

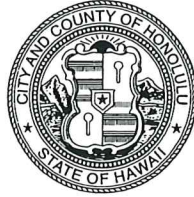
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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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Authorization	<u>Henry Eng</u>
Advertisement	<u>7-18-08</u>
Public Hearing	<u>8-20-08</u>

MUFI HANNEMANN
MAYOR



HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUE
DEPUTY DIRECTOR

2007/SUP-6(RY)

August 13, 2008

ORIGINAL

MEMORANDUM

TO: KARIN HOLMA, CHAIRPERSON
AND MEMBERS OF THE PLANNING COMMISSION

FROM: HENRY ENG, FAICP, DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING *Henry Eng*

SUBJECT: SPECIAL USE PERMIT APPLICATION FILE NO. 2007/SUP-6
MAKAKILO QUARRY EXPANSION AND TIME EXTENSION
GRACE PACIFIC CORPORATION
TAX MAP KEYS 9-1-16: 4, 9-2-3: PORTION 74 AND PORTION 82, 9-2-2:
PORTION 6, EWA, OAHU

Transmitted for appropriate action is my report and recommendation for approval of a Special Use Permit with conditions to expand the area and extend the life of an existing quarry.

Since the area involved exceeds 15 acres, the Special Use Permit, if approved by the Planning Commission, is subject to State Land Use Commission approval.

HE:lh
Doc. 632954

Attachment

cc: Belt Collins Hawaii, Ltd.
Grace Pacific Corporation

RECEIVED
SEP 12 2008
STATE OF HAWAII
LAND USE COMMISSION

EXHIBIT 28

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION)

OF)

GRACE PACIFIC CORPORATION)

FOR A)

SPECIAL USE PERMIT)

FILE NO. 2007/SUP-6

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND DECISION AND RECOMMENDATION

I. APPLICATION

A. Basic Information

APPLICANT : Grace Pacific Corporation

LANDOWNER : Puu Makakilo, Inc.
James Campbell Company LLC
D R Horton – Schuler Homes LLC

LOCATION : 91-920 Farrington Highway, 92-1130
Pueonani Street, and Two Lots Situated
Between Parcel 74 and the H-1
Freeway, Ewa, Oahu, Hawaii
(Exhibit 1)

TAX MAP KEY : Excavation, Berms, and Buffer Areas,
9-2-3: Portion 74 & Portion 82
Access: 9-2-2: Portion 6
Processing Site: 9-1-16: 4

AREA OF SPECIAL USE PERMIT: 540.7 Approximate Acres

RECORDATION : Land Court

ZONING DISTRICT	:	AG-2 General Agricultural District (Exhibit 2)
STATE LAND USE DISTRICT	:	Agricultural (Exhibit 3)
EWA DEVELOPMENT PLAN	:	Low and Medium Density Residential, Golf Course, Agriculture and Preservation, Highway, within Urban Growth Boundary (Exhibit 4)
EXISTING USE	:	Quarry, manufacturing and processing, recycling facility, support facilities, and open space (Exhibit 5)
SURROUNDING LAND USE	:	Open space and vacant agricultural lands to the east proposed for urban development (University of Hawaii West Oahu Campus, Hoopili residential community, transit); Kapolei Knolls, Kapolei Villages and Kapolei Golf Course to the south; Makakilo residential development and open space to the west and north

B. Proposal

Grace Pacific Corporation (hereinafter the "Applicant") proposes to expand the excavation area and extend the life of the Makakilo Quarry resource extraction, aggregate processing, manufacturing of asphaltic concrete, and concrete and asphaltic pavement recycling operations to the year 2032. The proposed expansion (hereinafter referred to as the "Project") involves the excavation of rock from sources found further up the slopes of Puu Makakilo (also referred to as the "Puu").

NOTE: Although the Applicant characterizes the Project as a relocation of the excavation and buffer areas, the request also involves enlargement of the footprint for both the excavation and the surrounding buffer areas. As such, the proposal is more appropriately described as an expansion.

The existing quarry and associated uses are partly approved under Special Use Permit No. 72/SUP-1 (Land Use Commission Special Use Permit File No. SP73-147 and together referred to as the "existing SUP"). The quarry and associated uses was to have ceased operations in 1993 per condition of the existing SUP but its operations continued to today and expanded its size and uses without any amendment to the Special Use Permit ("SUP").

The existing SUP also included the establishment of a landfill at Puu Palailai located about 1.5 miles to the west. As the Puu Palailai landfill has completed land filling operations and closed since September 1988, and the conditions of the landfill Special Use Permit approval are separate from the conditions applicable to the existing quarry, it would be appropriate to process a new Special Use Permit for the Project.

The Applicant indicates that at current levels of demand, the approved portion¹ of Makakilo Quarry contains an estimated 11 years of B-Grade rock reserves. A-Grade rock reserves have been depleted as of the date of this Report. The Applicant proposes to supply about 500,000 tons of A-Grade rock and 600,000 tons of B-Grade rock annually for the next 24 years.

The following table summarizes the overall quarry's existing and proposed land areas. All acreages utilize the approved acreages and locations as found in the record of the existing SUP. **Exhibits 6 and 7** provide an aerial view of the project's existing and proposed uses.

Table 1 – Existing and Proposed Areas

Existing and Proposed Areas (approx. acres)				
SUP Area Description	Existing	Proposed Addition/ (Deletions)	Total	TMKs Affected
Quarry Excavation and Berming Area (including recycling facility)	72	103.2	175.2	9-2-3: Por. 74 and Por. 82,
Processing Site and Conveyor Tunnel	35	18.6	53.6	9-1-16: 4
Buffer Area Surrounding Quarry (Passive Open Space, No Major Grading)	188	122.4	310.4	9-2-3: Por 74 and Por. 82
Offsite Stilling Basin (to be abandoned)	1.4	(1.4)	0.0	9-1-16: Por. 108
Access Road (1,300' X 50' approx.)	1.5	0.0	1.5	9-2-2: Por. 6
Totals	297.9	242.8	540.7	--

Excavation will be as deep as 200 to 250 feet below existing grade to maximize extraction of known basaltic reserves. After closure of the quarry, the Applicant plans to have in place, final landforms with slopes no greater than seventy-five percent (75%) to promote long-term soil retention and landscaping and to blend the post quarry land with the topography of the surrounding Puu. A proposed final grading plan dated June 5, 2008, is attached as **Exhibit 8**. Cross-sections of the final grading plan have been attached as **Exhibits 8a to 8j** and are

¹ Pursuant to grading plan approved by DPP in 2004 for a 102-acre excavation area. This expanded grading area, in excess of the SUP-approved 72-acre excavation area, is being considered as part of the instant application.

intended to illustrate the finished slope of the quarry after completion of quarrying and renaturalization.

The June 5, 2008, final grading plan includes the following grade modifications to further mitigate visual impacts of the quarry and enhance renaturalization of the quarry pit upon completion of the mining phase:

- A screening berm of up to about 40 feet above finish grade along the northern portion of the proposed expansion area and existing excavation areas to screen views of the northern and western pit walls from the westbound H-1 Freeway approach to Kapolei. The proposed berm will extend from the quarry pit access road to an elevation of about 725 feet along the northern ridgeline to blend the grade modifications with the existing ridgeline, thereby resulting in a more natural appearance. This berm also re-grades a cut that created a level area where a former unfinished golf course clubhouse once stood.
- A smaller berm will be constructed between the quarry pit and the H-1 Freeway to further screen views of the quarry by motorists traveling on the H-1 Freeway.
- Renaturalization of grades of the former golf course driving range located in the upper valley of Puu Makakilo to mimic conditions that existed prior to golf course mass grading. The proposed contours are intended to introduce two (2) to three (3) swales at the uppermost portion of the quarry.

To mitigate impacts of industrial processing uses on surrounding neighbors, the Applicant proposes to relocate all these uses from the processing site to either the quarry pit located mauka of H-1 Freeway or to Campbell Industrial Park (CIP) within two to four (2 - 4) years of approval of the SUP. The proposed relocation involves both re-use of existing and purchase of new equipment. The Applicant indicates that the requested 24-year time extension will allow for amortization of the costs associated with its relocation proposal.

The initial facilities to be removed are the hot-mix asphalt (HMA) plant and the ready-mix concrete plant which, are scheduled for completion by June, 2009. Thereafter, the finish crushing and screening plant and the maintenance shop are scheduled to be completely removed by December, 2012. The existing HMA plant would be relocated to CIP to accommodate night operations and a new HMA plant would be constructed in the quarry pit for day operations only. All other uses except for removal and renaturalization activities, are scheduled to cease within three (3) years after approval of this SUP request. Details of the processing site relocation plans and estimated costs labeled "Analysis of Removal of Operations from Processing Site (Parcel 4)" dated June 6, 2008, are attached as **Exhibit 9**. The Applicant will landscape the entire processing site

(Parcel 4) within six (6) years of SUP approval and return the parcel back to the landowner, James Campbell Company LLC, by 2015.

With respect to mining phasing (also referred to as exploitation, a process where topsoil is removed and the material of interest is extracted), the Applicant submitted an excavation and landscape phasing plan (dated June 5, 2008) which is attached as **Exhibit 10** and an accompanying phasing matrix which is attached as **Exhibit 11**. Generally, the Applicant proposes to establish berming and landscaping along the perimeter of the lower half of the quarry pit in the first phase, 2009 to 2012, while continuing mining activities in the existing pit floor. Berming and landscaping of the upper half of the quarry occurs in the second phase, 2013 to 2017, while excavation continues in the mid-section presently being quarried at this time. The remaining upper sections of the quarry will be excavated in the third to fifth phases with final grades at the upper most portion of the Puu completed by 2032. The Applicant notes that any acreage, volumes, and projected timeframes are for illustrative purposes and actual market demand will largely determine the actual excavation phasing.

The Applicant also submitted a renaturalization phasing plan dated June 5, 2008, which is attached as **Exhibit 12**. The Applicant also states that phasing of this plan is subject to actual market conditions for exploitation phasing.

C. Land Use Permits

1. Special Use Permit

On March 23, 1973, the State Land Use Commission (LUC) approved Special Permit SP73-147² to allow Pacific Concrete and Rock Company, Ltd. (hereinafter referred to as "PCR"), to establish a rock quarry at Puu Makakilo and a sanitary landfill³ at Puu Palailai located about 1.5 miles to the southwest of Makakilo Quarry, subject to conditions. Conditions applicable to the rock quarry are found in City Council Resolution No. 95 (1973) and are attached as **Attachment 1**⁴. The existing Special Use Permit approved a 72-acre excavation area and a 35-acre processing area.

During the processing of the SUP application, PCR indicated that the quarry had sufficient reserves to produce Grades A and B rock at a combine rate of about 750,000 tons per year for 20 years. PCR represented that the quarry would close in 20 years (1993), all equipment

² Land Use Commission file number. City & County of Honolulu, Department of Planning and Permitting, file number for the same project is 72/SUP-1 and was approved by the Planning Commission on February 28, 1973.

³ Puu Palailai landfill was formerly Pacific Concrete and Rock Co., Ltd.'s quarry.

⁴ The Land Use Commission's decision referenced conditions recommended by City Planning Director to the Planning Commission and City Council. At the time, the required Conditional Use Permit was subject to City Council review.

removed and disturbed areas returned to a grade to be determined by the DPP, and landscaped with trees and shrubs.

In 1985, the Applicant acquired the resource extraction operation from PCR. Quarry operations continued beyond the represented closure date of 20 years (1993) without modifications to the SUP.

2. Conditional Use Permits

Pursuant to the Comprehensive Zoning Code, on April 17, 1973, the City Council passed Resolution No. 95 granting a Conditional Use Permit 72/CUP-15 (CUP) to PCR to allow the establishment of a quarry and related facilities on a 72-acre site mauka of H-1 Freeway for excavation of rock and primary processing facilities and a 35-acre site makai of H-1 Freeway for material processing, concrete batching, stockpiling, and related support facilities. In addition, the approval referenced 188 acres as buffer surrounding the quarry site.

In accordance with Condition No. 2 of the CUP, a grading plan dated April 15, 2004, was submitted and approved by DPP on April 23, 2004. The approved grading plan showed the extent of the excavation area, access roads and accessory uses, and structures mauka of H-1 Freeway, which together total about 102 acres exceeding the 72-acre site approval under the SUP.

On February 14, 1989, the DPP approved a Conditional Use Permit 88/CUP1-30 for an 18-hole golf course proposed by Finance Realty, Ltd., on the slopes of Puu Makakilo, portion of Tax Map Key 9-2-3: 74. Subsequent to acquiring the golf course property from the former landowner in 1995, the Applicant determined that golf course development was infeasible and requested that the CUP be rescinded. On November 14, 2006, the DPP rescinded the golf course CUP.

3. Zoning Variance

On September 13, 2002, the DPP approved Zoning Variance No. 2002/VAR-51 to Grace Pacific Corporation to allow the establishment of an asphalt and concrete recycling facility in the quarry pit, subject to conditions (one of which relate to relocation of stockpiles in the processing site makai of H-1 Freeway and replacement with landscaping). The stockpile relocation/landscaping requirement, which has been completed, was in response to dust concerns raised by adjoining residents.

4. Environmental Impact Statement

On January 13, 1973, the Governor accepted the Environmental Impact Statement (EIS) for the establishment of the quarry and processing facility. This instant application to expand the excavation area and extend the life of the quarry is not subject to environmental disclosure requirements of Chapter 343, Hawaii Revised Statutes, the Environmental Impact Law.

An existing tunnel and conveyor equipment beneath the H-1 Freeway, was disclosed in the 1973 EIS. No changes are proposed to the tunnel that would increase the intensity of this use. Moreover, upon closure of the processing site, the conveyor equipment would be removed and the tunnel closed.

5. Department of Health Air Permit

The State Department of Health issued various permits related to air quality as follows:

Table 2 – Air Emissions Permits

Permit No.	Description	Expiration
0045-02-CT	Temporary Covered Source Permit for hot-mix asphalt plant and related equipment	Nov 8, 2009
0045-01-C	Covered Source Permit for Screening Plants, Recycled Aggregate Plant, Diesel Generator	Sep 19, 2010
0445-01-NT	Temporary Noncovered Source Permit for Diesel Generator	Apr 4, 2009
0555-01-NT	Temporary Noncovered Source Permit for Crushing Plant w/ Diesel Generator	Mar 8, 2009

D. Quarry Operations

1. Mining Process and Hours of Operations

Quarry operations involve rock extraction and processing into aggregate and other materials used to manufacture products such as hot-mix asphalt and concrete mix. The extraction process involves removing topsoil (also referred to as overburden) averaging 20 feet thick in three to five-acre blocks with a bulldozer or excavator. The overburden is used for berm or ramp construction in the quarry or sold as general fill. The underlying rock is drilled in a grid to accept explosives in which detonation is controlled to yield about 5 to 15,000 tons of 'shot-rock'. The loose rock is hauled to a primary crusher in the pit which reduces the boulders to about four (4) inches in diameter (also referred to as 'surge'). A-Grade surge is then transported by conveyor belt under H-1 Freeway to the processing plant

makai of the freeway for further processing. B-Grade surge is further processed into base course at the southern portion of the pit.

The Applicant provided the following information relating to its hours of operations:

Table 3 – Hours of Operations

Parcel	Activity	Existing Hours	Comments
82 (Pit)	Excavation and crushing	M-Sat 6 am to 3:30 pm	
	Blasting	Weekly 8 am to 12 pm	Frequency of 4-5 times per week
	Recycling	Shift 1: M-Sat 6 am to 3 pm Shift 2: M-Sat 3 pm to 11 pm Note: Recycling facility (primarily for asphalt and concrete rubble) is not included in existing SUP approval	Occasional night shifts 6 pm to 1 am, 60 nights a year
	Sales at Pit	M-Sat 7 am to 4:30 pm	
	Maintenance	M-Sat 3 pm to 6 pm	
4 (Process Site)	Crushing, concrete and hot-mix asphalt ⁵	M-Sat 6 am to 3 pm Note: Hot-mix asphalt plant was not included in existing SUP approval.	Night Shift 3 pm to 1 am, up to 100 nights a year (hot-mix only, no night crushing)
	Maintenance	M-Sat 3 pm to 6pm	

Currently, Parcel 74 has no quarrying activities since this parcel is the buffer between the pit and adjacent open space and residential uses. If the proposal is approved, excavation of the pit on Parcel 82 will expand to include Parcel 74. Operational hours would be the same as activities located in Parcel 82. A portion of Parcel 6 is the exclusive access to the pit from the adjacent agricultural lot.

Other existing operational details relating to number of employees, daily truck traffic, and type of on-site structures are summarized as follows:

⁵ Ready-mix concrete batching plant is operated by Hawaiian Cement; hot-mix asphalt plant is operated by the Applicant. Both plants will be relocated from processing site 4 years after SUP approval.

Table 4 – Other Operational Details

Parcel	Item Description	Existing	Proposed
82 (Pit)	Truck traffic	80-85 roundtrip dump loads per day	Traffic volume carried over to include Parcel 74 if SUP is approved
	No. of employees on-site	28	All employees would work out of Parcels 74 and 82 after relocation of processing site uses
	Structures	Primary crushing plant, recycle/B-Grade crusher, employee lounge, truck scale, explosives storage and preparation bldg. located on western ridge	Existing primary crusher would be replaced by new combination primary and finish crusher at southern portion of pit within 3 years of SUP approval; explosives storage would be relocated into excavation area
4 (Process Site)	Truck traffic	80-85 roundtrip dump loads and 5 roundtrips of ready-mix concrete per day	None after 3 years of SUP approval (except for ready-mix trips, all truck traffic will be combined with those originating from Parcel 82)
	No. of employees	57 (Grace Pacific Corp.) 3 (Hawaiian Cement)	None operational employees after 3 years of SUP approval; however, removal and renaturalization will require on-site staff
	Structures	Finish crushing plant, wash plant, hot-mix asphalt plant, ready-mix concrete batch plant, maintenance shop, truck scale, office, laboratory, employee training bldg.	None after 3 years of SUP approval. Returned to landscape open space within 6 years of SUP approval.

Parcel 74, used for buffer, has no permanent structures. The Applicant has two (2) employees on-site for security and landscaping. A portion of Palehua Road crosses the northern portion of Parcel 74 and is presently being used by construction contractors for an alternate access to residential home construction in upper Makakilo City.

2. Access

Access to the processing facility makai of H-1 is provided by Farrington Highway, a City-owned two-lane, right-of-way ranging from 50 to 75 feet, with a 36-foot wide pavement. Access to the pit is provided by Palehua Road, a private paved roadway that formerly connected to Farrington Highway via an underpass at H-1 Freeway. Currently, as the North-South Road Interchange is under construction, the underpass is closed and truck traffic to and from the quarry pit uses westbound on- and off-ramps at H-1 Freeway at Palehua Road. Truck traffic from the quarry intended for eastbound destinations would enter the H-1 Freeway via the westbound on-ramp and change direction at the Palailai Interchange. Upon completion of the North-South Road Interchange, traffic to and from the quarry would be accommodated at the new interchange.

3. Encroachments

Aerial imagery obtained in 2004 indicates that a portion of the processing facility's stockpile may be located in the H-1 Freeway right-of-way. The Applicant should either relocate the stockpile or submit a metes and bounds survey of the stockpile in question to verify that the stockpile is not partially located within State-owned land. Moreover, a portion of the processing site's parking and fence appears to encroach into the Navy's property, Tax Map Key 9-1-16: 7, which abuts the processing plant on the northeast.

II. FINDINGS OF FACT

On the basis of the evidence provided, the Director found:

A. Procedural Matters

On October 5, 2007, the Applicant submitted an application to amend Special Use Permit No. 72/SUP-1 and Conditional Use Permit No. 72/CUP-15. On November 9, 2007, the DPP accepted the application for processing.

On April 3, 2008, the DPP requested that the Applicant provide additional information on phasing the project in five-year increments, relocation of industrial uses into the quarry pit, and removal of the screening berm, and reconsideration of final revegetation grades. At the same time, DPP notified the Applicant that the deadline to hold the public hearing was extended to May 15, 2008.

In response to DPP's request, the Applicant provided additional information on April 22, May 23, June 6, 17, 20, and on July 7, 2008, supplementing and clarifying information submitted in its original proposal.

On August 1, 2008, the DPP notified the Applicant that the deadline to conduct a public hearing was extended to August 20, 2008 to allow for the required 30-day hearing notice publication period and to complete its recommendation to the Planning Commission.

B. Description of the Property

1. Location and Surrounding uses

The Project essentially consists of two (2) portions of land (the "Property") separated by the H-1 Freeway. The mauka portion of the Project is located on the upper slopes of Puu Makakilo and includes the excavation pit, the buffer area, and access roadway. The highest elevations of Puu Makakilo is included in the mauka portion. The Makakilo residential community and undeveloped open space zoned P-2 General Preservation District is located to the west and northwest. Open space zoned for agricultural use is located to the northeast. The H-1 Freeway abuts the mauka portion on the east and southeast.

The makai portion of the Project is located between H-1 Freeway and Farrington Highway. Kapolei Knolls and Kapolei Villages residential community, Kapolei Golf Course, Farrington Highway and the proposed University of Hawaii West Oahu Campus, and related support residential/commercial uses are located to the east and southeast.

2. Topography

The mauka portion of the Project slopes up from the Freeway from an elevation of 240 feet to 972 feet at the top of the Puu. Slopes range from about eleven percent (11%) at the lowers slopes of undisturbed portions of the Puu to about forty percent (40%) on the highest most elevation of the Puu. The existing pit is located between two (2) subtle ridgelines on the southeastern slopes of the Puu.

The makai portion of the Project is located at the base of the Puu of which portions adjacent to Farrington Highway are level. The remainder of the makai site slopes up to the H-1 Freeway at about five percent (5%) to ten percent (10%).

