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STATE OF HAWAII
LAND USE COMMISSION



949 Kamokila Blvd, Suite 200
 Kapolei, HI 96707
 Office | 808-674-8383
 Fax | 808-674-1040

Our Mission: Grace Pacific
 Hawaii on the move and Hawaii's
 families safe. We proudly build
 and Maintain the roads, highways,
 and runways that connect these
 island communities we call home.

UPPER QUARRY SITE

DATE OF PHOTOGRAPHY : 09 - 01 -2023
 SCALE : 1' = 150'

Makakilo Upper Quarry 2023
 DRONE FLIGHT _ 23 09 01
 GRACE PACIFIC LLC
 808.674.8383

Hx Scale 1 : XXXX		Vx Scale X		
Drawn By: GRACE PACIFIC		Check By: MAKAKILO QUARRY		
Revision History				
Revision	1	DATE	Initials	Comments



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MAKAKILO LOWER QUARRY SITE

BASIS FOR HORIZONTAL CONTROL:

COORDINATES ARE IN STATE PLANE NAD83
 UNIT OF MEASURE: US SURVEY FOOT
 VERTICAL DATUM: MEAN SEA LEVEL

SCALE : 1" = 100'

DATE OF PHOTOGRAPHY : 09 - 01 - 2023

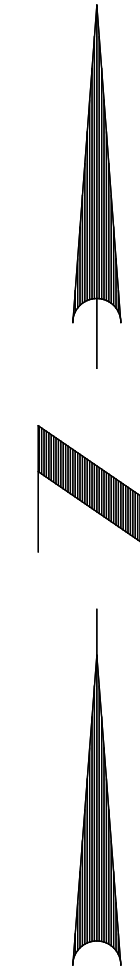
Makakilo Upper Quarry 2023
 DRONE FLIGHT - 23 09 01
 GRACE PACIFIC LLC
 808.674.8383

Hz Scale: 1 : XXXX
 Drawn By: GRACE PACIFIC
 Vt Scale: X
 Check By: MAKAKILO QUARRY

Revision History				
Revision	1	DATE	Initials	Comments
Revision				
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Sheet No: 4 / 4

MAKAKILO LOWER QUARRY SITE
 File Ref: Drone Survey - End of the Year_2023.vce





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 Kapolei, HI 96707
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 Fax | 808-674-1040

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MAKAKILA OVERALL SITE CONTOURS

LEGEND :

- PROPERTY LINES
- MAJOR CONTOURS
- MINOR CONTOURS

BASIS FOR HORIZONTAL CONTROL:

COORDINATES ARE IN STATE PLANE NAD83
 UNIT OF MEASURE, US SURVEY FOOT
 VERTICAL DATUM, MEAN SEA LEVEL

SCALE 1" = 400'

DATE OF PHOTOGRAPHY 1/09 - 01 - 2023



Makakila Upper Quarry &
 DRONE FLIGHT - 23 09
 GRACE PACIFIC LLC
 808.674.8383

By: Grace Pacific	Checked By: Makakila Quarry		
Revision History			
Rev	By	Date	Comments

ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

2023

Appendix F

Renaturalization History and Status Report
(SUP Condition #2)

(2 pages)

Grace Pacific LLC
Makakilo Quarry 2023 Annual Compliance Report

Renaturalization Plan History and Update

2009-2011. A Renaturalization Plan (RP) was submitted by Belt Collins on November 6, 2009 for review and approval. (Appendix C to the 2009 Report). Modifications to the Renaturalization Plan were requested by DPP in a letter to Belt Collins dated August 24, 2010 (Appendix A to the 2010 Report). On March 28, 2011, Belt Collins wrote to DPP requesting a meeting with DPP to discuss the extent of the physical area that DPP wishes to include in the revised RP (Appendix C to the 2011 Report).

