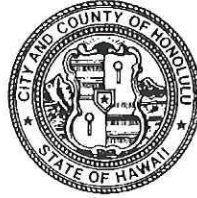


DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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2011/ELOG-2582(ry)
2007/SUP-6
2007/CUP-91

February 2, 2012

Mr. Glen Koyama, Project Manager
Belt Collins Hawaii, Ltd.
2153 North King Street, Suite 200
Honolulu, Hawaii 96819-4554

Dear Mr. Koyama:

Subject: Third Annual Report and Lower Quarry Landscape Plan (Dated May 31, 2011)
Land Use Commission Docket No. SP73-147 Grace Pacific Corporation
Makakilo Quarry (Special Use Permit No. 2007/SUP-6)
Conditional Use Permit No. 2007/CUP-91
Tax Map Keys: 9-1-016: 004, 9-2-002: 006, 9-2-083: 074 and 082

Thank you for submitting your Third Annual Report dated November 7, 2011, for the above Special Use and Conditional Use Permits. We also acknowledge receipt of additional materials submitted in your December 16, 2011 transmittal, which also notes the continuation of the 2009 Dust Control Management Plan. We provide the following responses:

Special Use Permit (SUP) Conditions:

1. Regarding Condition No. 2 which requires the submittal of a Renaturalization Plan (RP) to the Director of the Department of Planning and Permitting for review and approval, we met with representatives of Grace Pacific Corporation and its agent on May 31, 2011. The RP presented at this meeting consisted primarily of large-scale broadcasting of seeds to initiate groundcover in the buffer area. There was discussion on possibly targeting certain areas that are currently bare of vegetation based on the latest aerial imagery as an option to mass irrigation and landscaping of the buffer area. No irrigation system was planned as the agent indicated that installing an irrigation system would do more damage to the existing ground cover. As this approach is contingent of natural rainfall, we feel this approach should be given an initial trial period of two years beginning January 2012 and by December 31, 2013 we will assess the 2013 aerial imagery of the RP's level of success. Should the aerial imagery clearly show that this approach appears unsuccessful, your approach may need to be revised and possibly include supplemental on-site irrigation in select areas. Enclosed is a map indicating the portions of the buffer area that appear to have the most immediate need for renaturalization.

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2. We also note that a November 2011 brush fire has burned about 100 acres of plant material in or around the site and suggest that any areas on site affected by fire be addressed in the renaturalization plan.

Regarding the proposal to include fire break zones in the buffer area, we have determined that the inclusion of a fire break zone, as part of the site plan approval process, qualifies as a minor accessory use that could be permitted under Condition No. 6 of the SUP. The Fire Break Conceptual Plan dated May 20, 2011 should be coordinated with the Honolulu Fire Department (HFD) and a letter from HFD indicating that they are in agreement with the conceptual plan should be submitted before the site plan can be reviewed for approval.

We note fire breaks are not proposed along the H-1 Interstate Highway which is a probable source of ignition and suggest that the HFD be consulted and, if necessary, be addressed in the conceptual plan.

For your information, in our letter of August 24, 2010, the site plan submitted at that time was approved in concept only, and we do not have an approved site plan on file. Ordinarily, site plan approval is processed separately from the review and approval of the building permit set. Therefore, your July 8, 2011 submittal of the entire building permit set for site plan approval is excessive and unmanageable and should be reduced to only the sheets that are subject to the conditional requirements of the SUP and Conditional Use Permit (CUP). In addition, the site should also show information that involves compliance with development standards of the Land Use Ordinance, including but not limited to, parking and loading, existing approved and/or proposed structures and uses, their structure heights and footprints, and building area coverage, lot lines and setbacks, access driveways, landscaping and berming requirements, and any other requirements deemed necessary for site plan approval.

3. Regarding Condition No. 4, we have been in contact with Mr. Mark Sutterfield (project remediation consultant) and await a response on whether the Voluntary Response Plan agreement for remediation of contaminated soils would be consistent with the Land Use Commission's deadline for completion of the required landscaping for the lower quarry site. Meanwhile, we have reviewed your letter of January 10, 2012 responding to our comments on the lower quarry proposed landscape plan and respond as follows:

- While Condition No. 4 requires that the lower quarry be "returned to landscaped open space", drought tolerant native trees shall be provided unless the HFD objects to their inclusion. For the purposes of monitoring compliance with this requirement, details such as the location of berms and a legend showing the areas that will be returned to landscaped open space should be shown on Exhibit 3 labeled "Site Conditions After Removal of Quarry Operations".
- We also note that you propose the removal of an existing Oleander hedge along the makai side of the H-1 Interstate Highway guard rail. As the hedge is located within the State Department of Transportation right-of-way, the removal should be coordinated with Mr. Chris Dacus of their landscaping section. Otherwise, the reference to its removal should be deleted from Exhibit 3.

4. We note that the August 8, 2011 aerial imagery shows grading and/or clearing of topsoil in the foot of Puu Makakilo, outside of the approved quarrying or berming areas (see enclosed map). Please explain the purpose of this grading/clearing and whether it is consistent with the requirements and conditions of the SUP.

Conditional Use Permit Conditions:

1. Condition No. 4c requires that prior to the issuance of a building permit, a lighting plan be submitted to the Director for review and approval. Pursuant to our meeting of January 11, 2012, the Applicant has agreed to install timers on all exterior lighting fixtures that do not meet the requirements of full cutoff and are fully-shielded. These timers would require that exterior lighting be turned off between the hours of 7:00 p.m. to 5:00 a.m. The lighting plan submitted on January 17, 2012 is acceptable until such time the non-complying exterior lighting fixtures are removed or made to comply with Condition No. 4c.
2. As a reminder, unauthorized structures must obtain building permit approvals and should not be shown on the final site plan or building permit set. These include the recently added trailer offices, exterior lighting, and any other structures not previously approved by the building permit. We also note that a guard shack for the upper quarry was established on Tax Map Key 9-2-2: 07, owned by the University of Hawaii-West Oahu, located approximately 430 feet from the end of Kualakai Parkway. We have no record of a building permit for these structures. If available, please provide a copy of the building permits for our files.

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

Very truly yours,



David K. Tanoue, Director
Department of Planning and Permitting

DKT:dj
Enclosure
900820

cc: Land Use Commission
Grace Pacific Corporation
DR Horton – Schuler Homes, LLC
DOT-Highways-Chris Dacus
HFD-Fire Prevention Bureau
University of Hawaii-West Oahu

Makakilo Quarry

- Bare Soil Areas
- Quarry Excavation area
- Berming Landscaping Finish Grade
- State SUP Permit

0 140 280 560 840 1,120 Feet

Grading in Buffer Area



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