3. Agricultural Ratings of the Project Site

The existing pit and proposed expansion area are rated under the Land Study Bureau Master Productivity (LSBMP) as "E" on a scale of "A" to "E" with "E" being the lowest agricultural productivity rating. The makai site contains a combination of lands rated LSBMP as "A", "B", "D", and "E" with a majority of this site falling within the "A" and "B" categories.

Prior to the establishment of the quarry operations, the mauka portion was in pasture use and the makai site in sugarcane cultivation.

Under the Agricultural Lands of Importance to the State of Hawaii rating system, a small portion of the pit expansion is rated "Other Important Agricultural Land", whereas for the makai site, a majority of this site is rated a combination of "Prime Agricultural Land" and "Other Important Agricultural Land". The balance of the Project site (buffer areas) is not rated.

4. Soils

The U. S. Department of Agriculture Soils Conservation Survey classifies soils on the excavation expansion area as a combination of Mahana Silty Clay Loam (McD2), 12 to 20 percent slopes, Helemano Silty Clay (HLMG), 30 to 90 percent slopes, and Mahana Badland Complex (MBL). A majority of the proposed excavation expansion falls within MBL soil type. Mahana Silty Clay Loam and Helemano Silty Clay soils are used for pasture, woodland, and wildlife habitat. Mahana Badland Complex consists of Mahana soils and Badland and is used for pasture.

5. Climate and Wind Patterns

The climate of lower Makakilo is characterized by warm and dry conditions. Average rainfall ranges from one (1) inch during the dry season to four (4) inches per year during the wet season. Average daily temperatures range from upper-60 degrees to mid-70 degrees Fahrenheit.

Wind speeds averages range from a low of 9 to a high of 13 miles per hour. The predominant wind direction is from the northeast to the southwest (trade winds). The communities of Makakilo, Kapolei Villages and Kapolei Knolls are located downwind of the Project during predominant wind patterns. During other times, wind conditions are light and variable and influenced by the area's topography or by occasional Kona storm events.

C. Public Agency Comments

The following public agencies were requested to evaluate the proposed quarry expansion under the Applicant's proposal as submitted in October, 2007. Public agencies and community organizations will be given the opportunity to review and comment on the Applicant's revised closure grading plan dated June 5, 2008, and its proposal to relocate its uses from the processing site into the quarry pit or Campbell Industrial Park during the review of the Conditional Use Permit application.

CITY

1. Board of Water Supply (BWS)
2. Department of Environmental Services (ENV)
3. Honolulu Fire Department (HFD)
4. Honolulu Police Department (HPD)
5. Department of Transportation Services (DTS)

STATE

1. Department of Agriculture (DOA)
2. Department of Business, Economic Development and Tourism (DBEDT)
3. State Land Use Commission (LUC)
4. Department of Business, Economic Development and Tourism, Office of Planning (OP)
5. Department of Land and Natural Resources (DLNR)
6. Department of Land and Natural Resources, State Historic Preservation Division (SHPD)
7. Department of Health (DOH)
8. Department of Transportation (DOT)

FEDERAL

1. Department of Agriculture, Soil Conservation Service (SCS)
2. United State Navy (USN)

No objections were raised by the public agencies. Comments submitted by agencies are attached as **Attachment 2**.

D. Community Concerns

Copies of the Special Use Permit amendment application were transmitted to the Makakilo-Kapolei-Honokai Hale Neighborhood Board No. 34 (NB). The NB did not take action on the application materials transmitted to them by the DPP.

In a meeting held September 27, 2006, prior to receiving DPP's SUP application transmittal, the NB voted six (6) to one (1) in favor of the request to expand the quarry up the slopes of Puu Makakilo while retaining the former golf course lands as additional buffer area.

On January 16, 2008, the Kapolei Villages Association (KVA) voted to oppose the Project. On May 28, 2008, the KVA voted to withdraw its opposition provided that the Applicant submit to the Planning Commission its proposals to address the Project's adverse impacts. These proposals were presented to the KVA and are summarized as follows:

- Within three (3) years, major dust and noise generating operations at the processing site would move into the quarry pit floor and the processing site would be renovated. The Applicant will clean and/or repaint homes damaged by quarry operations, and purchase at market price the homes of individuals that need to move from Kapolei as a result of health issues attributed to the quarrying and asphaltic concrete operations.
- Relocation of the hot-mix asphalt (HMA) and recycling plant to Campbell Industrial Park by June, 2009.
- Re-shape the final grades of the quarry to create natural sloping quarry face that will support re-growth of vegetation. Revegetation to occur in a continuous stage as rock is harvested and not at the end of the quarry's life.

DPP received comments from area residents who expressed both support and concerns/opposition to the proposal. Concerns raised included associated adverse impacts, including incompatibility with the surrounding community, noise, odors, dust, and views of Puu Makakilo, and the re-use of the pit upon completion of excavation. One resident suggested that a community approved plan for an end-use of the entire quarry site be in place before SUP approval. In addition, two (2) telephone calls were received in opposition to the request. The callers stated that they live in Malanai Iki, a multi-family project south of the processing site, who said that they have complained about odors, dust, and noise for many years but the problems still persists.

Support for the proposal came from three area residents, the University of Hawaii – West Oahu Campus, and the Boys and Girls Club of Hawaii.

The DPP also received a petition with 113 names opposing the proposed quarry expansion.

III. ANALYSIS

A. Public Plans and Policies

1. Land Use Law, Chapter 205, Hawaii Revised Statutes (HRS)

The proposal is within the State Land Use Agricultural District, but is not listed as a permitted use.

Section 205-6, HRS, allows the “county planning commission to permit certain unusual and reasonable uses within the agricultural and rural districts other than those for which the district is classified. The county planning commission may under such protective restrictions as may be

deemed necessary, permit the desired use, but only when the use would promote the effectiveness and objective of this chapter.”

In determining whether a proposed use is deemed “unusual and reasonable,” Section 2-45 of the Planning Commission Rules established five guidelines (five tests) to be applied. These guidelines are also found in Title 15-15, of the Hawaii Administrative Rules for the Land Use Commission.

The Director finds that the proposal for an expansion and time extension to 2032, meets the requirements of Chapter 205 and the five (5) guidelines of Section 2-45 of the Planning Commission Rules as follows:

Guideline 1: Such use shall not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations.

The proposal would not be contrary to the objectives of the State Land Use Law and Regulations which is to preserve and protect lands and to encourage uses for which lands are best suited.

The request is for an expansion and time extension of an existing quarry operation established by SUP in 1973. Section 205-2(a)(3) notes that the State Agricultural District shall give the greatest possible protection to lands with a high capacity for intensive cultivation. Allowing the expansion on the site mauka of the H-1 Freeway, which has poor agricultural ratings, would not be contrary to the objective protecting land with high capacity for intensive cultivation. Section 205-2(d) stipulates that the State Agricultural District includes areas not used or suited for agricultural and ancillary activities by reason of topography, soils, and other related characteristics. The mauka site is a former golf course acquired by the Applicant after the prior owner abandoned its golf course development plans. There are no plans to use this site for agriculture or any activity ancillary to agriculture. Therefore, as marginal land for agricultural use, the request must be viewed uniquely given its past history and role in fulfilling other public objectives and the ability to mitigate negative impacts.

The Applicant estimates that Makakilo Quarry supplies seventy percent (70%) of local rock production while Kapaa Quarry and Halawa Quarry supply the remaining balance. The rock is required to manufacture sub-grade material, concrete and asphaltic concrete for the construction industry for roadways and buildings. Good quality rock is available at higher elevations of Puu Makakilo and the Applicant indicates that extracting this material is more economically feasible than importing from other sites due to transportation costs. If Makakilo Quarry were closed, rock supplies from other quarries (such as Kapaa and Halawa) would need to be dramatically increased, probably at higher costs, as these sources are located farther away from job sites (such as Ewa and Central

Oahu, which is a major market for concrete and base course products). It has not been established that rock from other local quarries are sufficient to economically replace this loss or whether another local source can be timely established to replace Makakilo Quarry⁶.

The Applicant proposes closing the processing site by 2012 thereby removing its impacts on nearby residences. Closing of the processing site involves relocating all uses of the processing site into the quarry pit or Campbell Industrial Park. The quarry pit is no less than 2,000 feet from Kapolei Villages and 1,500 feet from Kapolei Knolls and the proposed buffer area should provide a reasonable distance from most impacts associated with the quarry operations.

Continuation of the resource extraction further up the slopes of Puu Makakilo is reasonable given the available rock resources and the land's poor agricultural characteristics, providing any adverse impacts can be adequately mitigated and the site's future re-use is appropriately addressed.

Guideline 2: The desired use would not adversely affect surrounding property.

At the time the quarry was established, a majority of the lands surrounding the quarry were in sugarcane cultivation, pasture, and open space. Significant urban developments in the area were located makai and west of the quarry. These include the initial phases of Makakilo City, the Barbers Point Navy Air Station at Kalaeloa, Campbell Industrial Park, the Ewa Beach residential community, and various plantation camps. Impacts of the quarry operation were buffered or mitigated by the large expanses of surrounding agricultural and open space uses. The nearest residences were located in Makakilo City, little over a mile to the west.

Today, the District of Ewa has transformed from a rural agrarian character to a high density urban environment, and this process has in recent years accelerated. Lands closest to the Project have either been developed for housing or are planned for future urban uses. Lands to the west, east, and makai of the processing site have either been developed for housing or are planned for future housing and institutional uses; e.g., University of Hawaii West Oahu Campus. **Exhibit 13** shows existing and future proposed projects in the vicinity of the project and includes Villages of Kapolei residential community, Kapolei Knolls, Kahiwelo (extension of

⁶ Industry experts and information provided by the University of Hawaii, Geology and Geophysics Department indicate that Grade A rock is also available from Kapaa Quarry which is estimated to have 40 years of reserves. Alternate known sources of good quality rock in large supplies have been found in Helemano north of Wahiawa and Kamananu adjacent to Kaukonahua Gulch. Besides known location of reserves, the siting of quarries also takes into account other major factors such distance to market and community impacts.

Makakilo City), the future University of Hawaii's West Oahu Campus, residential projects by State Department of Hawaiian Home Lands, and the East Kapolei residential community (Hoopili). Expansion and time extension of an industrial use in close proximity to residential uses raises questions of compatibility. Residents of Kapolei Villages and Kapolei Knolls have complained about noise, dust, and odors as a result of the existing quarrying and related manufacturing operations. Supporting an expansion and time extension of Makakilo Quarry would be difficult unless resulting impacts can be adequately mitigated.

In response to concerns raised by the surrounding community and the DPP, the Applicant proposes to cease operations at the processing site within three (3) years of SUP approval. Most industrial uses at the site would relocate to the quarry pit and the balance would relocate to Campbell Industrial Park. This should address the concerns over dust, noise, and fumes impacting the surrounding neighbors. Some truck traffic to and from the quarry would temporarily utilize Farrington Highway for H-1 Freeway access until the North-South Road Interchange is completed in the second half of 2009. And, the Applicant is subject to the State Department of Health's regulations governing air quality and noise.

Nevertheless, DPP staff has observed fugitive dust emitted by the processing site equipment crossing the H-1 Freeway on several occasions. In addition, during a site visit on October 31, 2006, staff observed at approximately 11:30 a.m., a large plume of dust rising out of the quarry, apparently due to blasting, extending a few hundred feet into the atmosphere and traveled downwind well beyond the property boundary (**Exhibit 14**). On a subsequent staff site visit on July 31, 2008, the plume of dust from blasting was observed to be contained within the pit. Apparently, wind conditions play a major role in whether dust generated from blasting can be contained to within the Project. The Applicant routinely sprays the blast area with water during and after the blast but on occasion, the dust plume escapes beyond the property boundaries. Staff inspectors at the Clean Air Branch of the State Department of Health indicate that applicable regulations for air quality prohibit visible fugitive dust emissions from crossing property lines. Although the Applicant has stated that they are deeply committed to improving its operations, a detailed description of improved measures to control dust should be submitted as part of any annual reporting that may be required as a condition of SUP approval. Appropriate measures, including those recommended by air quality experts retained by the Applicant, should be implemented at the time to address fugitive dust emissions that cannot be properly controlled. Moreover, to insure the Applicant's long-term commitment to mitigating adverse impacts on the surrounding community, a condition to require annual verification of compliance with each condition of approval should be imposed. This

contingency would address continuity in compliance with SUP conditions and offer the community an opportunity to examine supporting documentation.

During a site visit by DPP staff on April 20, 2007, one (1) water truck was observed spraying exposed areas in the 102-acre pit. The Applicant indicates that they have recently put another water truck with a capacity of 8,000 gallons into service to supplement the existing water truck. Greater frequency of watering exposed areas may be required to adequately prevent dust generation areas, including driveways, working faces, crushing and batching facilities, and stockpiles. The Applicant should have in place a dust control management plan in accordance with recommendations of the State Department of Health which should be submitted to DPP as part of its annual reporting requirements.

With respect to adverse visual effects, the Applicant has excavated up to the 560-foot elevation of Puu Makakilo and the pit's near vertical cuts and exposed rock is visible to much of the Ewa Plain. In a recent site visit by DPP staff, the vertical walls are visible to public vantage points at Kapolei Villages, Kapolei Golf Course, the new North-South Road under construction, and from distant views originating along Fort Weaver Road. As additional roadways within the proposed UHWOC and surrounding developments are completed, views of Puu Makakilo and the open pit walls will be available from those public vantage points. Moreover, if an elevated guideway is constructed through the Ewa Plains as envisioned in the Honolulu High-Capacity Transit Corridor Project, it's likely that views of the quarry pit and the processing facility makai of the H-1 Freeway from transit vehicles and boarding platforms would be unavoidable.

The Applicant provided revised visual simulations of the quarry excavation in five (5)-year increments based on its June 5, 2008, closure grading plan. **Exhibit 15** provides one point of view from Kapolei Golf Course showing the appearance of the quarry from current conditions to completion of renaturalization in 2038. The simulations show the appearance of the mauka-most slopes of the renaturalized pit up to the 725-foot elevation with shrubs and grasses on slopes no greater than seventy-five percent (75%). There are no vertical cuts and benches to leave exposed as bare rock. The revised slopes of the June 5, 2008, grading plan provides a more natural finish grade that would encourage long-term vegetation growth and blend better with the surrounding topography of Puu Makakilo than the Applicant's original proposal which involved near vertical slopes, exposed rocks, and horizontal benches. The Applicant should be required to implement their final closure grades as represented as a condition of SUP approval.

The quarry and processing site currently operate primarily during the hours of 6:00 a.m. to 6:00 p.m. with recycling ending at 11:00 p.m., Monday through Saturday. Night operations of the recycling facility for receiving and processing cold-planed asphalt from City and State road paving jobs and the existing HMA plant occur about 160 nights of the year and operate as late as 1:00 a.m. When the new HMA plant is completed, operating hours will be 6:00 a.m. to 6:00 p.m., Monday to Friday. To address potential noise, dust, and lighting impacts on nearby residences from night operations, receipt of cold-planed asphalt is proposed to be up to 10:00 p.m., Sunday to Friday. No other night operations should be permitted. Therefore, the quarry operations should be limited to the proposed hours, beginning January 1, 2012, as a condition of approval. By this date, the processing facilities have been removed from Parcel 4, and this limitation would apply to operations mauka of the H-1 Freeway.

With respect to Parcel 4, it is less than a thousand feet from the quarry pit which will contain associated industrial operations, including a new HMA plant, a new primary and finish crusher, and other equipment that are sources of dust and noise. Urbanization of this parcel for additional residential uses after its return to the owner would be inappropriate due to its close proximity to the pit. Thus, upon relocation of uses and completion of landscaping, this property should be retained in landscaped open space as additional buffer from quarry operations located mauka of the H-1 Freeway as a condition of approval. This buffer should be maintained until all quarrying, manufacturing, and recycling activities in the pit end.

With respect to Parcel 74 (Makakilo Golf Course and now the quarry buffer area), the Applicant proposes no new uses other than open space and resource extraction. Retention of the remainder of this parcel in open space buffer for the existing quarry and prohibiting any new quarrying activities beyond that which is proposed under this SUP application would be consistent with the EDP as that will prevent further scarring of Puu Makakilo, a prominent and highly visible landform.

Therefore, with the cessation of uses on Parcel 4, and the adherence to the conditions of approval addressing adverse impacts, continuation of quarry activities would not adversely affect surrounding property.

Guideline 3: The use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, and school improvements and police and fire protection.

The Applicant states that the proposal to expand quarry operations would not require additional public infrastructure services. Public agencies that responded did not have objections to the proposal.

Farrington Highway, from Fort Barrette Road to the Kapolei Golf Course driveway, is a four-lane roadway with left-turn storage lanes, then tapering down to a two-lane roadway along the processing site until Kunia road. The City-owned right-of-way is planned for widening from two lanes to four lanes and a median with left-turn storage lanes where necessary. The Applicant states that there are no changes to the traffic volumes generated by the project.

With respect to water supply, the Applicant has a well source on Parcel 4 which is limited by the State Water Commission to a maximum draw of 168,000 gallons per day. The Applicant uses this private water source mainly for washing, dust control, and landscaping. The Applicant also draws potable water from the BWS which has transmission mains beneath Farrington Highway. Recent BWS records indicate the Applicant uses on average about 27,000 gallons per day. Although the Applicant may supplement its water demands with BWS water, the Applicant should apply to the BWS to allow increases in its water consumption.

There are no fire hydrants along the section of Farrington Highway fronting the processing site. The nearest BWS fire hydrant is located on Paaoloulu Way in Kapolei Knolls residential subdivision and is more than 400 feet from the nearest building on the processing site. It's not clear how fire protection is provided. Pursuant to discussions with the Honolulu Fire Prevention Bureau, the Applicant should be required to submit a fire protection and control plan to the Honolulu Fire Department for review as a condition of SUP approval.

With respect to wastewater disposal, the project is not connected to the City wastewater collection system. The Applicant installed an Individual Wastewater System on Parcel 4 in 2006 consisting of three (3) septic tanks and a converted seepage pit serving the restrooms at the administration office building, truck scale house, and batch plants. Portable toilet facilities are provided on other areas of the project. The Applicant states that there are no changes to the wastewater flows as a result of the proposed expansion.

Solid waste is removed by a private hauler and electrical energy is provided by Hawaiian Electric Company, which has a substation on the processing site.

The proposal should not result in an increase in adverse impacts on public infrastructure and except for requirements to address fire protection, other conditions of approval are not recommended.

Guideline 4: Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established.

Since granting of the SUP in 1973, much of the surrounding area has been urbanized with residential, commercial, and support uses as development trends carry out the area's land use policies. The Makakilo residential community has developed along the western half and lower elevations of Puu Makakilo and are expected to continue around to the eastern side of the Puu, increasingly closer to the pit as Makakilo Drive is extended to provide a second access to the H-1 Freeway. Even greater urban development has or is occurring around the processing site makai of H-1 Freeway. Kapolei Knolls and the Villages of Kapolei have been built and more development such as the UHWOC and support housing and commercial services are being planned directly across Farrington Highway from the industrial activities of the processing site. Therefore, it would be inappropriate to continue the industrial activities of the project for another 24 years unless there were ample setbacks and other mitigation measures to address the noxious activities associated with the quarry and processing facilities.

Since 1973, the quarry has produced an average of one million tons of rock annually of which fifty percent (50%) is A-Grade rock and fifty percent (50%) B-Grade rock. The site supplies rock for construction projects, including roadways and building construction. If the quarry were closed, construction projects may have to import rock from off-island sources, such as Canada, which was not envisioned in 1973. Under the current proposal, the Applicant would be allowed to continue extraction of A and B-Grade rock, provided industrial uses of the processing site are relocated away from nearby residential uses, as a condition of approval, thereby mitigating concerns on dust, odors, and noise. Although the quarry and processing use preceded the area's more recent urban developments, the analysis indicates that the character of the area impacted by the quarry has changed and the continued operation and expansion of the pit cannot be supported without cessation of the processing site.

Cessation of industrial uses at the processing site addresses the development trends surrounding this portion of the Project. The addition of this site as part of the quarry's buffer area would contribute to mitigation of adverse effects of the industrial uses in the pit on the surrounding community. When the quarry pit closes in 2032, re-use of the quarry and buffer areas, consistent with the City's EDP, would bring the use of the site in alignment with current land use trends of the surrounding community. Currently, the EDP supports a combination of preservation and eventual urbanization of the quarry and surrounding areas. At that time, Urban classification of the site could be considered but would be

inappropriate at this time as there are no definitive plans to develop the quarry after closure.

Guideline 5: The land upon which the proposed use is sought is unsuited for the uses permitted within the district.

The State Department of Agriculture (DOA) did not provide any comments on the proposal.

Expansion of the excavation area further up the Puu would not have an adverse impact on agricultural industry as the project site and expansion area's soils have poor crop productivity ratings. Lands to the east of the pit and along the lower slopes of the Puu continue to be available for cattle grazing.

The land has been previously rated for agricultural use, but since then, adjoining uses, existing and proposed, are expected to be urban in nature with irrigation water no longer readily available. It is likely that intensive agricultural use of the mauka site is no longer possible.

Thus, the proposal would have little to no adverse effect on the agricultural suitability of the site as it has poor potential for agricultural uses. It is possible that upon renaturalization, the area could be returned to pasture use as part of the area's open space network but that would not optimize opportunities for community benefits.

2. City General Plan

The General Plan consists of comprehensive objectives and policies that outline the City's long-range development goals. The proposed expansion, if modified, would not be contrary to the following objectives and policies of the City's General Plan as cited below:

III. Natural Environment, Objective A, To protect and preserve the natural environment.

Policy 1

Protect Oahu's natural environment, especially the shoreline, valleys, and ridges, from incompatible development.

Policy 2

Seek the restoration of environmentally damaged areas and natural resources.