2012. In a letter dated February 2, 2012 (Appendix G to the 2012 Report) DPP identified the areas of concern and agreed on a two year trial period beginning January 2012 for an approach utilizing the broadcasting of seeds and reliance on natural rainfall. See also comments on SUP Condition No. 9.b in this Report.

2013. In a letter dated February 19, 2013 (Appendix D to the 2013 Report) DPP requested a status update of implementation of the two year trial. Grace Pacific responded on April 30, 2013 (Appendix G to the 2013 Report) with an aerial photo identifying the plot locations, plant propagation and the initial plantings (Attachments B, C and D respectively to the April 30th letter). Also attached to the 2013 Report as Appendix Q were September 2013 photos of the test plots.

2014. In an email dated December 20, 2013 (appendix A to the 2014 Report), DPP asked about earthwork outside of the approved excavation area. Grace Pacific responded on January 13, 2014 (Appendix B to this report) that area 1 was within the approved landscape grading area, and that area 2 reflected the placement of topsoil at former golf water features 9 and 10.

On May 5, 2014, DPP (Appendix C to the 2014 Report) wrote to Grace Pacific with guidance for revising the Renaturalization Plan and a request to have the revised plan submitted by June 1st. Grace Pacific, working with Belt Collins Hawaii, submitted a revised Renaturalization Plan on May 30, 2014 (Appendix J to the 2014 Report).

2015. In a letter dated August 27, 2015 (appendix C to this report) DPP approved the May 30, 2014 Renaturalization Plan and requested status reports in subsequent annual reports.

As of November 2015, the irrigation piping previously used to renaturalize the Lower Quarry site (Parcel 4) has been laid out on former golf Hole 9 and portions of former golf Hole 8 (sheets L-2.03, L-2.02 of the Renaturalization Plan, Appendix J of the 2014 report). See Appendix I to the 2015 report for photos of piping layout.

2016. Renaturalization of the area around former golf Hole 9 was completed in four phases during 2016. Photos of the grass in this area are provided in Appendix J to the 2016 Report. Additionally, grass was planted in three other areas, as shown in Appendix I of this report, in order to better control dust and improve the visual aesthetic of the site. The plantings were a mix of buffell grass, rye, and bermuda.

The areas around former golf Hole 8 and the former driving range are scheduled for renaturalization in 2017. This will complete the May 30, 2014 Phase I Renaturalization Plan (Appendix J to the 2014 Report). Subsequently, Grace Pacific will prepare and submit the Phase II Renaturalization Plan.

2017. No new renaturalization projects were undertaken in 2017.

2018. No new renaturalization projects were undertaken in the current reporting period.

2019. No new renaturalization projects were undertaken in the current reporting period.

2020. No new renaturalization projects were undertaken in the current reporting period. It was discovered that golf Hole 8 was renaturalized in 2016, only the driving range remains to be scheduled. Renaturalization of the driving range may be placed on hold as Grace Pacific Quarry plans are being re-evaluated which affects that area. Grace Pacific is seeking assistance to complete the Phase II Renaturalization Plan.

2021. Renaturalization of the driving range is unnecessary as it is currently being quarried. Grace Pacific has contracted a consultant to complete the Phase II Renaturalization Plan.

2022. Renaturalization projects were not undertaken in the current reporting period. The Phase II Renaturalization Plan has been placed on hold as Grace Pacific requests an amendment to the SUP/CUP permit.

2023. Renaturalization projects were not undertaken in the current reporting period. The Phase II Renaturalization Plan has been placed on hold as Grace Pacific requests an amendment to the SUP/CUP permit.

ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

2023

Appendix G

VRP History and Status Report for Lower Quarry
(SUP Condition #4)

(3 pages)

Grace Pacific LLC
Makakilo Quarry 2023 Annual Compliance Report

Lower Quarry (Parcel 4) Voluntary Response Program (VRP) History and Update

2012. Based upon DPP's December 27, 2011 request (Appendix D to the 2012 Report) to be kept apprised of the Voluntary Response Plan (VRP) for the environmental remediation of the Lower Quarry site, Grace Pacific attached to the 2012 Report as Appendices N, O and P respectively, the VRP Agreement between Grace Pacific and the State of Hawaii Department of Health (DOH) dated October 2011; an Amendment to the VRP Agreement dated September 20, 2012 amending the scope of the work; and the Schedule of Work dated October 8, 2012, prepared in accordance with Exhibit B, Attachment 1 of the VRP Agreement .

2014. Grace Pacific met with the SLUC staff on May 14th to discuss the VRP and the impact of the VRP on the November 6, 2014 deadline to return the Lower Quarry (Parcel 4) to landscaped open space. Grace Pacific decided to give priority to meeting the November 6th landscaped open space deadline. Grace discussed this change in priorities with the DOH, and agreed to address the DOH's concerns by documenting where soil was moved to within the Lower Quarry site and revising the site characterization work plan to reflect the changes in the site conditions. In a letter dated May 30, 2014, (Appendix F to the 2014 Report), Grace notified DPP that it would begin landscaping as soon as possible to meet the November 6th deadline.

2015. A status report for the VRP, prepared by Environmental Science International, is attached to the 2015 Report as Appendix H.

2016. As previously noted, the site has been returned to landscaped open space as required by this condition. A status report for the VRP, prepared by Environmental Science International, is attached to the 2016 Report as Appendix H.

2017. A status report for the VRP, prepared by Environmental Science International, is attached to the 2017 Report as Appendix F.

2018. A status report for the Voluntary Response Program (VRP), prepared by Grace Pacific is provided below.

- The Site Characterization Report was submitted to DOH on June 15, 2018 for their review.
- ESI is currently conducting the Environmental Hazard Evaluation (EHE) which assesses potential hazards to human health and the environment posed by contamination at the Site. ESI is completing a leaching assessment which will be included in the EHE they are preparing.

The next phases of work include the following:

- Revise the Site Characterization Report, based on DOH comments, if necessary.
- Complete the Leaching Assessment.
- Complete the EHE.
- Prepare the Remedial Alternative Analysis.

2019. A status report for the Voluntary Response Program (VRP), prepared by Grace Pacific is provided below.

- The Site Characterization Report was concurred with by the DOH in September 11, 2018. The recommendation was to proceed to the VRP Task 5 Environmental Hazard Evaluation (EHE).
- The EHE, inclusive of the Leaching Assessment, for the Grace Pacific Lower Makakilo Facility Voluntary Response Program dated July 18, 2019 was accepted by DOH on August 8, 2019. DOH requested for the Environmental Hazard Management Plan (EHMP) to be developed.
- The EHMP is in the process of being completed.
- Grace Pacific decided to terminate the VRP agreement since Grace Pacific's intent is to develop the parcel. Once the EHMP is accepted by DOH the agency will be able to terminate the VRP agreement with Grace Pacific.

The next phases of work include the following:

- Complete the EHMP and achieve DOH acceptance.
- Terminate the VRP agreement.

2020. The EHMP is in the process of being completed.

2021. The EHMP has been placed on hold while the property is re-evaluated.

2022. The EHMP continues to be on hold while the property is re-evaluated.

2023. A notification to terminate participation in the VRP dated August 20, 2019 was submitted to the DOH. The EHMP was submitted to the DOH on November 30, 2023.



Grace Pacific LLC

A SUBSIDIARY OF ALEXANDER & BALDWIN, INC.

