeralda
Cc: Nakano, Mei-Lynn E ; Segura, Martina T
Subject: Hawaiian Cement-Puunene Quarry

Aloha Brian,

Thank you for sending the documents. I was wondering if the attachment is the correct one. It's dated April 22, 2021. Also, please send the future requests to dbedt.stateplanning@hawaii.gov so all our admin staff can access.

Thank you,

Megumi Nakayama
Secretary
Land Use Division,
State of Hawaii Office of Planning and Sustainable Development
Telephone: (808) 587-2842

From: Bryan Esmeralda <bryan@munekiyohiraga.com>
Sent: Wednesday, October 27, 2021 11:00 AM
To: DBEDT OP Land Use Division <dbedt.op.lud@hawaii.gov>
Cc: Karlynn Fukuda <karlynn@munekiyohiraga.com>
Subject: [EXTERNAL] Hawaiian Cement-Puunene Quarry

Aloha,

My name is Bryan Esmeralda from Munekiyo Hiraga, we are the planning consultant assisting Hawaiian Cement with applications to amend their State Special Permit and County Special Use Permits for a proposed expansion area of their Puunene Quarry facility on Maui. The Planning Department has made the application document available for their website for review and comment. The web address is provided on their transmittal letter attached, and is also provided below.

<https://www.mauicounty.gov/DocumentCenter/View/126492/Hawaiian-Cement-Puunene-Quarry-Application-for-Amendment-to-Permit-Terms>

As the project involves the use of Important Agricultural Lands, we would appreciate the OPSD's review and comment on the subject application at your earliest convenience.

Please let me know if you have any questions, and we appreciate your input.

Mahalo,
Bryan

Bryan Keli'i Esmeralda, AICP, Senior Associate

Email: bryan@munekiyohiraga.com



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MICHAEL P. VICTORINO
Mayor
MICHELE CHOUTEAU MCLEAN, AICP
Director
JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL

APRIL 22, 2021

STATE AGENCIES	
<input checked="" type="checkbox"/>	DLNR-Land, Maui
<input checked="" type="checkbox"/>	DLNR-SHPD
<input checked="" type="checkbox"/>	Office of Planning

COUNTY AGENCIES	
<input checked="" type="checkbox"/>	Dept of Environmental Management
<input checked="" type="checkbox"/>	Dept Public Works

Document can be viewed at the following file path:

<https://www.mauicounty.gov/2422/Kihej---Makena-Pending-Applications>

PROJECT NAME:	Hawaiian Cement Puunene Quarry
APPLICANT:	Hawaiian Cement
PROJECT ADDRESS:	Approx. 1-mile east of Maui Veterans Highway (Puunene)
PROJECT DESCRIPTION:	Increase quarry area by approx. 45 acres
TMK:	(2) 3-8-004:001 (por.)
PERMIT NO.:	SP 1992/0380, CUP 2006/0002

TRANSMITTED TO YOU ARE THE FOLLOWING:

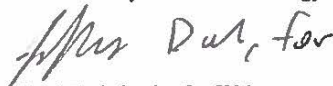
<input checked="" type="checkbox"/>	Application – see file path above
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TRANSMITTED AS CHECKED BELOW:

<input checked="" type="checkbox"/>	For your Comment and Recommendation
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Transmitted for your review and comment is a copy of the above referenced request. Please submit comments to me by **May 14, 2021** via email or hardcopy. If no response is received by this date, we will assume your agency has "no comment." If you have any questions, please contact me at paul.fasi@mauicounty.gov or at 808-270-7814.

Mahalo for your time and energy,


Paul Fasi, Senior Staff Planner

- () We have no objections.
() We have no comments.
() Comments are attached and/or emailed.

Signed: _____

Print: _____

Email: _____

Date: _____

xc: Clayton I. Yoshida, AICP, Planning Program Administrator
Paul F. Fasi, Staff Planner
Project File

PFF:rma

K:\WP_DOCS\Planning\SUPI\1991\0013_HawaiianCementQuarry_tx\Quarry Expansion 2021\Agency Transmittal.doc