Policy 4

Require development projects to give due consideration to natural features such as slope, flood and erosion hazards, water-recharge areas, distinctive land forms, and existing vegetation.

III. Natural Environment, Objective B, To preserve and enhance the natural monuments and scenic views of Oahu for the benefit of both residents and visitors.

Policy 2

Protect Oahu's scenic views, especially those seen from highly developed and heavily traveled areas.

If the final grades are as proposed (no more than seventy-five percent (75%)) and the terrain/vegetation varied, the adverse visual impact of the pit after renaturalization would be minimized. The renaturalized quarry pit would be similar in slope and vegetation of the undisturbed Puu except that, instead of a continuous uphill slope to the top of the Puu, the Puu would be left with a sizeable depression at the base of the mountain with gentler sloping pit walls than originally proposed. In time, the vegetation of the depression would appear similar to the surrounding vegetation of undisturbed portions of Puu Makakilo.

The Applicant's plan to leave the pit as a large depression after exploitation and renaturalization fails to recognize the General Plan's policy to restore damaged areas and natural resources and could result in a visual blight on the area's environment. Since the State of Hawaii and the City & County of Honolulu lack regulations governing the beneficial re-use of closed quarries or mines, a beneficial re-use plan would address major concerns relating to the provision of land that is beneficial to future re-use(s) best suited for the site given the then current land use policy. To address this concern, the Applicant should be required to provide a beneficial re-use plan that responds to the area's evolving land use policies, as a condition of SUP approval.

3. Revised Ordinances of Honolulu (ROH), Chapter 24, Article 3, Ewa Development Plan (DP)

The Ewa Development Plan's (also referred to as "EDP") long range vision for the Project is primarily for low- and medium-density residential uses in the pit and processing area located makai of H-1 Freeway. The EDP also indicates that the land surrounding the pit is planned for golf course and agricultural and preservation land uses⁷. The EDP provides no policies for the continued use of the site for quarry or any other industrial use.

⁷ The EDP is undergoing a comprehensive review and the EDP's current vision for the Project is subject to change.

Moreover, the EDP Phasing Plan shows that the quarry site and the processing facility makai of the H-1 Freeway are to be developed for low- and medium-density residential between 1997 and 2015. Although the entire project area is designated within the EDP's Urban Growth Boundary, which sets the limit of urban development, heavy industrial areas are expected to locate in Campbell Industrial Park and transitioning to lighter industrial uses closer to the City of Kapolei.

The EDP recognizes the existing Puu Makakilo as part of the proposed Open Space and Greenways Network and is intended for preservation and enhancement as a visual landmark and as part of a significant vista when viewed from Kapolei. Continued quarrying further up Puu Makakilo would compromise the EDP's policies to establish a linkage between communities. The Applicant should be required to consider appropriate linkages between the existing Makakilo residential community to the west and future residential projects along the proposed extension of Makakilo Drive to the H-1 Freeway to the east, across the renaturalized quarry when finalizing the beneficial re-use plan. Such a linkage, which may run alongside or through portions of the project after closure, would need to be considered so that if established, would be safe to navigate.

4. ROH, Chapter 24, Ewa Public Infrastructure Map (PIM).

The proposed project is not subject to Chapter 24, ROH, relating to the Public Infrastructure Map requirements.

5. ROH Chapter 21, Land Use Ordinance (LUO).

The project is subject to obtaining a new Conditional Use Permit, Major (CUP), for resource extraction. The Applicant submitted a CUP application, File No. 2007/CUP-91, along with the SUP application in October, 2007. The Applicant has modified its proposal since submittal. As a result, the Department of Planning and Permitting will request supplemental agency and community comments to update its processing of the CUP.

6. ROH, Chapter 25, Special Management Area (SMA).

The project is outside of the Special Management Area and is not subject SMA Permit requirements.

7. ROH, Chapter 14, Article 15, Grading, Grubbing, Stockpiling.

A grading permit is not required for resource mining. However, construction of the screening berm is subject to grading permit

approvals. The Applicant must comply with requirements of the grading ordinance.

8. Chapter 205A, Coastal Zone Management (CZM).

All lands of the State, including the area extending seaward of the shoreline to the limit of the State jurisdiction, are included in the Coastal Zone Management Area. Land use approvals are required to comply with the provisions of Chapter 205A. The proposal addresses the following applicable objectives and policies:

Objective 3 Scenic and Open space Resources

Protect, preserve, and, where desirable, restore or improve the quality of coastal scenic and open space resources.

The Applicant's proposed engineered finish grading and renaturalization plan should soften the impact of the open pit from public scenic vantage points. A beneficial re-use plan for the restoration of the pit to a condition suitable for future beneficial use should be required as a condition of approval.

Policy 3(B) Scenic and Opens Space Resources

Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline.

Further excavation up the slopes of Puu Makakilo would permanently alter the significant landform and detract from the public views of the Waianae Mountains as seen from Kapolei and other public vantage points. A reduction in finish grades slopes, pursuant to the June 5, 2008, closure grading plan, would minimize the impact of the excavation area while providing much needed good quality rock.

Policy 8(A) Public participation

Stimulate public awareness, education, and participation in coastal management.

The application materials were transmitted to public agencies and community organizations. Comments and concerns are attached to this report and have been considered and addressed in this report.

B. Environmental Impacts

1. Cultural Resources

A surface archaeological reconnaissance was conducted for the golf course (Parcel 74) Conditional Use Permit application in 1988. The reconnaissance found no surface remains and concluded that subsurface testing was unwarranted. The State Historic Preservation Division (SHP) of the Department of Land and Natural Resources concurred with the conclusions of the surface reconnaissance.

No adverse impacts are anticipated for the proposal as the expansion and berms are located within Parcel 74. SHP did not provide comments on the proposal and therefore no conditions of approval are recommended.

2. Flora and Fauna

The Department of Land and Natural Resources did not object to the proposed expansion.

The Applicant indicates that there are no endangered or threatened native species in the project site. The site contains a variety of grasses and animals such as guinea grass, buffel grass, feather fingergrass, uhaloa, kiawe, and klu, none of which are endangered flora.

The site also contains a variety of wildlife including mongoose, rats, and avifauna flyovers by zebra dove, common myna, house sparrows and finches, and bulbul, none of which are endangered or threatened.

No adverse impacts are anticipated on endangered or threatened flora and fauna as none were observed on the quarry or expansion area. Therefore no conditions of approval relating to vegetation and wildlife are recommended.

3. Flood Hazard

The project site is located in Zone D according to the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency. Zone D are areas of undetermined flood hazard. Any additional runoff created as a result of the project will either be retained in the quarry pit or continue to sheet flow into existing natural drainage features. No increases in flood hazards are anticipated as a result of the proposal and, therefore, no conditions of approval relating to flood hazards are recommended.

4. Vibrations and Rockfall Hazards

The Applicant regularly monitors blasting activities with a seismograph and past readings have not exceeded standards. Blasting is controlled by regulations of the Federal Bureau of Alcohol, Tobacco, Firearms, and Explosives.

DPP raised concerns relating to hazardous rockfalls as a result of blasting. The Applicant explained that in December, 2004, a large boulder fell onto the H-1 Freeway from the hillside between the H-1 Freeway and upper quarry during the operation of a bulldozer. Geolabs, Inc. was contracted by the Applicant to perform a rockfall hazard assessment for the slopes adjacent to the freeway. Its report was provided to the State Department of Transportation for review. Subsequently, the Applicant hired a contractor to remove all boulders along a 2,000-foot stretch of H-1 Freeway deemed to be a potential hazard.

The proposed expansion and related drilling and blasting will occur further mauka from the H-1 Freeway, and with the removal of potential rockfall boulders, it is unlikely that another rockfall onto the H-1 Freeway may occur.

Other potential areas of rockfall risk around the quarry would beouselots in upper Makakilo closest to the expansion area, including those along the northwestern base of Puu Makakilo, which includes homes on Pueonani Street, Nemo Street, and Palaulau Place (this subdivision is known as Anuheia).

The Applicant has monitored seismic activity on Pueonani Street during blasting with no rockfalls being reported. Should vibration and/or rockfalls from blasting become a problem, the Applicant proposes a reduction in blast intensity by smaller drill patterns or 'double-decking' the explosives. As blasting is regulated by the U.S. Federal Codes, conditions relating to vibrations and rockfall hazards, as a result of blasting, are not recommended.

5. Drainage

The Applicant provided an Engineering Report dated April 2007. The report addresses drainage requirements, re-grading and re-vegetation upon completion of resource extraction activities. The objective of the drainage plan is to minimize the amount of storm water runoff that drains into the pit and to retain any storm water that enters the pit within the quarry floor. As no changes were previously proposed for the processing site, Parcel 4, the Applicant's 2007 Engineering Report was focused on the expansion of the pit, Parcels 74 and 82.

The Applicant proposes to retain all storm water runoff that drains into the pit with three existing drainage basins which have been designed for a 100-year storm event. The quarry expansion is anticipated to have no adverse impacts on adjacent properties or existing drainage systems downstream of the Project. As modified grades are proposed, the grading plan may need to be updated to consider the reduced slopes, linkage requirements of the EDP, and a desired beneficial re-use plan. Therefore, the Applicant should be required to update its 2007 Engineering Report, as a result of said changes, on an as-needed basis, as a condition of approval.

C. Social Impacts

The project would have little impact on the area's population and employment status. Continuation of the quarry to 2032 would permit sufficient time for the Applicant to begin gradually downsizing its workforce as the quarry comes to a close. Thereafter, some of its workforce would be needed to complete its re-grading and vegetation plans and maintenance for several years thereafter. Should an alternate quarry site be identified and permitted, the workforce could shift from the current site to the new site as the Makakilo Quarry closes operations.

IV. CONCLUSION

The proposal to expand the existing quarry pit up the slopes of Puu Makakilo would degrade that visual resource. The proposal is not recognized in the vision of the Ewa Development Plan. However, the Project is necessary for fulfilling the needs of the construction industry and there is no alternative immediately available. Agriculture on the Project site is not a viable use. There are no major infrastructure improvements needed for the Project and mitigation measures are proposed and should be required to address negative impacts to the surrounding urban development. Therefore, approval of the proposal, with conditions, meets the requirements of Chapter 205-6, Hawaii Revised Statutes, and the five (5) guidelines established by the Planning Commission, pursuant to Section 205-4.5 of the "Rules of the Planning Commission" for the granting of a Special Use Permit.

V. RECOMMENDATION

The Director of Planning and Permitting recommends that, Special Use Permit File No. 2007/SUP-6, for a quarry, accessory aggregate processing and manufacturing, and asphaltic pavement and concrete recycling facility, be APPROVED. The approved uses and their respective areas are described as follows:

- A. A total excavation area of approximately 175.2 acres, Tax Map Key 9-2-3: portion of 74 and portion of 82, as shown on **Exhibit A**. Uses permitted in the excavation area shall be limited to rock excavation, crushing, stockpiling, a new hot-mix asphalt plant, recycling of concrete rubble, glass, and asphaltic concrete pavement. Accessory uses and structures, such as equipment maintenance, employee support, parking, administration, and a water well and pump, are also APPROVED.
- B. A total buffer area of approximately 310.4 acres as shown on **Exhibit A**, Tax Map Key 9-2-3: Portion 74 and Portion 82, shall be maintained with open space and landscaping.
- C. Continuation of existing uses on Tax Map Key 9-1-16: 4, including the tunnel beneath the H-1 Freeway, totaling approximately 53.6 acres, as shown on attached **Exhibit A**, until all industrial uses have been relocated off this site by January 1, 2012.
- D. An approximate 1.5-acre access driveway on Tax Map Key 9-2-2: Portion 6.

The Director of Planning and Permitting also recommends that Special Use Permit File No. 72/SUP-1, and its Condition Nos. 1 through 12 (see **Attachment 1**), relating to the quarry and associated uses, be superseded by the instant Special Use Permit (File No. 2007/SUP-6).

The Director further recommends that approval of this Special Use Permit be subject to the following conditions:

- 1. Within six (6) months of the Land Use Commission's Decision and Order approving the Special Use Permit, the Applicant shall submit:
 - a. A new site plan with metes and bounds map and description showing the 175.2-acre quarry excavation, berming areas, and access road, to the Director of Planning for review and approval.
 - b. A fire protection and control plan to Honolulu Fire Department for review and approval. A copy of the approved plan shall be submitted to the Director of Planning and Permitting within 30 days of approval.
- 2. Within one (1) year of the Land Use Commission's Decision and Order approving the Special Use Permit, the Applicant shall submit to the Director of Planning and Permitting for review and approval a renaturalization plan in coordination with the proposed Closure Grading Plan for the quarry site and buffer area mauka of H-1 Freeway showing landscaping details including plant types, sizing and spacing, irrigation facilities and distribution systems.

3. All resource extraction, related aggregate processing and concrete and asphalt production activities, including recycling activities shall cease by December 31, 2032. Final beneficial re-use plans as approved by the Department of Planning and Permitting shall be implemented immediately upon the cessation of said resource extraction and related quarrying activities.
4. Parcel 4 shall be returned to landscaped open space use within six (6) years of the date of the Land Use Commission's Decision and Order. A landscape plan shall be submitted to the Director of Planning and Permitting for review and approval on the second anniversary date of the Land Use Commission's Decision and Order and the approved landscape plan shall be implemented within one (1) year of its approval. Landscaping shall be maintained in a natural state for the life of the Special Use Permit.
5. Beginning January 1, 2012, quarry operations shall be limited to the following days/hours:
 - a. Quarry excavation, crushing, stockpiling, equipment maintenance, and recycling facility - 6:00 a.m. to 6:00 p.m., Monday to Saturday.
 - b. Hot-mix asphalt plant – 6:00 a.m. to 6:00 p.m., Monday to Friday.
 - c. Unloading of cold-plane asphaltic concrete during re-paving jobs – 6:00 p.m. to 10:00 p.m., Sunday to Friday.
6. Except for quarry, recycling activities in the quarry, and renaturalization activities, the remainder of Tax Map Key 9-2-3: Parcel 74 shall remain in open space buffer for the life of the quarry and related activities. Minor accessory uses or structures may be permitted on Parcel 74 with the express written consent of the Director of Planning and Permitting. Any other uses shall be processed pursuant to Section 205-6, Hawaii Revised Statutes.
7. As may be required by the State Department of Health, the Applicant shall place in service additional dust control measures to control dust generation at the project such that no visible fugitive dust shall cross the combine property boundaries of Tax Map Key 9-2-3: 74 and 82.
8. The Applicant shall, as a result of modifications to the final grading and beneficial re-use plans, submit an update of the drainage plan, prepared by a qualified civil engineer, as may be required by the Director of Planning and Permitting for review and approval.
9. On each anniversary date of the Land Use Commission's Decision and Order, the Applicant or its successor shall file with the Department of Planning and Permitting a report and supporting documentation demonstrating the status of compliance with each the conditions of Special Use Permit approval. Included in

the supporting documentation shall be an updated rectified aerial imagery of the quarry, buffer area and processing site and dust control management plan. The following items shall also be a part of the supporting documentation:

- a. Observations of fugitive dust.
- b. A report on replanting activities, including the areas replanted, and the type of vegetation planted.
- c. A report of any citizen's complaints relating to the operation along with the actions taken to ameliorate those complaints.

The Director may present its analysis and recommendations on the annual report to the Planning Commission and the State Department of Health for further action pursuant to the Rules of the Planning Commission.

10. The Applicant shall provide a beneficial re-use plan for lands disturbed by its quarry operations. The plan shall include planning and preparation of design and implementation scenarios for the beneficial re-use of the pit area consistent with established land use policies for the site and surrounding area. The re-use planning document and accompanying scenarios and drawings shall be submitted to the Department of Planning and Permitting, for review and approval within the fifth (5th) year after the date of the Land Use Commission's Decision and Order approving this expansion. An updated re-use plan shall be submitted to the DPP for review and approval every five (5) years thereafter. 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. The Applicant will update the plan, as may be required by the Director of Planning and Permitting, to respond appropriately to any changes in the surrounding area's land use policies.

The beneficial re-use plan shall include at least one public access across Tax Map Key 9-2-3:74, connecting Tax Map Key 9-2-3: 81 and the extension of Makakilo Drive, across the project in which safe pedestrian/bicycling passage can be established. Access requirements, such as but not limited to, subdivision, nature of improvements, routing, hours accessible, shall be established as part of the final beneficial re-use plan. Suggested routing of the public access is shown on **Exhibit A**.

11. Approval of this Special Use Permit does not constitute compliance with other land use ordinances or governmental agencies' requirements. They are subject to separate review and approval. The applicant shall be responsible for insuring that the final plans for the project approved under this permit comply with all applicable LUO and other governmental agencies' provisions and requirements.

12. The applicant and/or landowner shall notify the Director of Planning and Permitting of any changes in uses on the property; termination of any uses on the property; and/or transfer in ownership of the property or any uses on the property. The Planning Commission shall then, in consultation with the Director of Planning and Permitting, determine the appropriate disposition of this Special Use Permit and facilities.
13. In the event of noncompliance with any of the conditions set forth herein, the Director of Planning and Permitting may terminate all uses approved under this Special Use Permit or the Director may declare this Special Use Permit null and void or seek available civil procedures to enforce compliance.

Dated at Honolulu, Hawaii this 13th day of August 2008.

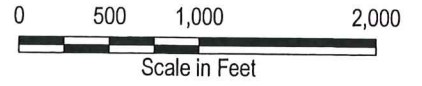
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

By 
Henry Eng, FAICP, Director
Department of Planning and Permitting

HE:lh
Doc. 632959

Attachments

Approved Special Use Permit Area



Suggested Public Access

Access

Expansion of Buffer Area

Expansion of Pit & Berm

Existing Approved Area

Expansion of Process Site

Existing Approved Area

**2007/SUP-6 GRACE
PACIFIC CORPORATION**

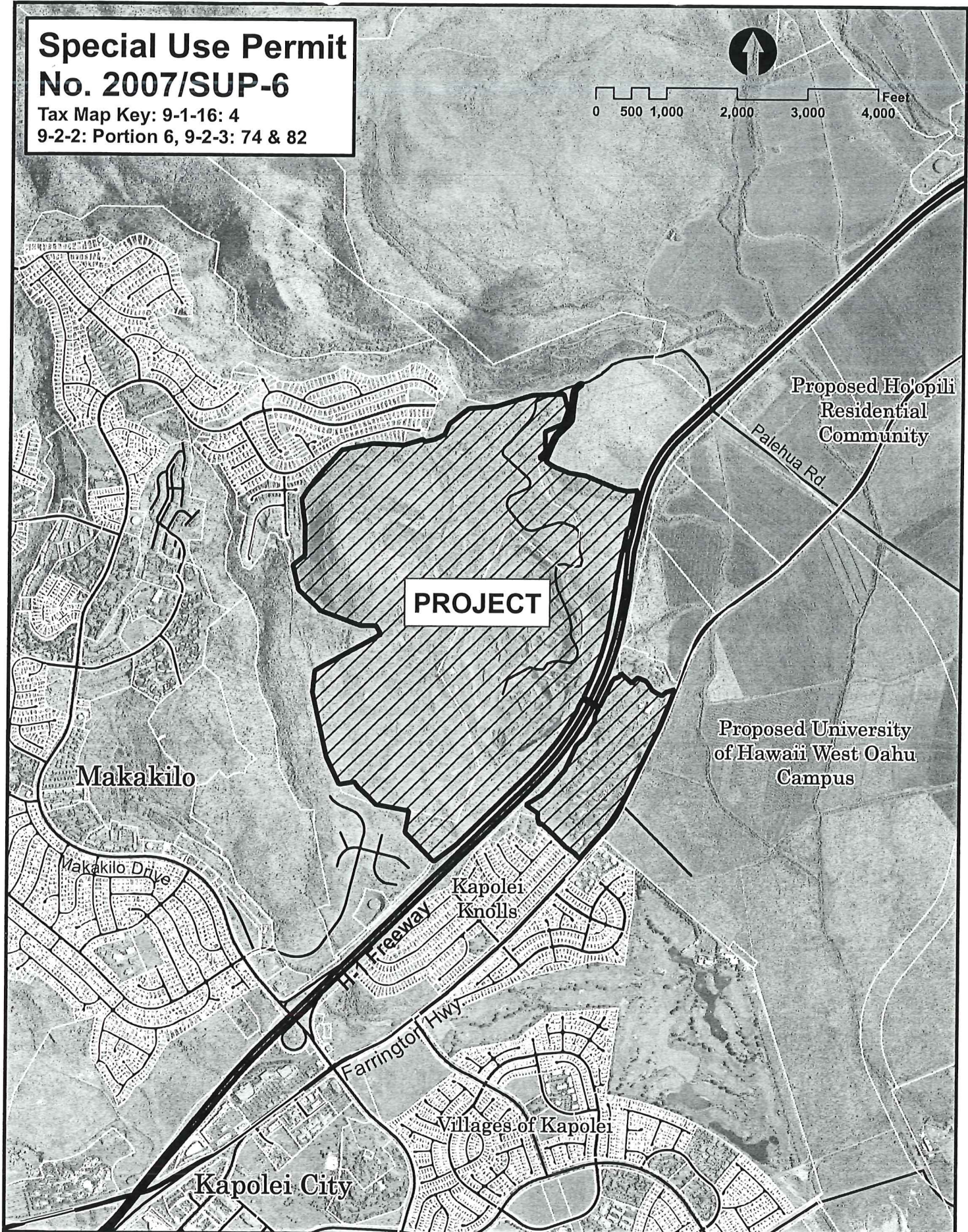
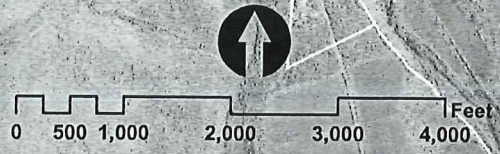
Tax Map Keys 9-1-16: 4,
9-2-2: Portion 6, 9-2-3: Portion
74 and Portion 82