GP Roadway Solutions • GPRM Prestress • GLP Asphalt • Maui Paving

November 19, 2018

Mr. Raymond Young
Department of Planning and Permitting, City and County of Honolulu
Community Planning Branch
650 South King Street, 7th Floor
Honolulu, Hawaii 96813


**Subject: Special Use Permit (SUP) No. SP73-147/ Conditional Use Permit
(CUP) No. 2007/CUP-91, Notification**

Dear Mr. Young:

Pursuant to our meeting of June 29, 2018, Grace Pacific LLC would like to provide notification of our plans to install a concrete plant at the Makakilo Upper Quarry in accordance with the subject permits. We greatly appreciate your support and clarification regarding this matter. We would also like to notify you that we officially changed our entity name to Grace Pacific LLC on August 19, 2013. Jodie Cordero and I were pleased to meet with you, Dina Wong and Franz Kraitz.

If you have any questions, please call me at 808-674-8383.

Sincerely,



Pike Riegert
President

Copy to:

State of Hawaii Land Use Commission, Department of Business, Economic Development & Tourism

ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

2023

Appendix H

UXO History and Status Report
(SUP Condition #6)

(2 pages)

Grace Pacific LLC
Makakilo Quarry 2023 Annual Compliance Report

UXO History and Status Report for Open Space Buffer Area.

2012. On November 8, 2011, a brush fire occurred in the buffer zone to the south and west of the Upper Quarry pit. DPP notified Grace Pacific that the Honolulu Fire Department (HFD) discovered old military munitions (unexploded ordnance or UXO) in the area of the fire. (Appendix C to this Report). Grace Pacific contacted HFD to obtain the map of the location of the munitions (Appendix C to this Report). The UXO was removed by the US Army's 303rd Explosive Ordnance Battalion.

The US government is ultimately responsible for the disposition of munitions under the Military Munitions Rule, and that responsibility has been delegated to the US Army Corps of Engineers (USACE). The USACE did not have funding in FY 2013 to conduct a thorough evaluation of past military activities in the Makakilo area. Grace Pacific worked with the USACE and Senator Inouye's office to request "plus-up" funding for the USACE's Formerly Used Defense Sites (FUDS) Program. If appropriated, the plus-up funding would allow the USACE to initiate a thorough evaluation of past military activities and mitigate any potential safety hazards as appropriate.

2013. DPP in a letter dated February 19, 2013 (Appendix D to the 2013 Report), requested an update on progress of establishing fire break zones. Grace Pacific responded, in a letter dated April 30, 2013 (Appendix G to the 2013 report), that Grace was working with the Army Corps of Engineers and Senator Schatz's office to obtain funding for an investigation and cleanup. Grace had also posted warning signs on the property line fencing at the recommendation of the Army Corps.

2014. The Army Corps of Engineers has \$50 million in plus-up monies in the FY15 budget, however, it is difficult to get funding for new starts. On-going discussions continue with Army Corps of Engineers and Hawaii's Congressional Delegation for potential funding.

2015. In 2015, plus-up funding was received and used to conduct the Army Corps of Engineers research (via the ACOE's St. Louis office). The Army Corps still needs to determine eligibility and at this time the documents reviewed as to land leases or sub-leases are not conclusive. The St. Louis office is continuing their research and will put a report together for headquarters.

2016. Ongoing operations are in compliance with this condition. As of September 2016, the Army Corps of Engineers still has not determined eligibility for adding the site to the Formerly Used Defense Site (FUDS) program. They are continuing to search for historical leases or subleases.

2017. Randy Curtis, Chief of Research and Technical Services for the Environmental & Munitions Branch, Army Corps of Engineers, completed his work relating to the Findings and

Determination of Eligibility (FDE) and was routed internally for review and then submitted to the Division Commander.

2018. There has been no progress during this year.

2019. The Grace Pacific Makakilo Site was deemed eligible for the FUDS Program. The FUDS Project Manager requested project funds for FY 2020.

2020. The Grace Pacific Makakilo Site is within the FUDS Program. The FUDS Program completed a draft Preliminary Assessment. The Site warranted additional investigation of the Makalapa Gulch Range located between the Makakilo Quarry pit and the Kahiwelo subdivision. The draft Preliminary Assessment is in the process of being finalized.

2021. The Preliminary Assessment was finalized, dated April 2021. The Site warranted additional investigation of the Makalapa Gulch Range located between the Makakilo Quarry pit and the Kahiwelo subdivision.

2022. No new updates this year. The USACE continues to work on this FUDS Site.

2023. No new updates this year. The USACE continues to work on this FUD Site by seeking input from regulatory agencies.

ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

2023

APPENDIX I

Beneficial Re-use Plan History and Status Report
(SUP Condition #10 and CUP Condition #3)

(3 pages)

Grace Pacific LLC
Makakilo Quarry 2023 Annual Compliance Report

Beneficial Re-use Plan History and Update

2013. The initial 2013 Makakilo Quarry Beneficial Re-Use Plan was delivered as an enclosure with the 2013 Annual Report.

2014. In a letter dated May 5, 2014, (Appendix C to the 2014 Report) DPP commented on the Beneficial Re-use Plan (filed November 14, 2013 with DPP and the SLUC), and asked that alternative scenarios be considered and that a revised Re-use Plan be filed by November 6, 2014. Grace Pacific, working with consultant R.M. Towill, revised the Re-use Plan, and filed the Plan with DPP on October 28, 2014 (Appendix L to the 2014 Report).

2015. In a letter dated August 27, 2015, (Appendix C to the 2015 Report) DPP approved the revised Beneficial Re-use Plan. DPP posed questions as to the scope of the Plan and funding strategies. Grace Pacific responded to these in a letter dated September 30, 2015 (Appendix D to the 2015 report).

In the August 27th letter, DPP asked about the integration of the required public access (Condition #10 above) and the various re-use scenarios. Grace Pacific notes that there are two required accesses: 1) the “feasible circulation patterns in and around the site” (arising from LUO Section 5.520) and 2) the “public access... across the project in which safe pedestrian/bicycling passage can be established.” (such language being specific to this permit).

As to access 1), Figures 8 through 11 of the revised Re-use Plan show an orange arrow labelled “Site Access” approaching the pit from north. This access road will be used for each of the four Alternatives presented and will tie in to the future Makakilo Drive Extension. The Extension, in turn, will tie into the H-1 Freeway/Kualakai Parkway intersection.

As to access 2), it is important to note that pedestrian/bicycling passage, described as the “Suggested Public Access Road” in Figure 6, Zoning Map, on page 2-6 of the revised Re-use Plan, follows (approximately) the 700 foot elevation contour at the upper mauka boundary of the Landscape Grading Area of Figures 8-11, and is neither proximate nor relative to the beneficial re-uses depicted in Figures 8-11 of the revised Plan. The beneficial re-uses of Figures 8-11 take place on the quarry floor, at elevations ranging from 250 feet to 475 feet.

DPP also asked that the Quarry closure plan address contaminated soils, anticipating that, as with the Lower Quarry site, soils in and around the pit may require cleanup or containment. Grace Pacific adds the following new section 2.5.4 to the 2014 Revised Beneficial Re-use Plan. Future updates of the Plan will incorporate this new section.

2.5.4 Environmental Assessment

Ongoing compliance with Federal and State environmental regulations, such as the implementation of Best Management Practices, is expected to minimize the potential for contaminated soils arising from quarry operations.

During the final closure process in 2032, the site will be assessed to determine possible hazards to human health and the environment. The scope of the assessment will depend on the nature of the anticipated use of the property after quarry closure (i.e., commercial/industrial, residential, etc.), but will likely include subsurface sampling of the soil and groundwater for contaminants of potential concern. The environmental assessment, and any remedial activities (if required) will conform to all applicable Federal, State, and Local requirements.

2016. Grace Pacific is participating in DTS's planning activities related to the proposed extension of Makakilo Drive in order to ensure suitable egress for the required pedestrian/bicycle public access is incorporated in the design, as required by this SUP Condition.