Ewa, Oahu

EXHIBITS

Special Use Permit No. 2007/SUP-6

Tax Map Key: 9-1-16: 4
9-2-2: Portion 6, 9-2-3: 74 & 82



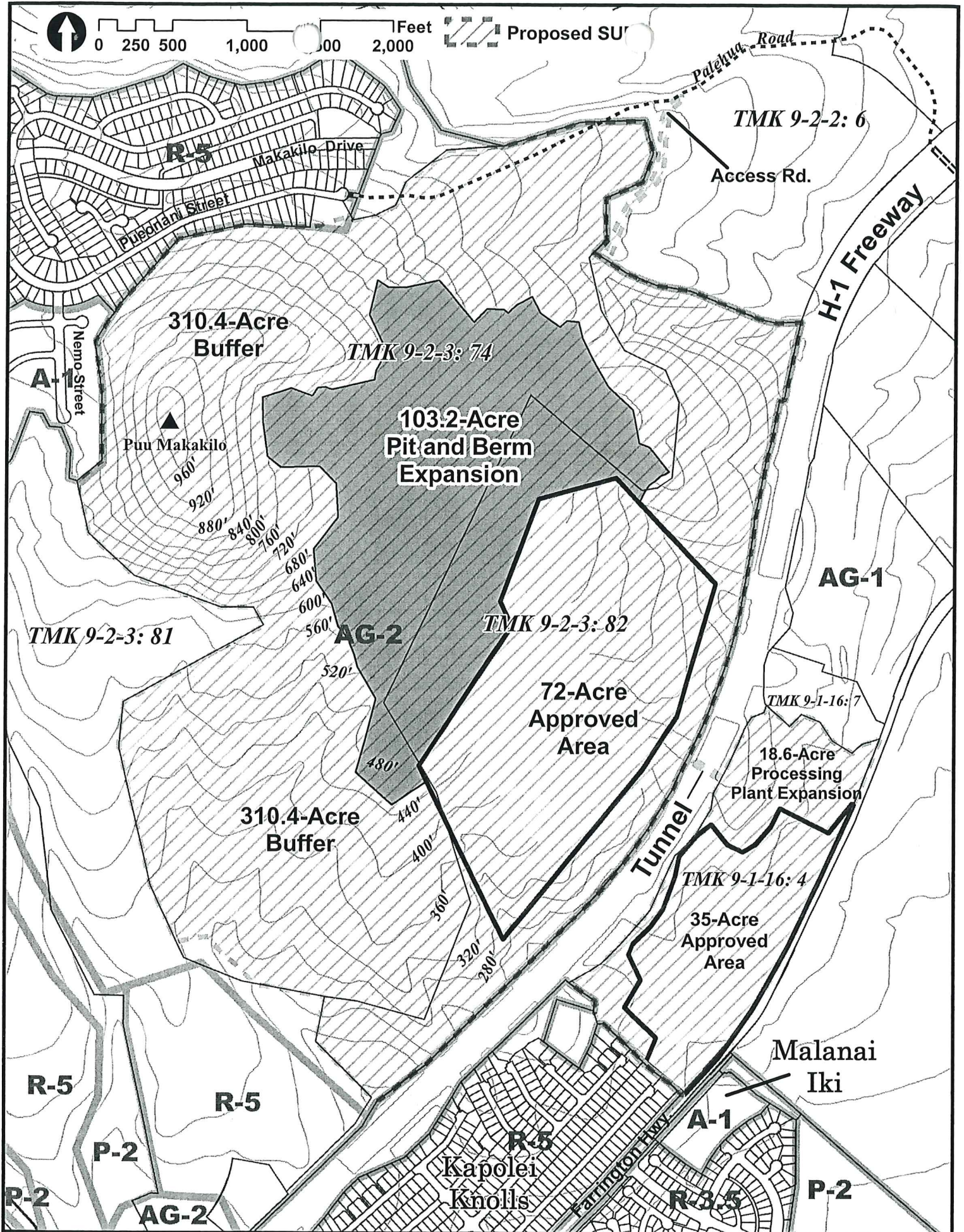
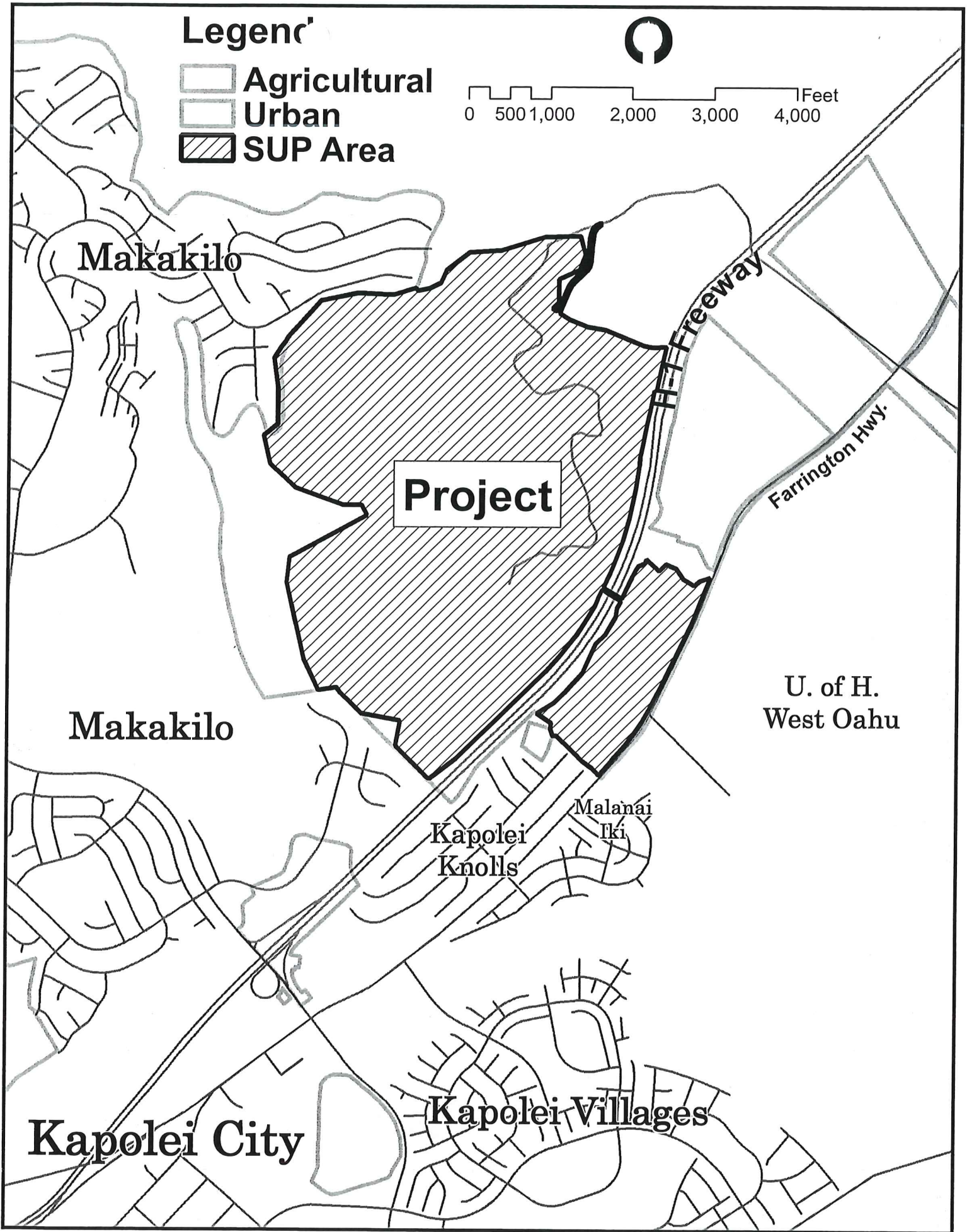


EXHIBIT 2

Legend

-  Agricultural
-  Urban
-  SUP Area

0 500 1,000 2,000 3,000 4,000 Feet



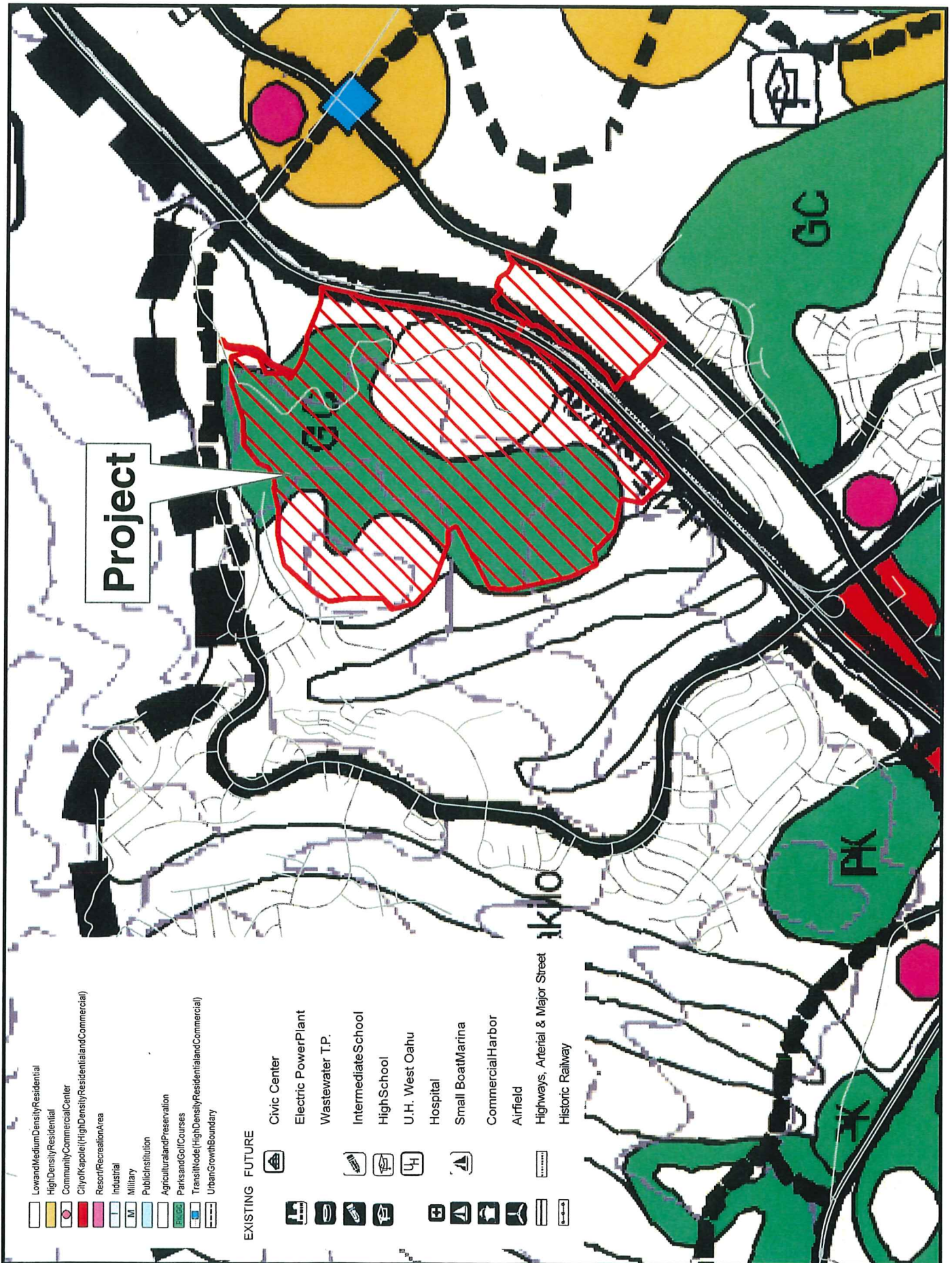
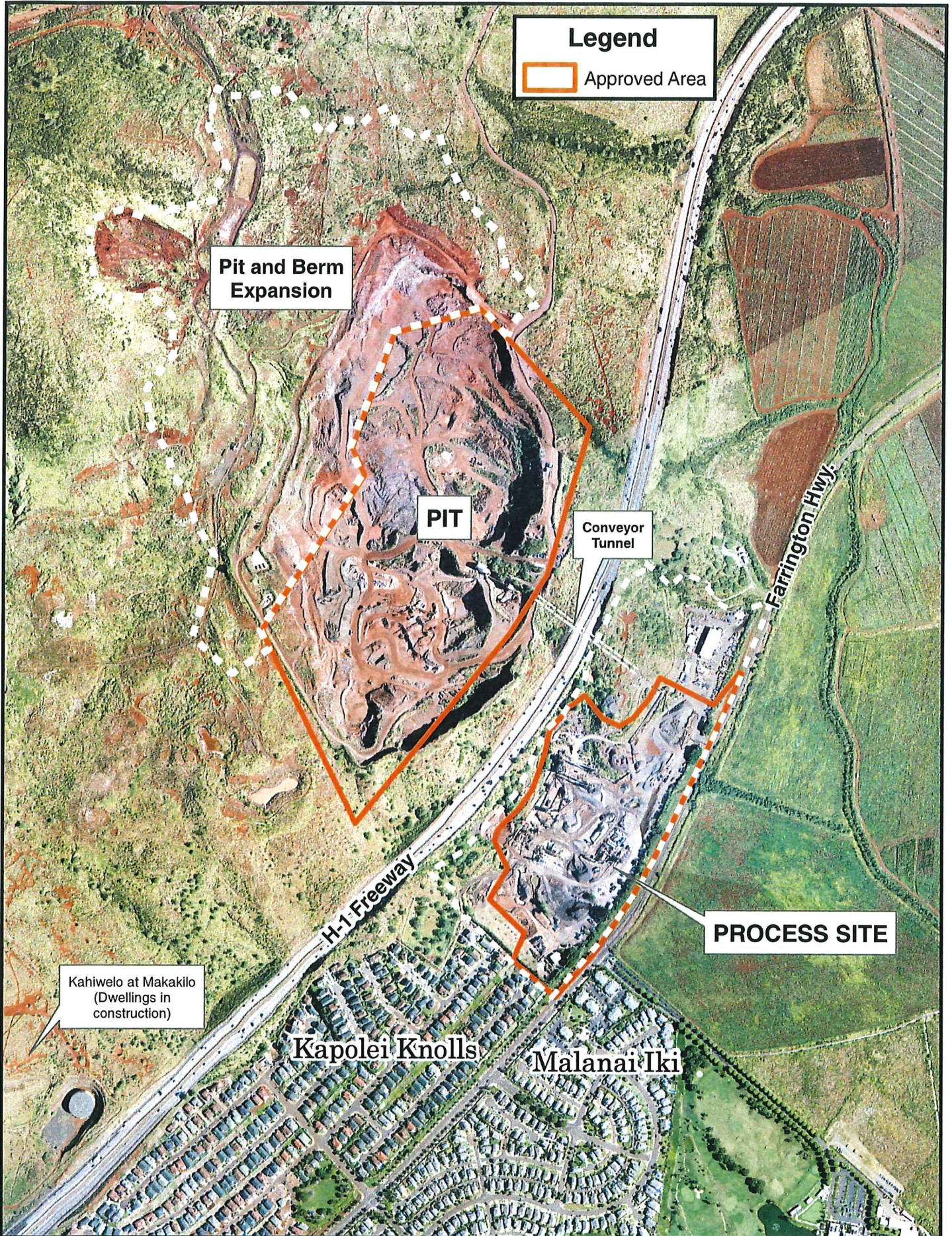


EXHIBIT 4



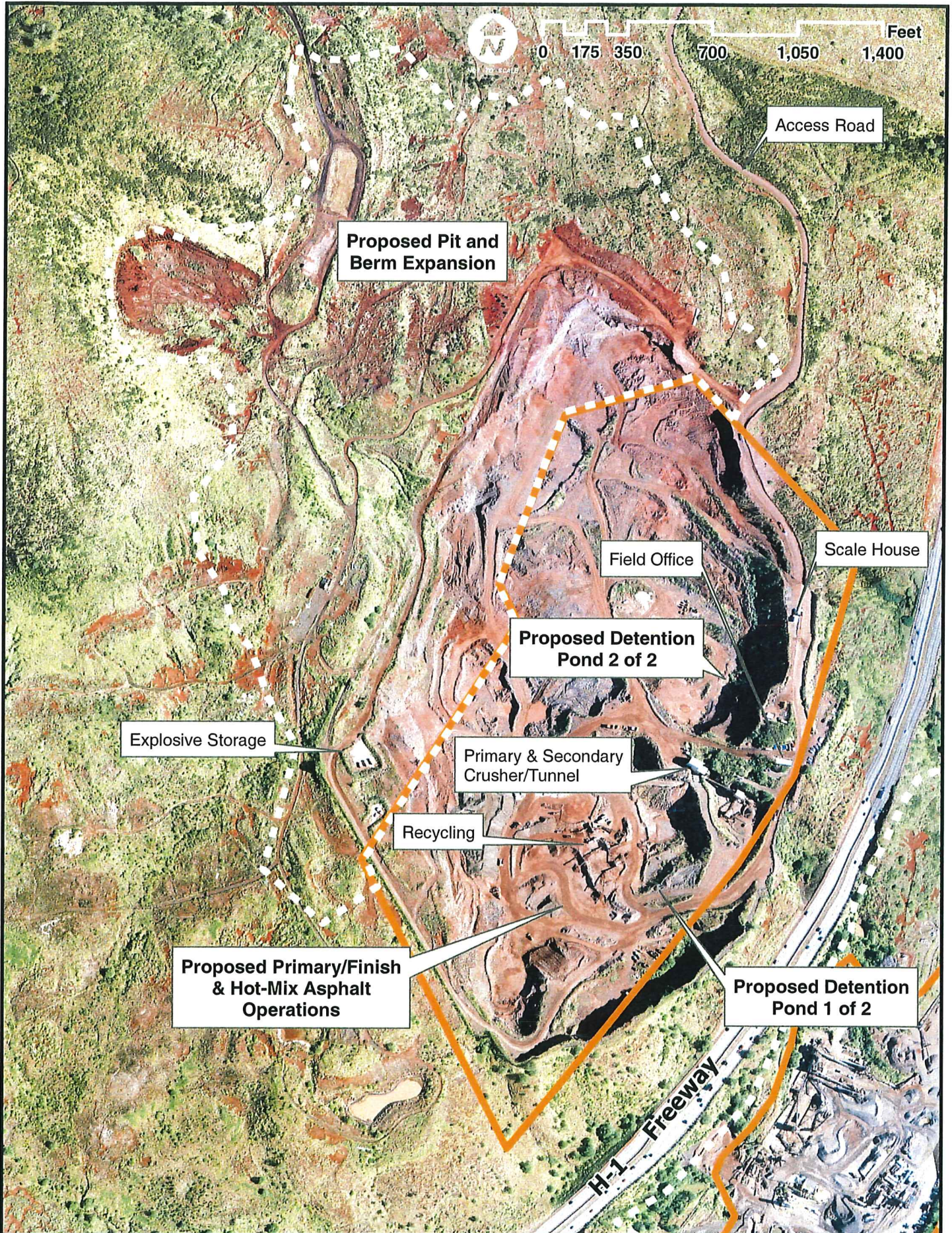
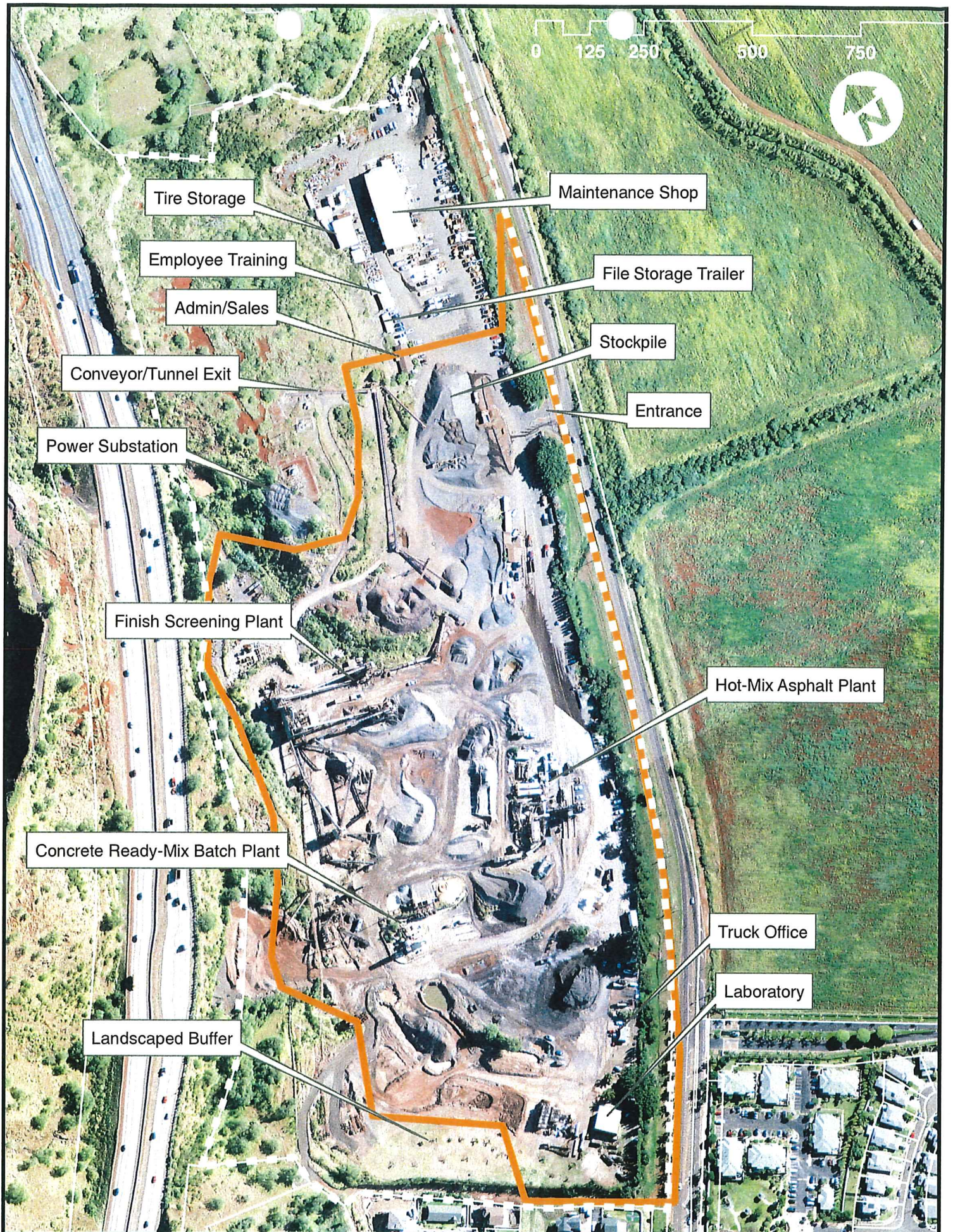


EXHIBIT 6



Tire Storage

Maintenance Shop

Employee Training

File Storage Trailer

Admin/Sales

Stockpile

Conveyor/Tunnel Exit

Entrance

Power Substation

Finish Screening Plant

Hot-Mix Asphalt Plant

Concrete Ready-Mix Batch Plant

Truck Office

Landscaped Buffer

Laboratory

**MAKAKILO QUARRY 2032
CLOSURE GRADING PLAN
CROSS SECTION "A"**

MAY 15, 2008

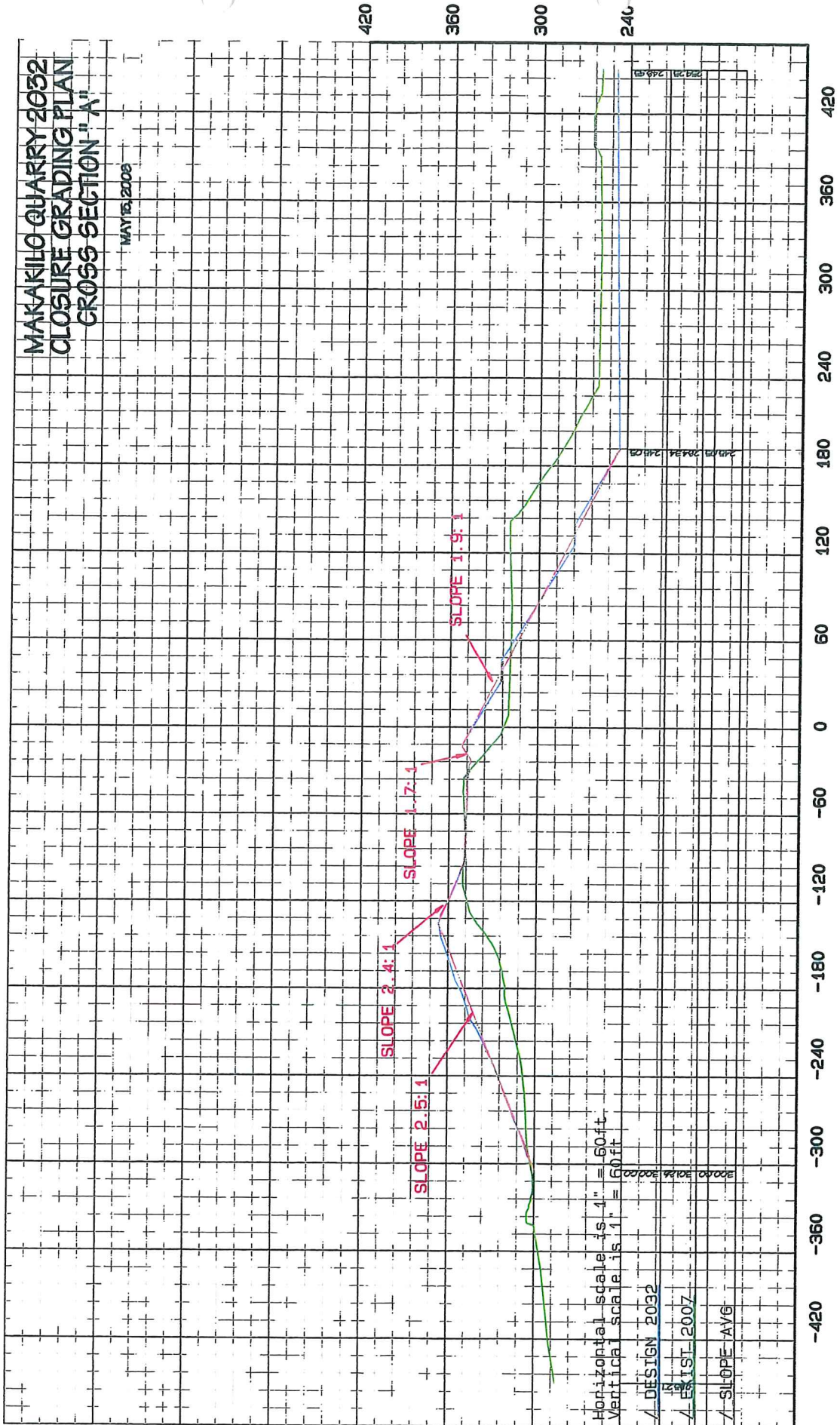


Figure 5b (part 1 of 9)

**MAKAKILO QUARRY 2032
CLOSURE GRADING PLAN
CROSS SECTION "B"**

MAY 15, 2005

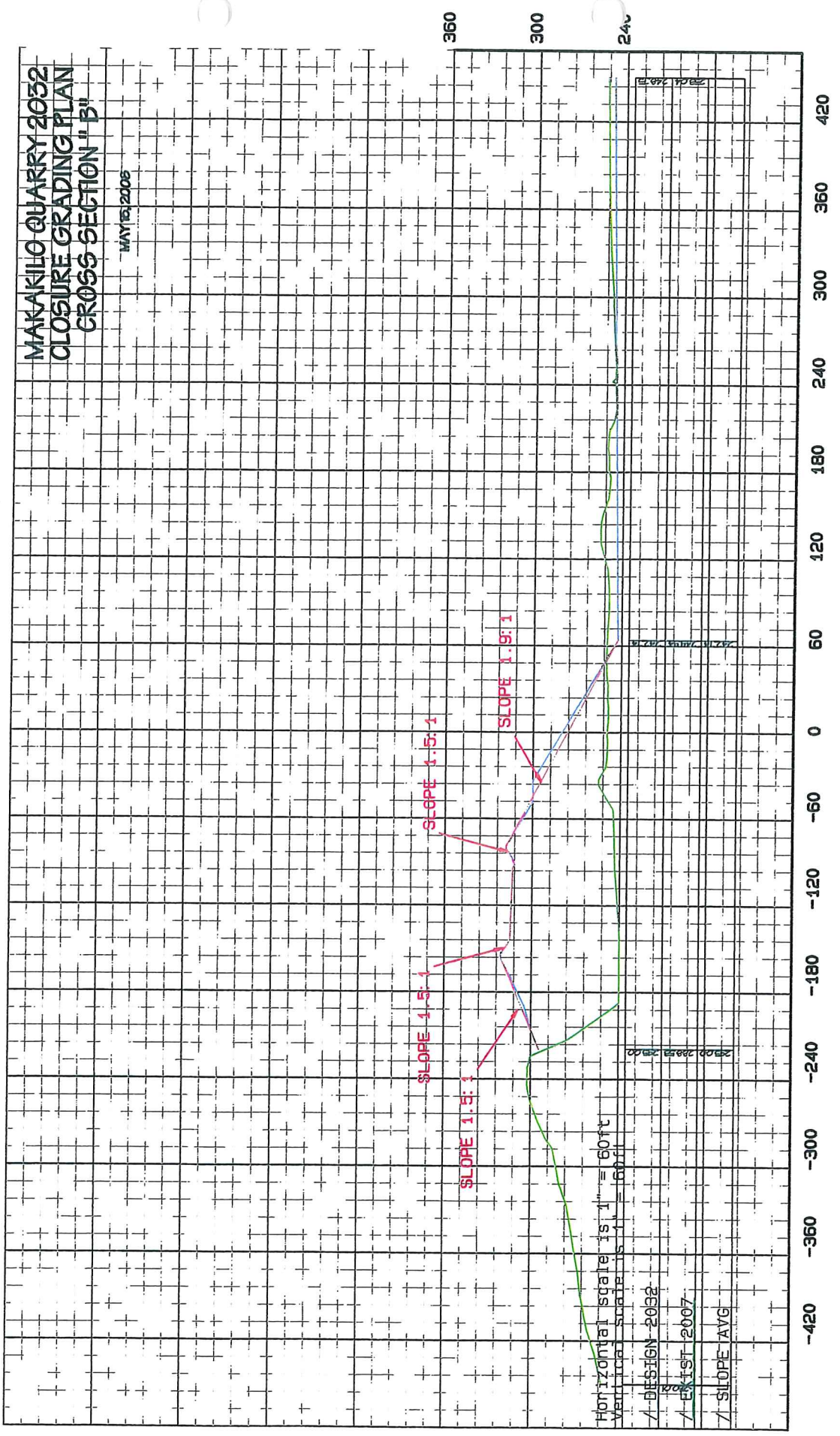


Figure 5b (part 2 of 9)

**MAKAKILO QUARRY 2032
CLOSURE GRADING PLAN
CROSS SECTION "C"**

MAY 15, 2008

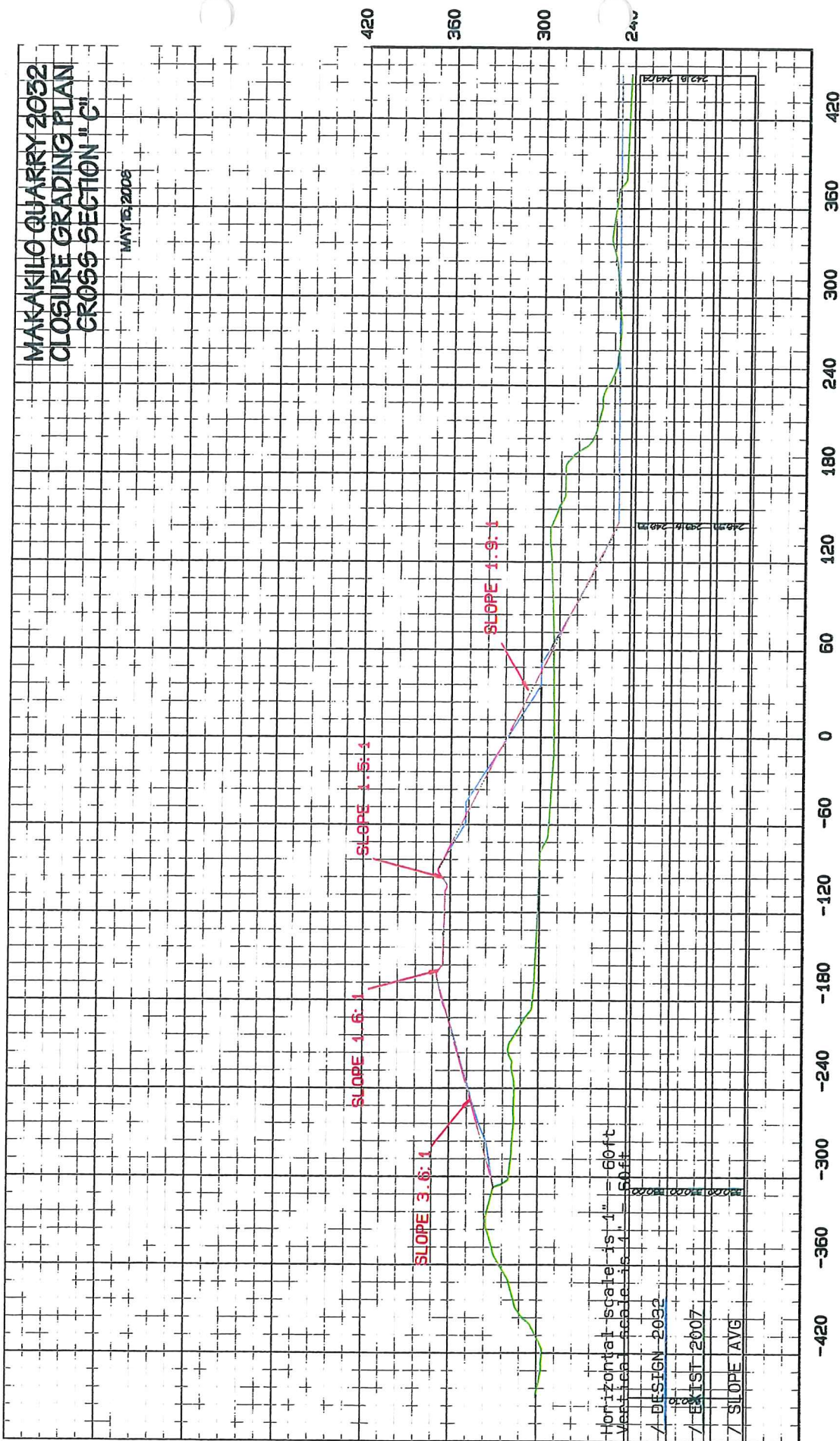
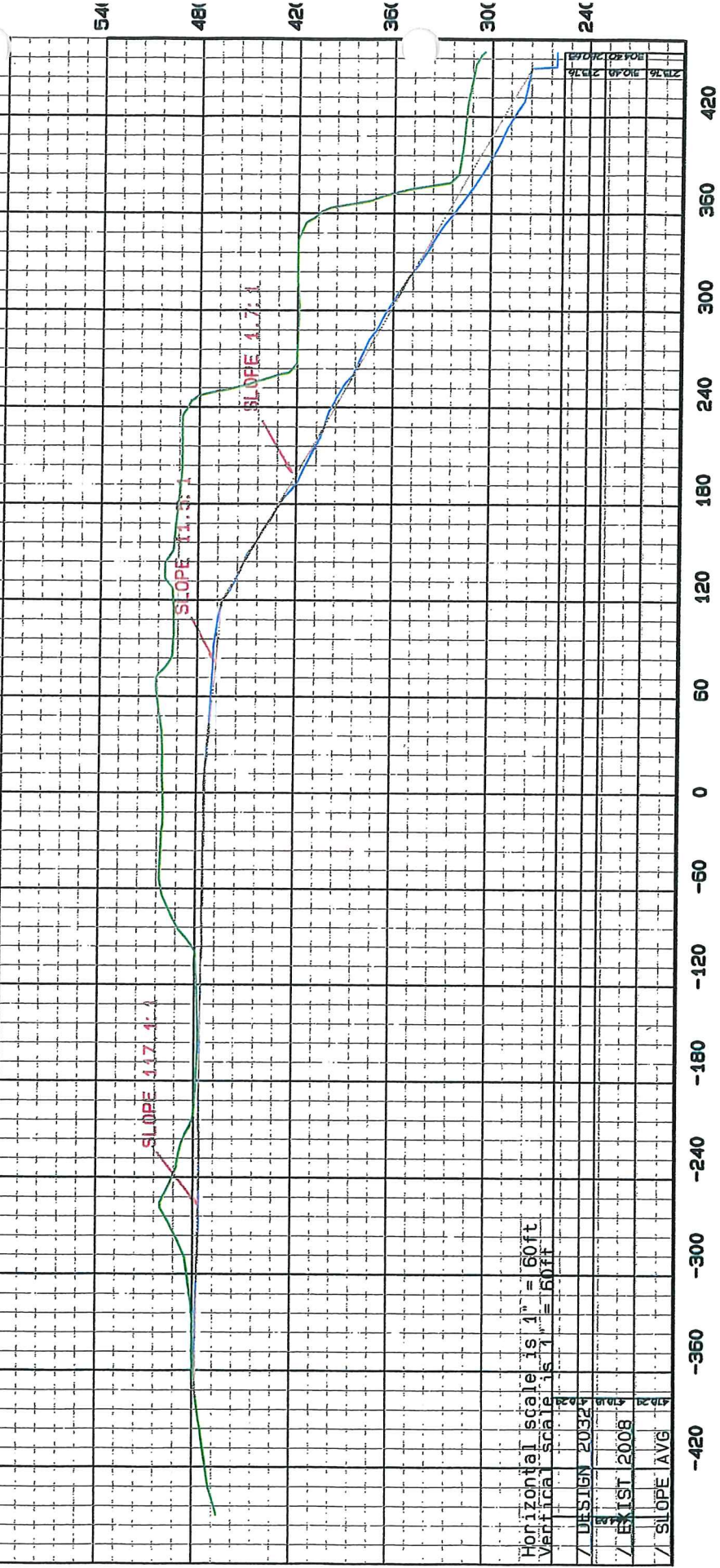


Figure 5b (part 3 of 9)

**MAKAKILO QUARRY 2032
CLOSURE GRADING PLAN
CROSS SECTION "D"**

JUNE 06, 2008



Horizontal scale is 1" = 60ft
Vertical scale is 1" = 50ft

- / DESIGN 2032
- / EXIST 2008
- / SLOPE AVG

Revised Figure 5b (part 4 of 9)

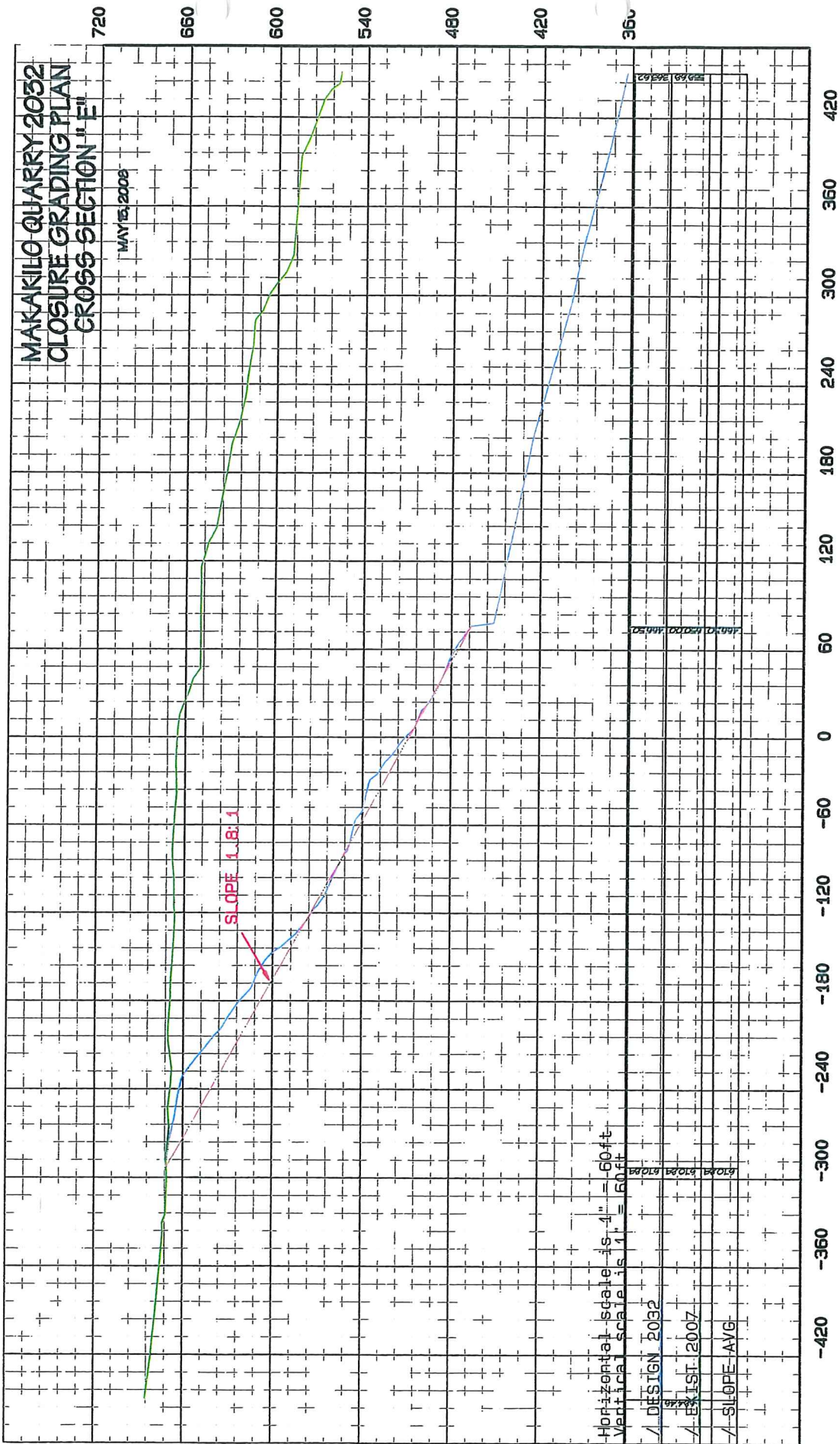


Figure 5b (part 5 of 9)