2017. There was no correspondence or action taken on the Beneficial Re-use plan in the current reporting period.

2018. There is no update to the Beneficial Re-use plan in the current reporting period, therefore, the submitted and approved Beneficial Re-use plan dated October 27, 2014 will be in effect. Grace Pacific has included potential beneficial re-use ideas in the attached Summary of Intent. Grace Pacific also has a potential interest to extend quarry activities an additional 10 years beyond the year 2032.

2019. There was no correspondence or action taken on the Beneficial Re-use plan in the current reporting period.

2020. Grace Pacific has outlined a schedule for the next Beneficial Re-use plan update in 2023. Grace Pacific will also re-evaluate previous and current options in consideration of the planned urban areas that surround the Makakilo Quarry as requested by DPP.

2021. In the past and as of December 2021, Grace Pacific does not have any updated or firm plans for re-use, therefore the 2014 plan remains in effect. Grace Pacific continues to explore the feasibility of the various re-use ideas, such as renaturalization, recreation, agriculture, energy facility, and urban use. Grace Pacific has planned for the next Beneficial Re-use plan update in 2022 in support of the SUP/CUP permit amendment requests planned for 2022. Grace Pacific will also re-evaluate previous and current options in consideration of the planned urban areas that surround the Makakilo Quarry as requested by DPP.

2022. Grace Pacific produced an updated BRP dated August 31, 2022. It was submitted on September 9, 2022 to the Department of Planning and Permitting (DPP) City and County of Honolulu and the State of Hawaii Land Use Commission (LUC). Grace Pacific does not have firm plans for re-use and we continue to explore various options.

2023. Grace Pacific does not have firm plans for re-use and we continue to explore various options. In addition, Grace Pacific has requested an amendment to the SUP/CUP and the outcome may affect re-use plans.

ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

2023

Appendix J

Sanitary Landfill Maintenance History and Status Report
(SUP Condition #16)

(1 page)

Grace Pacific LLC
Makakilo Quarry 2023 Annual Compliance Report

Sanitary Landfill Maintenance History and Update.

2016. In 2016, Grace Pacific initiated the Former Palailai Landfill Cover Restoration Project in order to improve and repair the condition of the landfill cover. A description of the project was sent to the LUC and the DPP (Appendix A to the 2016 Report).

2017. The Former Palailai Landfill Cover Restoration Project is ongoing. Completion of the project is anticipated during the first half of 2018. Notification will be sent to the State Land Use Commission and the Department of Planning and Permitting upon completion.

2018. The Former Palailai Landfill Cover Restoration Project is ongoing. Completion of the onsite construction activities were completed in June 2018. Documentation of the Former Palailai Landfill Cover Restoration Project is anticipated to be complete in early 2019.

2019. The Former Palailai Landfill Cover Restoration Project Completion Report dated November 27, 2019 has been completed. Grace Pacific continued to maintain and monitor the Former Palailai Landfill.

2020. Grace Pacific continued to maintain and monitor the Former Palailai Landfill. The Former Palailai Landfill annual Monitoring and Maintenance Status Report, dated September 2020, was completed for calendar year 2019 as it is an annual occurrence. It summarizes the general landfill maintenance, gas and groundwater monitoring, grading and drainage monitoring.

2021. Grace Pacific continued to maintain and monitor the Former Palailai Landfill. The Former Palailai Landfill Annual Monitoring and Maintenance Status Report was completed for calendar year 2020.

2022. Grace Pacific continued to maintain and monitor the Former Palailai Landfill. The Former Palailai Landfill Annual Monitoring and Maintenance Status Report was completed for calendar year 2021.

2023. Grace Pacific continued to maintain and monitor the Former Palailai Landfill. The Former Palailai Landfill Annual Monitoring and Maintenance Status Report was completed for calendar year 2022. The Former Palailai Landfill continues to be maintained in good condition.