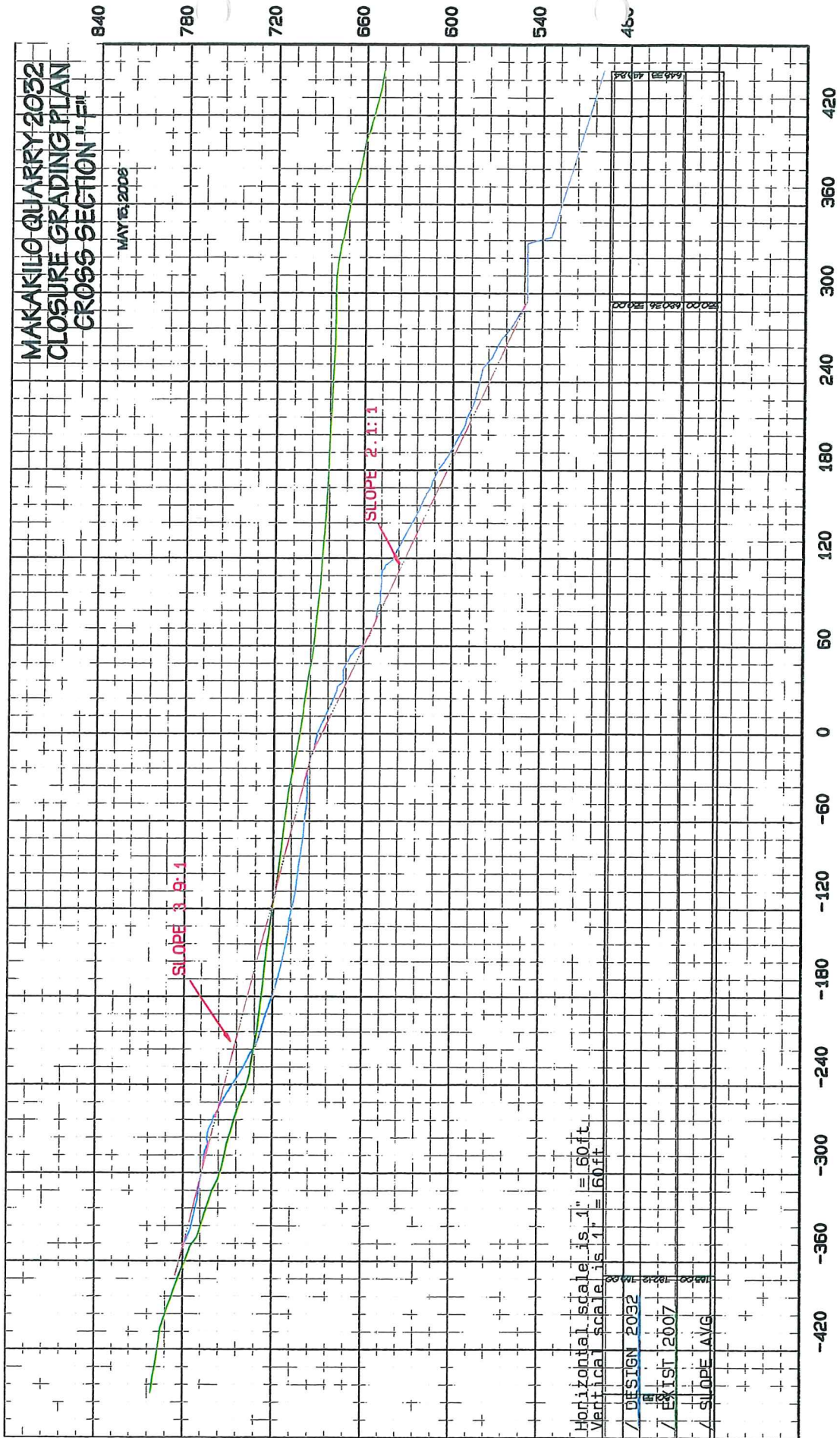


Figure 5b (part 6 of 9)

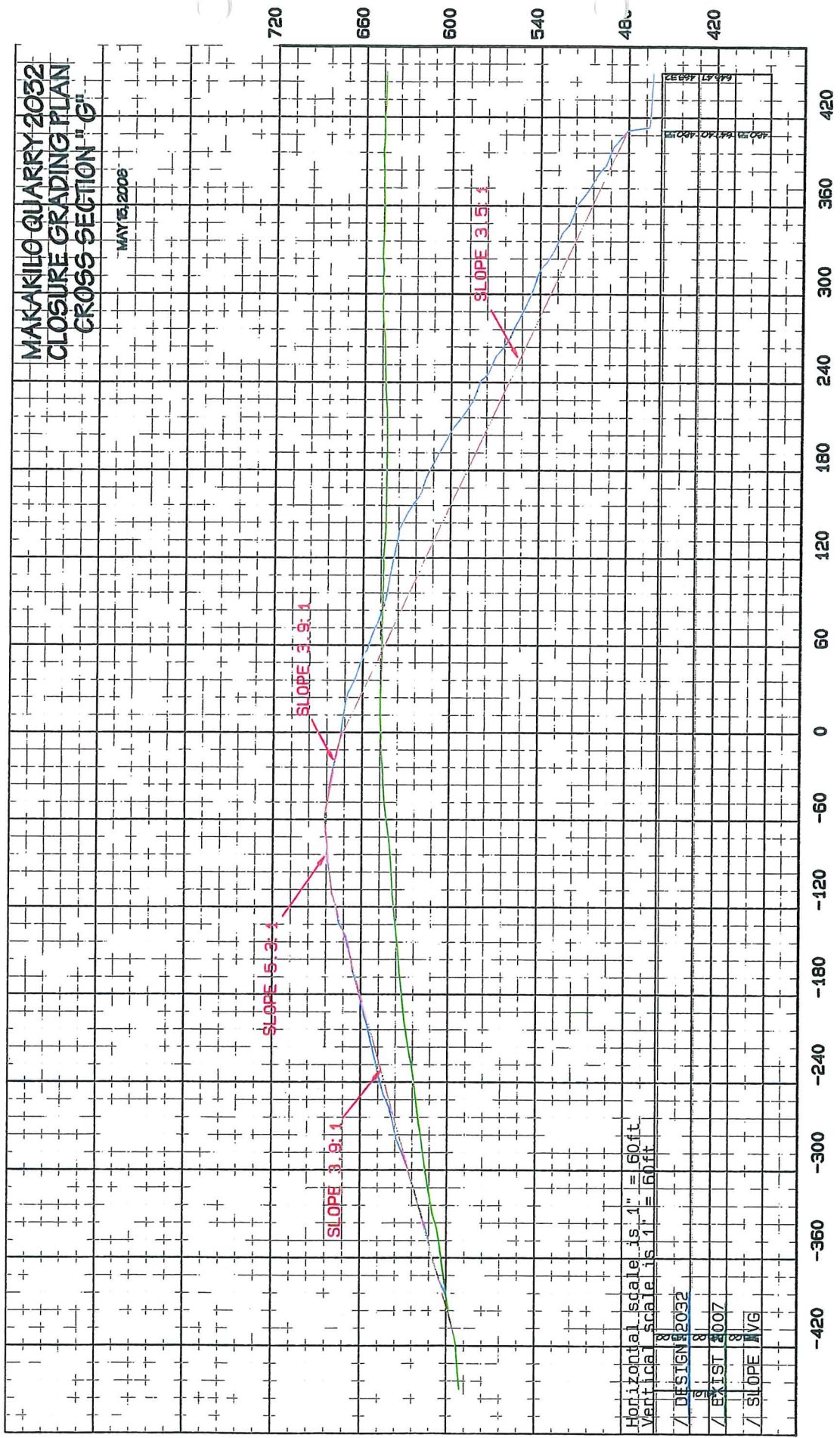
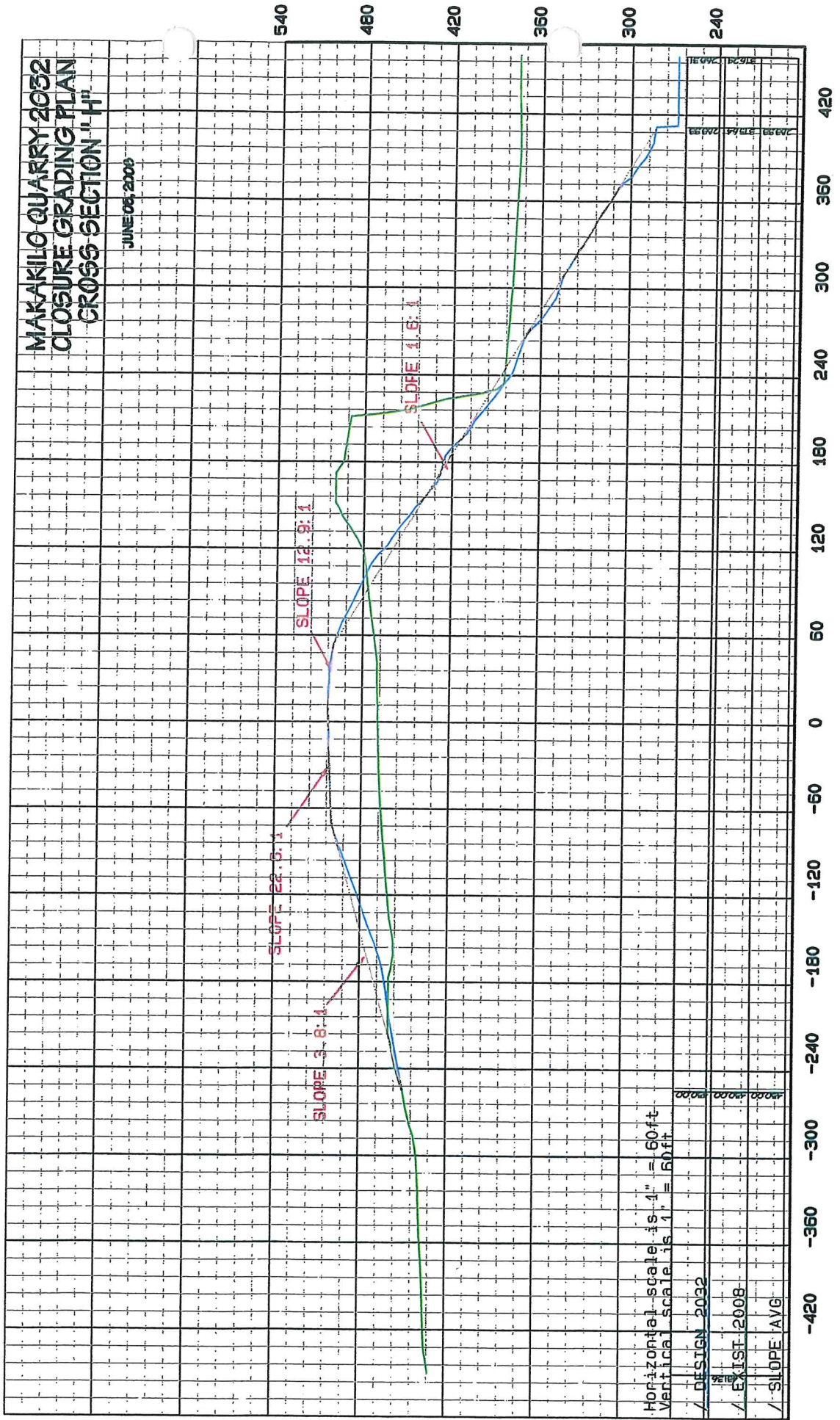


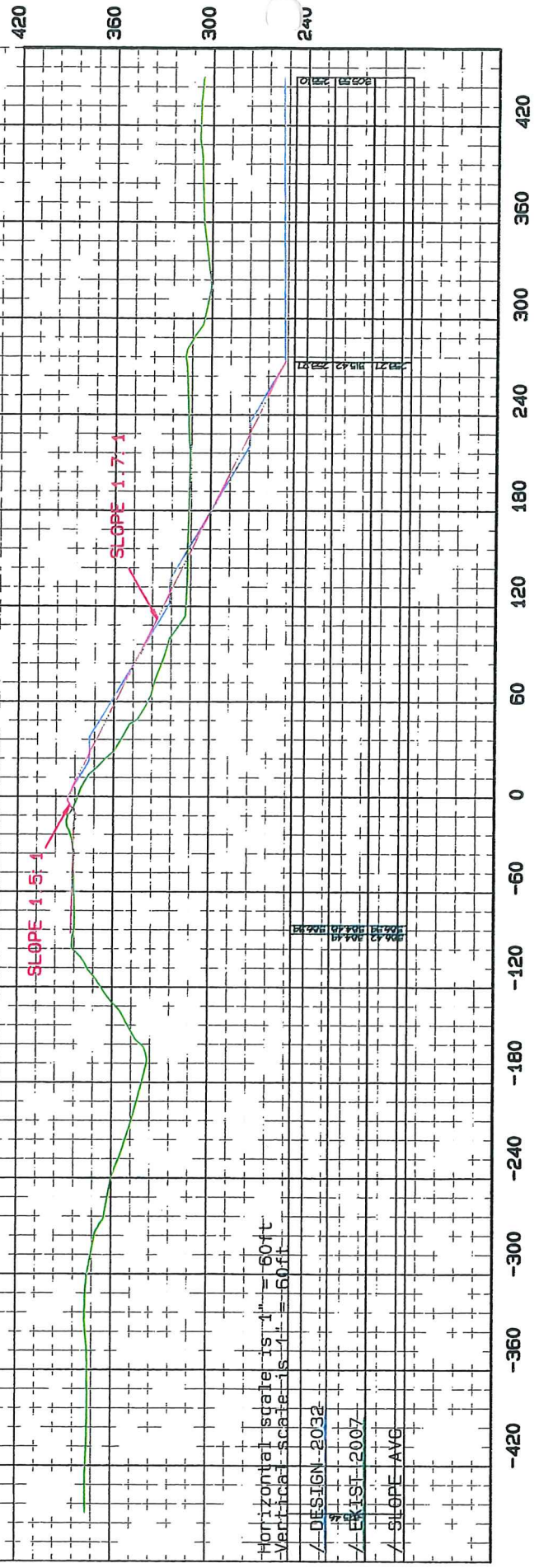
Figure 5b (part 7 of 9)



Revised Figure 5b (part 8 of 9)

MAKAKILO QUARRY 2032
 CLOSURE GRADING PLAN
 CROSS SECTION "A-A"

MAY 15, 2008

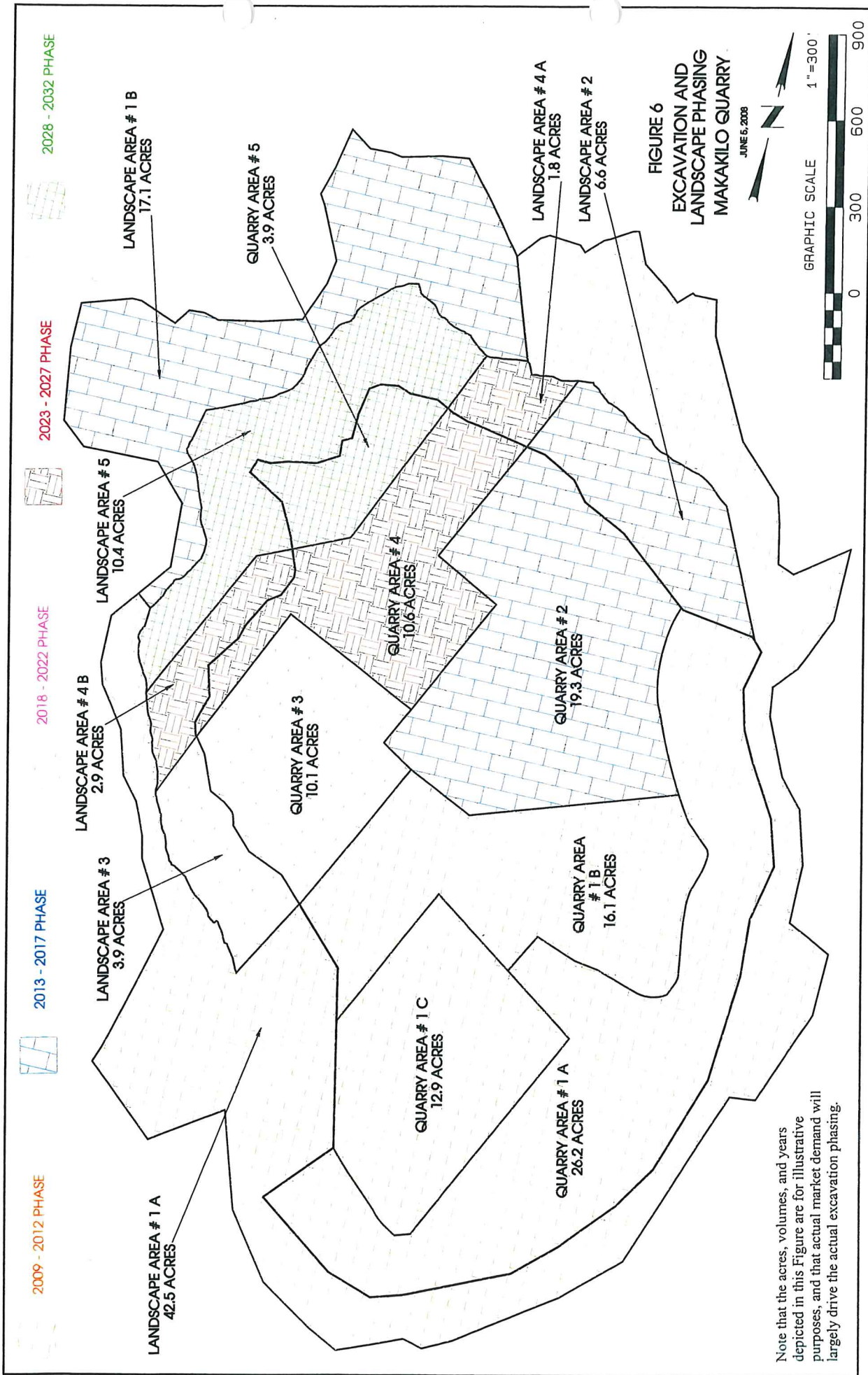


Horizontal scale is 1" = 60ft
 Vertical scale is 1" = 60ft

- DESIGN-2032
- EXIST-2007
- SLOPE AVG

Figure 5b (part 9 of 9)

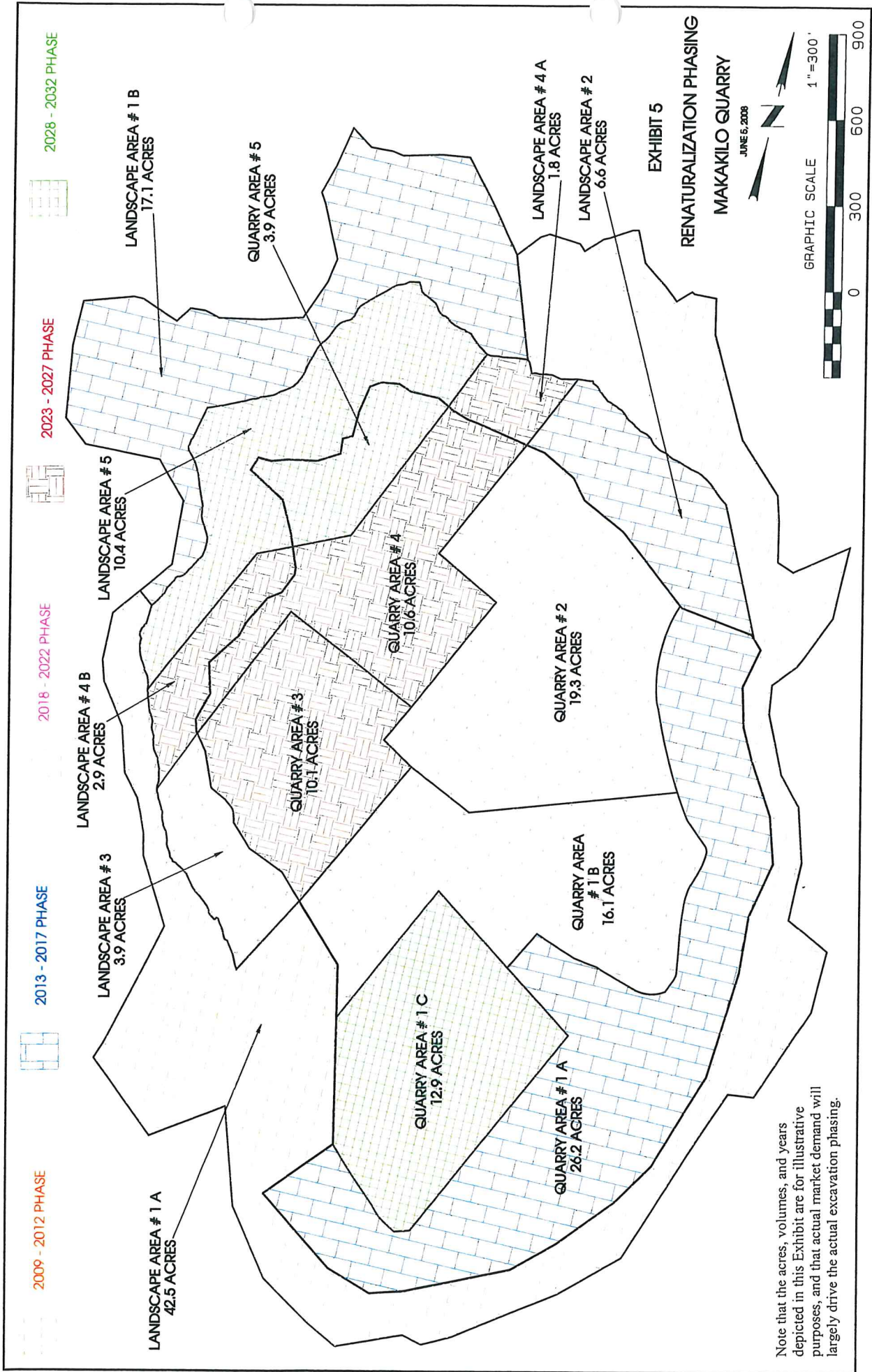
Grace Pacific Corporation Analysis of Removal of Operations from Processing Site (Parcel 4) Assuming Use Permit Approval December 2008 June 6, 2008											
period >	0	2008	1	2010	2	3	4				
year >	2008	2009	2010	2011	2012	totals					
months >	jul - dec	jan - jun	jul - dec	jan - jun	jul - dec	jan - jun	jul - dec	jan - jun	jul - dec		
Replace Primary Crushing & Screening Plant in Existing Quarry with New Plant											
Processing Site (Parcel 4)											
Existing Quarry (Parcel 82)	Operate existing Plant; Design new Plant; see Finish Plant for costs associated with new Plant	Operate existing Plant; Manufacturer to begin construction of new Plant	Operate existing Plant; Manufacturer to begin construction of new Plant	Operate existing Plant; Manufacturer to begin construction of new Plant	Operate existing Plant; Manufacturer to begin construction of new Plant	Operate existing Plant; Manufacturer to begin construction of new Plant	Operate existing Plant; Manufacturer to begin construction of new Plant	Operate existing Plant; Manufacturer to begin construction of new Plant	Operate existing Plant; Manufacturer to begin construction of new Plant	Operate existing Plant; Manufacturer to begin construction of new Plant	Operate existing Plant; Manufacturer to begin construction of new Plant
Campbell Industrial											
Remove Finish Crushing & Screening Plant from Processing Site; Purchase New Plant for Existing Quarry											
Processing Site (Parcel 4)	Operate existing Plant	Operate existing Plant	Operate existing Plant	Operate existing Plant	Operate existing Plant	Operate existing Plant	Operate existing Plant	Operate existing Plant	Operate existing Plant	Operate existing Plant	Operate existing Plant
Existing Quarry (Parcel 82)	Design new Plant, \$250 k	Obtain Clean Air and Building permits, \$250 k	Site prep \$500 k; Manufacturer to begin construction of new Plant \$6.5 mm	Manufacturer to complete new Plant construction \$6.7 mm, and ship \$2.5 mm to Honolulu	Install new Plant \$5.3 mm	Operate new Plant	Operate new Plant	Operate new Plant	Operate new Plant	Operate new Plant	Operate new Plant
Campbell Industrial											
Relocate Hot-Mix Asphalt Plant from Processing Site; Set up at Campbell Industrial for Night/Weekend Work; Purchase New Plant for Existing Quarry for Day Work											
Processing Site (Parcel 4)	Remove existing Plant from Processing Site (Parcel 4)										
Existing Quarry (Parcel 82)	Obtain permits for new Plant \$4.2 mm	Ship new Plant \$1.5 mm	Install new Plant \$600 k	Operate new Plant weekdays							
Campbell Industrial	Relocate existing plant to CIP \$4.0 mm	Operate existing plant	Operate existing plant	Retain existing plant for night shift work							
Remove Ready-Mix Concrete Plant from Processing Site; Set up at Campbell Industrial Park											
Processing Site (Parcel 4)											
Existing Quarry (Parcel 82)	Operate existing Plant										
Campbell Industrial	Relocate existing Plant to CIP \$250 k										
Remove Maintenance Shop from Processing Site; Set-up New Construction Shop at Campbell Industrial, New Quarry Shop at Existing Quarry											
Processing Site (Parcel 4)	Operate existing Shop	Operate existing Shop	Operate existing Shop	Operate existing Shop	Operate existing Shop	Operate existing Shop	Operate existing Shop	Operate existing Shop	Operate existing Shop	Operate existing Shop	Operate existing Shop
Existing Quarry (Parcel 82)	Design new Shop for Quarry equipment \$250k	Obtain Bldg permit for new Shop	Design new Shop for Quarry equipment \$250k	Construct new Shop for Quarry equipment \$1 mm	Construct new Shop for Quarry equipment \$1 mm	Construct new Shop for Quarry equipment \$1 mm	Construct new Shop for Quarry equipment \$1 mm	Construct new Shop for Quarry equipment \$1 mm	Construct new Shop for Quarry equipment \$1 mm	Construct new Shop for Quarry equipment \$1 mm	Construct new Shop for Quarry equipment \$1 mm
Campbell Industrial	Design new Shop for Construction equipment \$250k	Obtain Bldg permit for new Shop	Design new Shop for Construction equipment \$250k	Construct new Shop for Construction equipment \$1 mm	Construct new Shop for Construction equipment \$1 mm	Construct new Shop for Construction equipment \$1 mm	Construct new Shop for Construction equipment \$1 mm	Construct new Shop for Construction equipment \$1 mm	Construct new Shop for Construction equipment \$1 mm	Construct new Shop for Construction equipment \$1 mm	Construct new Shop for Construction equipment \$1 mm
Remove 168 mgd Well from Processing Site; Set up New Well at Existing Quarry											
Processing Site (Parcel 4)	Operate existing Well	Operate existing Well	Operate existing Well	Operate existing Well	Operate existing Well	Operate existing Well	Operate existing Well	Operate existing Well	Operate existing Well	Operate existing Well	Operate existing Well
Existing Quarry (Parcel 82)											
Campbell Industrial/Sand Island											
total \$ mm			9.20	1.75	7.60	11.20	7.55	1.00	1.00	1.00	\$39.3 mm
39.30											



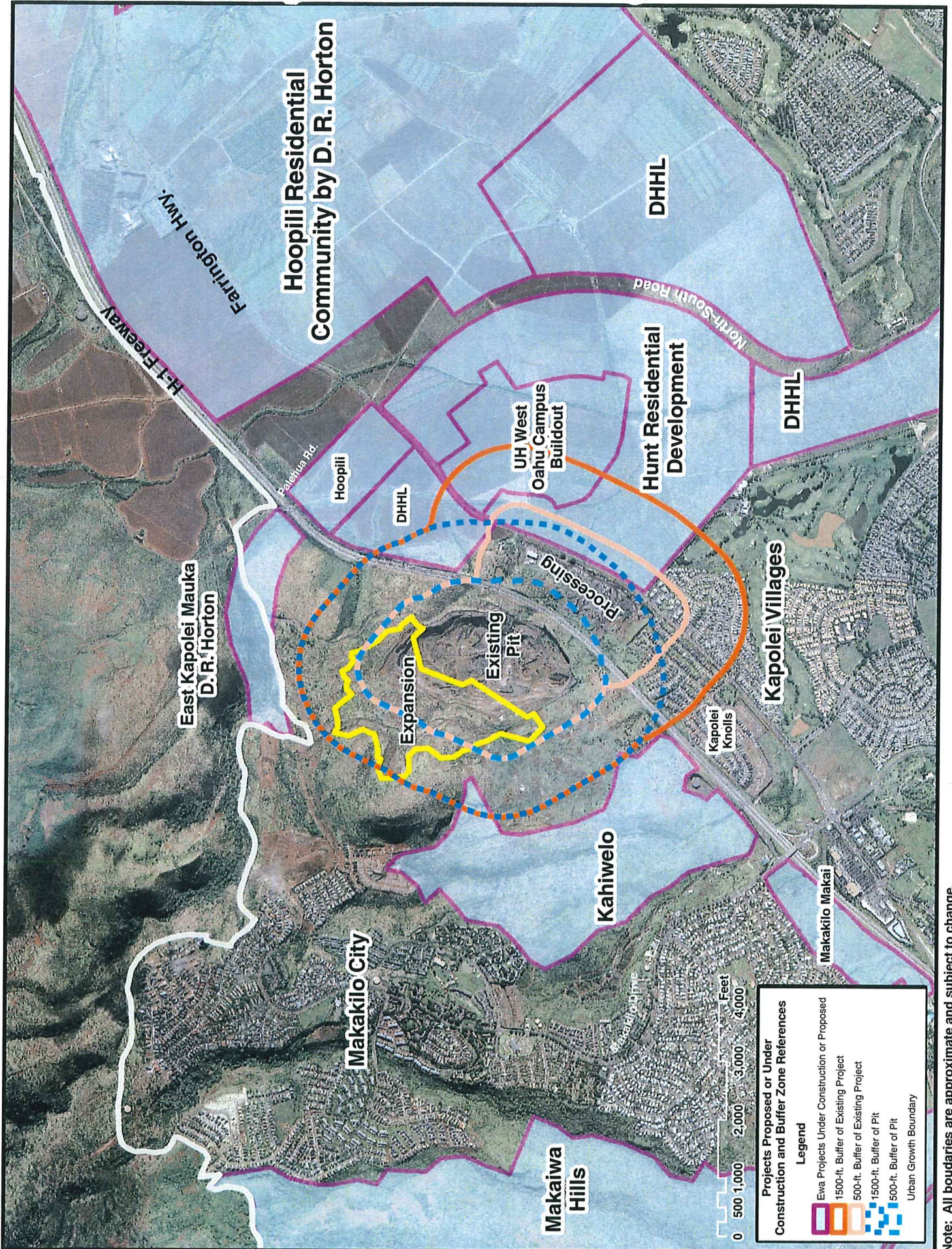
Note that the acres, volumes, and years depicted in this Figure are for illustrative purposes, and that actual market demand will largely drive the actual excavation phasing.

Excavation Plan in 000's of Cubic Yards																
Year	quarry			landscaping grading					total quarry and landscape							
	1 A	1 B	1 C	2	3	4	5	1 A		1 B	2	3	4 A	4 B	5	totals
2009-2012	516	716	457					1,688	750						750	2,438
2013-2017	(386)	(14)	(9)	2,878				(409)	(913)						(913)	(1,322)
2018-2022								-	81	611					692	3,570
2023-2027								3,093	(266)	(1)	793				(266)	(266)
2028-2032								3,305				261	560		822	3,885
	130	702	448	2,878	3,093	3,305	1,114	11,669	(163)	(185)	610	261	560	1,243	2,357	
														1,243	14,790	
Excavation Plan in Acres																
Year	quarry			landscaping grading					total quarry and landscape							
	1 A	1 B	1 C	2	3	4	5	1 A		1 B	2	3	4 A	4 B	5	totals
2009-2012	26.2	16.1	12.9	19.3				55.2	42.5						42.5	97.7
2013-2017								19.3	17.1	6.6					23.7	43.0
2018-2022								10.1			3.9				3.9	14.0
2023-2027								10.6				1.8	2.9		4.7	15.3
2028-2032								3.9							10.4	14.3
	26.2	16.1	12.9	21.3	13.1	14.6	8.9	99.1	42.5	17.1	8.6	6.9	2.9	15.4	85.2	184.3
Renaturalization Plan in Acres																
Year	quarry			landscaping grading					total quarry and landscape							
	1 A	1 B	1 C	2	3	4	5	1 A		1 B	2	3	4 A	4 B	5	totals
2009-2012								-	42.5						42.5	42.5
2013-2017	26.2							26.2		17.1	6.6				23.7	49.9
2018-2022		16.1		19.3				35.4			3.9				3.9	39.3
2023-2027								20.7				1.8	2.9		4.7	25.4
2028-2032								16.8							10.4	27.2
	26.2	16.1	12.9	21.3	13.1	14.6	8.9	99.1	42.5	17.1	8.6	6.9	2.9	15.4	85.2	184.3
Renaturalization Plan in 000's of gallons per day																
Year	quarry			landscaping grading					total quarry and landscape							
	1 A	1 B	1 C	2	3	4	5	1 A		1 B	2	3	4 A	4 B	5	totals
2009-2012								-	106						106	106
2013-2017	52							52		34	13				47	99
2018-2022		32		39				71			8				8	79
2023-2027								41				4	6		9	50
2028-2032								34							21	55
	52	32	26	41	23	25	13	198	106	34	15	11	6	26	191	389

Note that the acres, volumes, and years depicted in this Exhibit are for illustrative purposes, and that actual market demand will largely drive the actual excavation phasing.



Note that the acres, volumes, and years depicted in this Exhibit are for illustrative purposes, and that actual market demand will largely drive the actual excavation phasing.



Projects Proposed or Under Construction and Buffer Zone References

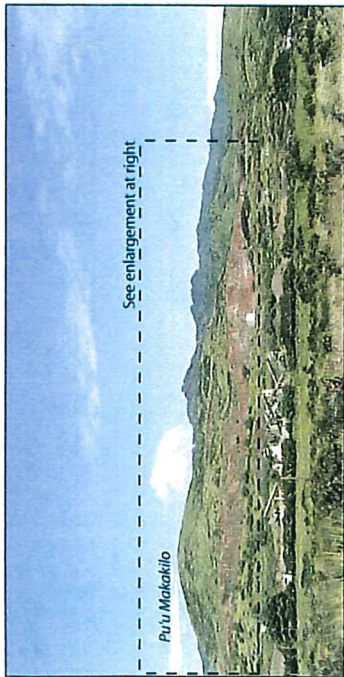
Legend

- Ewa Projects Under Construction or Proposed
- 1500-ft. Buffer of Existing Project
- 500-ft. Buffer of Existing Project
- 1500-ft. Buffer of Pit
- 500-ft. Buffer of Pit
- Urban Growth Boundary

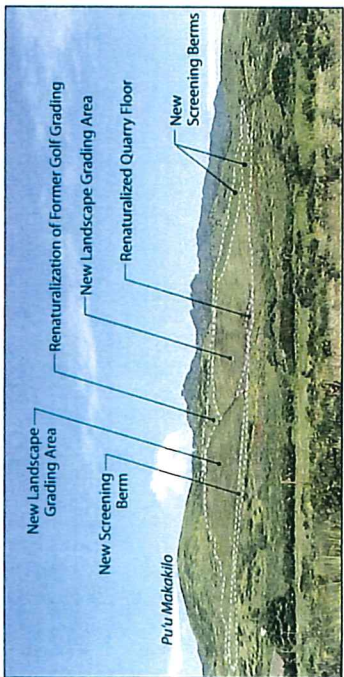
Note: All boundaries are approximate and subject to change.



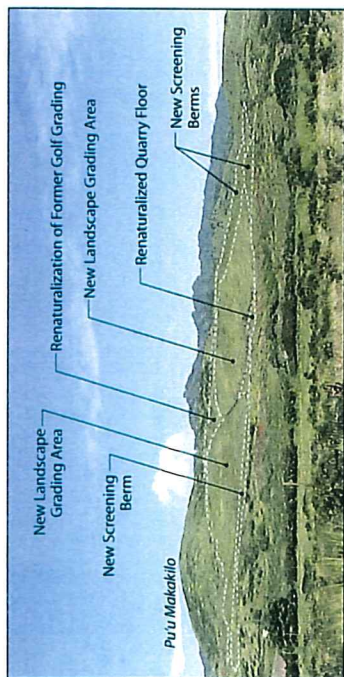
Visual Model of Quarry Activity in 5-Year Stages



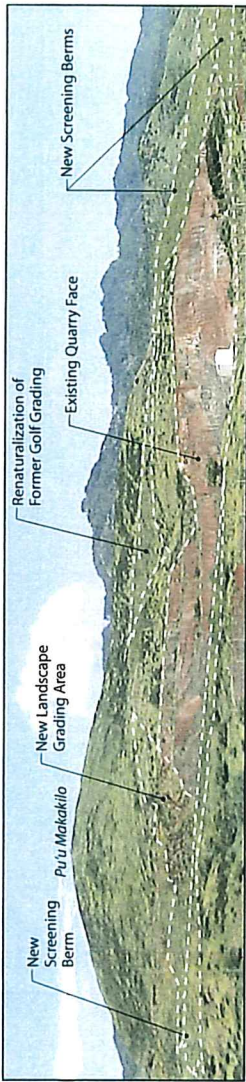
Existing



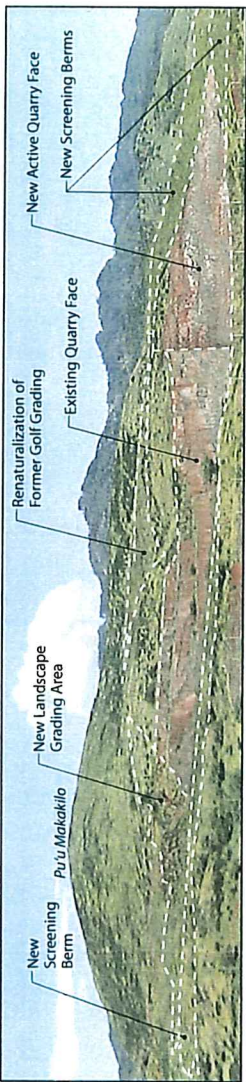
Final Quarry Phase—Year 2032



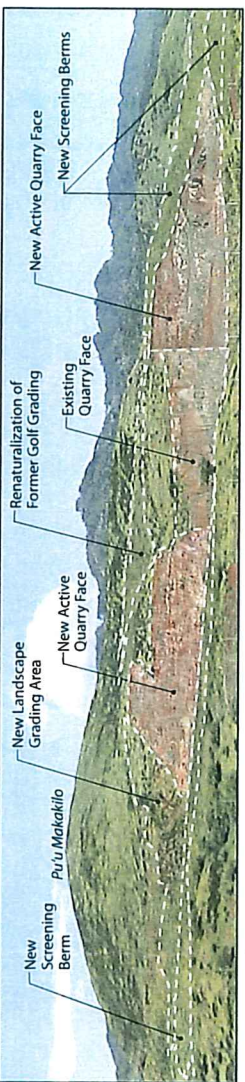
Final Renaturalization—Year 2038



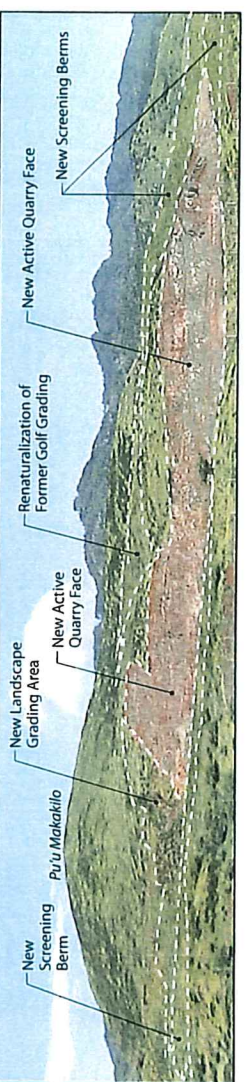
Year 2012



Year 2017



Year 2022



Year 2027

Revised June 20, 2008

Exhibit 2-6
VIEW FROM KAPOLEI GOLF COURSE

ATTACHMENTS

RESO. 95 (73) TO ALLOW QUARRY (72/CUP-15)

RESOLUTION

WHEREAS, the Planning Commission held public hearings on January 3 and 31, 1973, to consider the application of Pacific Concrete and Rock Company, Limited, hereinafter referred to as the "APPLICANT," for a Conditional Use Permit to establish and conduct rock quarrying operations on a total of approximately 295 acres of land zoned AG-1 Restricted Agricultural District and situated in "Puu Makakilo," Honouliuli, Ewa, Oahu, Hawaii, also identified as portion of Parcel 2 of Tax Map Key 9-2-03, and portion of Parcel 4 of Tax Map Key 9-1-16; and

WHEREAS, the APPLICANT proposes said quarrying on a site containing approximately 260 acres of land of which 72 acres will be the actual quarry and the remaining 188 acres retained as a buffer area. The extraction of rocks will involve detonation of explosives. The primary and secondary crushing units are to be located in this area; and

WHEREAS, the APPLICANT further proposes use of a second site containing approximately 35 acres, located makai of said quarry and across the H-1 Freeway, wherein the shops, offices, scales, processing and concrete batching plants will be located and the rocks stockpiled; and

WHEREAS, the Planning Director's report established guidelines for the end configuration of the quarry area so that the land will be left in a manner which would maximize the potential for residential development that would be consistent with the surrounding natural areas. Said guidelines are as follows:

1. The ridges on the Makakilo side and on the Honolulu side should be left in its natural state because of the visual buffer they provide;
2. The ultimate quarry land forms should be so designed so that the development of this area can be easily integrated with the future development of the surrounding areas to form a total community;
3. Large plateau areas should be created in order to provide for a maximum flexibility for future residential design. These plateaus should also be arranged to provide for ease of circulation within themselves as well as with the surrounding areas;
4. There should be a gradual sloping of the ultimate quarry land forms in order that the end configuration will be more in keeping with surrounding land forms of Puu Makakilo; and

RESOLUTION

WHEREAS, on February 28, 1973, the Planning Commission, having duly considered all of the evidence and reports offered, recommended to the City Council an approval of the subject application for a Conditional Use Permit with certain conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a Conditional Use Permit be issued to the APPLICANT under the following conditions:

1. The provisions set forth in the submitted application marked Exhibit "B" and on file with the Planning Department shall be complied with except as may be altered by any of the conditions stated hereunder;
2. The applicant shall prepare and submit to the Planning Director for his review and approval a revised grading plan for the quarry area;
3. The proposed use shall adhere to the noise regulations of the Comprehensive Zoning Code and to any further regulations as may be promulgated by the Department of Health. If necessary, the Planning Director may require the applicant to conduct a noise study. Said study, if required, shall be conducted in a manner acceptable to the Planning Director and its results shall be submitted to the Planning Director for his review and approval. If the results of said study indicate noise levels to be in excess of applicable standards, the applicant shall be required to take corrective actions in a manner acceptable to the Planning Director;
4. Prior to commencing the quarry operation, the applicant in cooperation with the United States Department of the Navy shall conduct studies necessary to determine the probable effect of the proposed quarry operation on the Navy's water distribution system at Barber's Point. If such studies indicate that said water distribution system may be adversely affected, the applicant shall revise the proposed operation in a manner acceptable to the Planning Director and the United States Department of the Navy;
5. The applicant shall submit regularly on a six month basis a report indicating the status of the operation noting his affirmative actions taken to comply with the conditions herein contained. This report shall also contain:
 - a. Observations of fugitive dust.
 - b. A report on replanting activities, including the areas replanted, and the type of vegetation planted.

RESOLUTION

- c. A report of any citizen's complaints relating to the operation along with the actions taken to ameliorate those complaints.
6. Signs shall be provided in accordance with the regulations set forth under Section 21-404 of the Comprehensive Zoning Code;
7. If for any reason either the Conditional Use Permit or the Special Use Permit is denied, the other shall automatically be declared null and void;
8. After the issuance of the subject permits, the City Council may at any time upon finding that any one of the conditions imposed herein is not being complied with by the applicant, authorize the Planning Director to suspend such operation until compliance of said conditions is obtained or to revoke the permit;
9. Any modification to the conditions stated herein shall be subject to the approval of the City Council;
10. The City Council may impose additional conditions after the approval of subject permits when it becomes apparent that a modification is necessary and appropriate;
11. The applicant shall file with the Bureau of Conveyances or the Assistant Registrar or the Land Court a declaration of the restrictive conditions stated herein;
12. The applicant shall present to the Planning Department certified copies of the documents issued by the Bureau of Conveyances or the Assistant Registrar as evidence of recordation.

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be, and she is, hereby directed to transmit copies of this resolution to E. B. Connell, Chairman of the Planning Commission; Robert R. Way, Planning Director; State Department of Health; State Department of Transportation; U. S. Department of Navy (Barber's Point Naval Air Station); and Campbell Estate.

RESOLUTION

INTRODUCED BY:

George Kahane

Rudy Pacarro

Daniel Clements Jr.
Councilmen

DATE OF INTRODUCTION:

APR 17 1973

Honolulu, Hawaii

-4-

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

I hereby certify that the foregoing RESOLUTION was adopted by the COUNCIL of the City and County of Honolulu, by the vote and on the date indicated on the right margin hereof.

ATTEST

Eileen K. Lota
EILEEN K. LOTA
CITY CLERK

George Koga
GEORGE KOGA
CHAIRMAN & PRESIDING OFFICER

Dated APR 17 1973

ADOPTED Meeting Held			
APR 17 1973			
	AYE	NO	A/E
AKAHANE			
CHIKASUYE			
CLEMENT			
GEORGE			
LOO			
MATSUMOTO			
PACARRO			
SHIGEMURA			
KOGA			
	9	00	

Reference: D 356
Report No. P&ZCR-461

Resolution No.

95

6-11-54 JWP v/s/v (9)

4/19

cc: /Planning Director Robert R. Way
/Planning Commission Chairman
✓State Dept. of Health
/ " " " Transportation
/ U. S. Dept. of Navy (Barber's Pt.NAS) 96611
/Campbell Estate



UNIVERSITY
of HAWAII®
WEST O'AHU

RECEIVED

'08 JUL -8 P2:51

Ms. Karen Holma
Chair
Planning Commission
City and County of Honolulu
650 South King Street
Honolulu, HI 96813

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

RE: SUP Application for Makakilo Quarry Expansion – SP72-147

July 7, 2008

Dear Chair Holma:

As the Chancellor of the University of Hawai'i - West O`ahu campus, I want to assure you of my complete support for Grace Pacific's application to extend its operations at the Makakilo Quarry.

After years of being housed at the Leeward Community College campus in Pearl City, we know well the value of shared support for our Hawai'i community and local businesses. These opportunities allow us to be prudent with our resources while benefiting our community. As our new campus in East Kapolei draws near, we will depend upon Grace Pacific to provide much-needed rock and asphalt for the construction of our school; a key role in our development over the next several years.

It is very important that we continue to be good stewards of our State's taxpayer dollars at all times; finding whenever possible any efficiencies that benefit our community and the University of Hawai'i - West O`ahu. This is one of those times. Having a locally available source of material will help keep our construction costs down at a time when experts are forecasting an economic slowdown. Without the expansion of the Makakilo Quarry, expenses for aggregate, used for building foundations, as well as road construction may increase in a manner that adversely impacts our project. Furthermore, the quarry serves a vital and pivotal role in the planned development of the entire region.

On a related note, I have spoken to officials from Grace Pacific about any potential impact that the quarry expansion might have on our future campus, and I am satisfied that Grace Pacific's quarry plans will not affect our operations.

Thank you for your consideration.

Sincerely,

Gene I. Awakuni
Chancellor
University of Hawai'i - West O`ahu



Villages of
Kapolei
Association

RECEIVED

June 6, 2008

'08 JUN 13 A11 :45

City and County of Honolulu Planning Commission
Dept of Planning and Permitting, 7th Floor
650 South King St
Honolulu, HI 96813

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Subject: Removal of objections to extended Makakilo Quarry operations

The Villages of Kapolei Association (VOKA) Board of Directors (BOD) voted to remove our objections to Grace Pacific's (GP) proposed modified Special Use Permit (SUP). The removal of our objection is based on the following changes to GP's SUP as briefed to our BOD and home owners on 28 May. Below are specifics of the major changes to the application that were promised by GP.

First, within 3 years the major dust and noise producing operations (crushing, screening, and transporting of the rock) will move across the H-1 highway and into the center of the quarry floor. The planned location and the state-of-the-art dust control measures that will surely be mandated by city planners should stop the dust and noise problems. After the crushing, screening, and recycling operations move to the new quarry location, the Farrington Highway complex will be completely renovated. In addition to renovating this complex, GP has agreed to pressure wash homes that have dust accumulated from quarrying operations, to paint homes that have been damaged beyond cleaning due to quarry operations, and finally to purchase at market value the homes of individuals that need to move from the Kapolei area as a result of health issues created from quarrying and asphalt recycling operations.

Second, the asphalt recycling plant will move to Campbell industrial complex, this move will reduce truck traffic through Kapolei and reduce the acrid odor accompanying recycling operations. This move is scheduled by December 2008. From the VOKA perspective, the sooner the better on this move.

Third, and extremely important, is the complete reshaping of the final quarry face. GP hired one of the top experts in quarry renovation to completely re-plan the final face of the remaining land after quarrying stops around 2032. This new renovation plan should create a natural sloping quarry face that will support the regrowth of vegetation. The renovation of topsoil and vegetation will be done continuously in stages as the quarry harvests the aggregate, not at the end of the quarry life.

In closing, in light of the controversy of this issue and the concerns of our homeowners, we feel that approval of the SUP should include a condition that mandates an annual impartial inspection of the quarry site and its compliance with the conditions of the permit. In the past, GP accomplished its own evaluations of the site as required by the 1973 SUP approval. We feel that this annual inspection must be done by an independent evaluator to ensure that the health and safety of our homeowners is safeguarded.

Gregory Peterson, President
Board of Directors
Villages of Kapolei Association

Ms. Karin Holma, Chair
City and County of Honolulu Planning Commission
650 South King Street

Honolulu, HI 96813.

RE: SUP - 2007/SUP-6(RY)
Grace Pacific Corporation - Extension of the life of the Makakilo Quarry by 25 years to the year 2032.

Dear Ms. Holma and Members of the Planning Commission:

My name is Melinda Pettibone. I am a resident of the Anuhea Subdivision in Makakilo. We are separated from the quarry by Pu'u Makakilo.

I am testifying in support of Grace Pacific's petition to move quarry operations mauka to follow a new basalt vein for two reasons. First, because I know how important the rock quarried at Makakilo is to our local economy and to maintaining our island's infrastructure. Without locally produced basalt, it would be necessary to import the material, and taxpayers like me would end up paying the difference.

However, more importantly, I want to testify in support of Grace Pacific because they have been a very good neighbor. I live right below Pu'u Makakilo and my land borders their land. As you know, Pu'u Makakilo can get very dry and I was concerned about the potential for fires on the Pu'u that could threaten my house. When I raised my concern, they worked with our community association to build a 30 foot firebreak along our common boundary. They were very responsive, they started and completed the work in a timely manner and throughout the process showed care and concern for my home, my neighbors and my community.

I support continued quarry operations as they have not had a negative impact on my quality of life, and the basalt they quarry is needed for road improvement projects that improve all of our lives and keep costs down compared with imported basalt.

Thank you for this opportunity to testify in support of Grace Pacific's petition to extend the life of Makakilo Quarry.

Sincerely,

 11/10/08

Melinda Pettibone

RECEIVED

'08 APR -3 A10 :25

March 31, 2008

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



BOYS & GIRLS CLUB
OF HAWAII

Hale Pono Ewa Beach Clubhouse
91-884 Ft. Weaver Road, Suite A
Ewa Beach, HI 96706
Tel: 808-689-4182
Fax: 808-689-0625 www.bgch.com

Friends for Boys & Girls Club

**Ewa Beach
Officers**
Sharene Tam
President

Jim Moylan
Vice President

Chezlani Lee
Secretary

Richard Quiamzon
Treasurer

Board of Directors

Dr. Gale Awakuni
Charles Beamer
Senator Will Espero
Tana Sumuelu
Lloyd Haraguchi
Tim Herek

Cynthia Hermosura
Eileen Hirota
Tosh Hosoda
Lance Iwasaki
Eileen Lynn
Liana Mulleitner
Kiran Polk
Georgette Stevens
Carina Tagupa
Lance Taketa
Eric Wong
Stacey Yonamine

Members At Large

Ron Agsalud
Brant Awakuni
Marshall Costello
Eddie Iona
Hervey Kurisu
Clubhouse Director
Frances Rivero
Executive Director
David Nakada



Karen Holma, Chair
City & County of Honolulu
Planning Commission
650 S. King Street
Honolulu Hawaii 96813

Dear Mrs. Holma

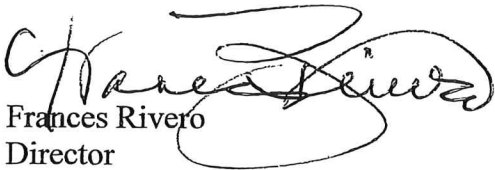
Re: Grace Pacific Quarry Expansion Permit

On behalf of Boys & Girls Club of Hawaii – Ewa Beach, please support Grace Pacific Corporation's Quarry expansion. The Company has been along time supporter of the Boys & Girls Club in Ewa Beach with contributions of the companies volunteerism, monetary contributions and dedication in providing on going program for youth in not only Kapolei but in Ewa Beach as well

Without their extension Grace Pacific will lose the ability to continue operating as a quarry, they will not be able to provide the much needed rock (aggregate) for the asphalt paving operations, will cause havoc amongst the much needed infrastructure resources they provide for many. With increasing development within and around the second city, we need to maintain the most reliable and generous corporation as Grace Pacific.

Please support Grace Pacific Quarry by expanding their operational permit.

Respectfully submitted.


Frances Rivero
Director

Ewa Beach Clubhouse

The Positive Place For Kids

RECEIVED

08 APR 14 AM 4:41

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

*This is my
personal view.*

Dr Dudley

Kioni Dudley, Ph.D.
92-1365 Hauone Street Makakilo, Hawai'i 96707
Telephone and Fax: (808) 672-8888
E-mail: DrKioniDudley@hawaii.rr.com

February 4, 2008

Henry Eng
Director, Dept. of Planning and Permitting
City and County of Honolulu
Honolulu, Hawai'i 96813

Dear Mr. Eng:

Re: 2007-SUP-6

This letter comes to express concerns about 1) the negative visual impact the Grace Pacific quarry will have during the next decades of excavation, and 2) the lack of an end-use plan that will bring a boon to the community rather than a lasting ugly eyesore.

I have met with Grace Pacific President Robert Creps. And I know well the lengths Grace Pacific has gone to be a good neighbor to our area. I have considerable praise for them. Although I do strongly support strict conditions on future development, I do not completely oppose the expansion. The quarry was here first, Grace Pacific's investment is huge, and that the community needs the rock that it quarries. I am very concerned, however, that over the years another company may take over Grace Pacific that does not have the same regard for our community, or that over the next decades, as another generation takes the leadership in the company, there might be a change in desire or ability of the company to do the right thing by the local residents. Now must be the time for conditions and agreements to be made in writing.

When the expansion was brought before the Makakilo-Kapolei-Honokai Hale Neighborhood Board, I voted against the request for expansion. As I said at that meeting, we do not notice the quarry very much today because it is pretty much hidden from view as we drive the freeway. However, as the minutes from that meeting show, I was greatly concerned about the ugliness that will confront the thousands of new university students and homeowners who will live on the 'Ewa plain where the quarry will be a major eyesore as they look toward Makakilo. Pu'u Makakilo is a major feature in the landscape. The scarred mountainside will be a detriment to our developing community, marking our area as lower class, the on-going dumping ground for the island.

Pu'u Makakilo is a beautiful hill when it is green. It is gray and unattractive when it is not green, which is most of the time in ordinary years. When the housing on the 'Ewa plain is complete, most of the people will view it from the side that the quarry faces. They will not only see a lusterless hill; they will see a lusterless hill with a major scar over its face. Pu'u Makakilo is the identifying feature for our 'ahupua'a. I think that Grace Pacific is doing what it can to minimize the ugliness as they proceed with their digging, but I think they could do better with broader expert and community input. I think, at the least, any approval for expansion needs to require that they return to the Neighborhood Board and the Planning Commission every five years with updated plans to minimize the visual impact of their work on the community.

My second concern is the end-use of the quarry. I don't believe that anywhere near enough is being planned for what will happen when Grace Pacific leaves the site. At the very least, the hill needs to be brought back to at least the same stage it was found in. I would hope

that its original state would be improved upon. Pu'u Makakilo is not only the most prominent land feature in our area. Our community shares its name. What it winds up as will define the area in the future.

The problem is exacerbated by the fact that there are two land-owners. The present hole is on Campbell Estate land. I have been told by Mr. Creps that Campbell alone will be responsible for what happens to the hole after the quarrying ceases. I think that *this* is the time to require Campbell to state what will happen to the land.

I understand that there is a major problem with water. There is no potable water that can be allocated for the area. However, water treatment plants are now providing non-potable water. I expect that source to grow over the decades. And I wonder if claim cannot be put on future allocations of that water. What I am basically saying here is that I would like to see some end-use identified for the scarred hillside that could use then-available non-potable water to make it actually appealing, rather than an eyesore. Having an aesthetically appealing goal would guide the development of the quarry, orienting the whole quarrying effort to producing beauty.

The community is a wonderful source for creative ideas, and in this case is a completely untapped source. There are scores of ideas for end-use that Grace Pacific and Campbell Estate have not thought of that could make the community very happy. I have discussed the beautiful Butchart Gardens of British Columbia with Mr. Creps. It was built in an abandoned quarry. The gardens are so beautiful that I have traveled to Canada for no other purpose than to visit them a second time. I have also suggested a Hawaiian Mount Rushmore, depicting Kapo or some other Hawaiian figure or scene. The current quarry could be a parking lot for visitors. As another alternative, the current quarry could also be used to hide things. Recently, there was a notice from Campbell Estate about a joint venture with Hoku Scientific to construct a photo-voltaic field—a great idea, but not a beautiful scene. The current quarry could hide a field like that. How many more ideas could come forth if the community were involved? Why not hold a contest? Great community support and buy-in could be built by putting the problems to be surmounted before the public, having a contest, and giving prizes for solutions. And many of these solutions could be real money-makers far into the future.

The time is *now* for Campbell and Grace Pacific to develop an end-use goal and commit to it in writing, rather than have the community wind up in thirty years with a scarred hillside and an abandoned floor of the present quarry, with both floor and hillside defying aesthetic improvement. Before a Special Use Permit is granted, a community-approved plan should be in place for end-use of the entire quarry site which will enhance the beauty and value of our area.

Although I am the Acting Chair of the Makakilo-Kapolei-Honokai Hale Neighborhood Board, and the president of the 600 member Friends of Makakilo, I am writing this letter as an individual. I believe, however, that I speak the mind of a great many people in the Makakilo-Kapolei area.

Sincerely,



Dr. Kioni Dudley

To: Henry Eng, Director
Dept. of Planning and Permitting

Attn: Raymond Young

From: Dr. Kioni Dudley Acting Chair
Neighborhood Board #34

Re: 2007-Sup-6 Grace Pacific Quarry Extension

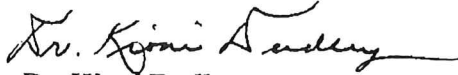
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

08 APR 14 10:02

RECEIVED

This is the Report on statements made by community members who came for the January 23rd, 2008, Meeting of the Makakilo-Kapolei-Honokai Hale Neighborhood Board.

Please also see the enclosed DVD videotape of that meeting.


Dr. Kioni Dudley

Young, Raymond C. S.

From: Lydia Bliss [lydiamusikmagic@msn.com]
Sent: Wednesday, April 23, 2008 4:32 PM
To: Young, Raymond C. S.
Subject: Grace Pacific Corporation expansion/ work permit renewal #2007/SUP-6 and 2007/CUP-91

Attachments: Dr Lai Gr p let 3 08.tif



Dr Lai Gr p let 3
08.tif (5 MB...)

Lydia Bliss
91-1077 Oaniani Str. #10 C
Kapolei, Hi 96707
Ph. 808 674 2373

4 21 08

Department of Planning and Permitting
City and County of Honolulu
600 S. King Str. 7th Floor
Honolulu Hi 96813
Att: Raymond Young

Dear Mr. Young,

I spoke with you on the phone last year in Dec. 07, after receiving the notice regarding Grace Pacific Corporation permit reapplication and expansion request. File # 2007/SUP-6 and 2007/CUP-91.

At the time the deadline for comments and concerns regarding this had passed, but I am told by Kapolei Villages Manager Warren Wegesend that there has been an extension on this, and been encouraged to file my testimony with you at this time.

As I told you on the phone, I have suffered greatly by the extremely loud and invasive noises and toxic fumes produced by the Asphalt Plant over the last 2 years.

I have communicated this at nauseum to The Co. Vice president and managers on a daily basis at their request. But little has been done to stop this serious assault on my health, wellbeing and quality of life. I am a disable woman over 60 with serious health challenges, and my life is at risk due to the stress caused by the continuous bombardment of what can only be called environmental terrorism.

I am not against the Co. doing business, because I recognize the contribution they make to the community, but I very strongly believe they need to be strictly regulated so as to leave no possibility of ever causing any more harm to the people in such close proximity to the Plant.

I have gone through great pains to get help from the governor down to the mayor, my senator's representatives and multiple government agencies related to this matter. I've also contacted every TV news station and Newspapers for help and utilized my Ombudsmen and Action line, with no concrete results, except for the Star Bulletin which ran an article about this problem a few weeks ago.

Included is a recent letter from my Dr. clearly stating the devastating effects on my health, wellbeing and quality of life.

I really hope you can help me and the community to put an end to this assault on all of us so devastatingly effected by this problem, and come up with the necessary work restrictions needed.

One of them should be that the plant is absolutely prohibited from operating nights. Second, that they are also absolutely restricted from producing noises and toxic fumes. I understand that the newer plants are built with this in mind, and do not cause any of these problems.

My request is that they are not allowed to operate at all until these safeguards have been implemented.

Mahalo for your time and consideration,

Sincerely,

Lydia Bliss

Cc; Dr. letter

Chang D. Lai, M.D., Inc.

Board Certified in Internal Medicine

1380 Lusitana, Ste. 1015
Honolulu, HI 96813



(808) 537-6761
Fax (808) 536-6740

April 5, 2008

To Whom It May Concern:

Ms. Lydia Bliss is my patient and suffers from multiple health issues including hypertension, allergic rhinitis respiratory conditions, fibromyalgia, chronic migraines and chronic depression. Her condition has severely deteriorated over the last 2 years since becoming a resident at Malanai Iki, which is located across the street from Grace Pacific Asphalt Plant and Quarry.

The plant operates on a 24/7 work schedule for as many as 6 months or more at a time. As a result Ms. Bliss must live with all doors and windows closed on a near permanent basis, forcing her to suffer in between 80 to 90 degree heat. Exposure to the extreme noise and toxic fumes generated by the Grace Pacific plan has caused her such severe stress and raised her blood pressure to an extremely dangerous high, putting her life at very high risk. These extremely unhealthy conditions also caused her to get sinus headaches and infections from exposure to the fumes, trigger migraines, force her to wear a medical mask when going outside and at times even in her home, and cause an inability to breath or sleep. In an effort to buffer the extreme noises generated by the plant, she has been forced to plug her ears on a regular basis, causing chronic ear infections.

My. Bliss's inability to function properly, perform her work duties and keep up with her very important health care requirements have contributed to a severe decline in overall health functionality and deterioration of her chronic depressions. She suffers from daily nervousness, severe depression and an increased sensitivity to noise and smells. The severe sleep deprivation caused by the continuous loud noises has also made her subject to accidents and physical harm to her body, causing her to bang into things frequently and suffer cuts and bruises all over her body. Furthermore, the inability to enjoy such simple restorative and healing needs as fresh air coming through her windows, listening to birds singing, any soothing nature sounds, simply enjoying any peaceful quiet time in her home, or enjoying any time in her home at all, has severely deteriorated her quality of life.

Should you have any questions, please feel free to contact me at 537-6761.

Thank you,

Chang Dich Lai MD

CDL/ml



Villages of
Kapolei
Association

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

'08 APR 21 P 2:43

RECEIVED

April 18, 2008

City and County of Honolulu Planning Commission
Dept of Planning and Permitting, 7th Floor
650 South King St
Honolulu, HI 96813

Subject: Grace Pacific Corporation request to extend Makakilo Quarry operations

It has become apparent that the decision to extend the Makakilo quarry for an additional 25 years will be based primarily on economic factors. In light of this reality, and the magnitude of this decision on the Villages of Kapolei Association (VOKA) homeowners, the VOKA Board of Directors (BOD) feel that it is vital to have all of facts prior to making this decision. And one fact that is not available is the estimated cost to obtain basalt aggregate at a new location, specifically, a location other than the extension requested by Grace Pacific.

Geologic data, and historical basalt quarry sites, (attachment 1), suggests that there are numerous sites along the Waianae and Koolau ranges that may provide a more favorable location to extract this resource.

On behalf of our 3800 homeowners, and approximately 10,000 residents, the Villages of Kapolei Association urges the Planning Commission to delay a decision on Grace Pacific's request until actual cost estimates on a different quarry site can be obtained. The VOKA BODs feel that an independent company without ties to Grace Pacific should be contracted by the City and County of Honolulu to estimate the availability, quantity, and cost to obtain basalt at a new location.

Thank you for seriously considering this proposal, as the decision on continuing the quarry at essentially its current location should not be made quickly, and without all of the necessary facts to make a wise decision.

Gregory Peterson, President
Board of Directors
Villages of Kapolei Association

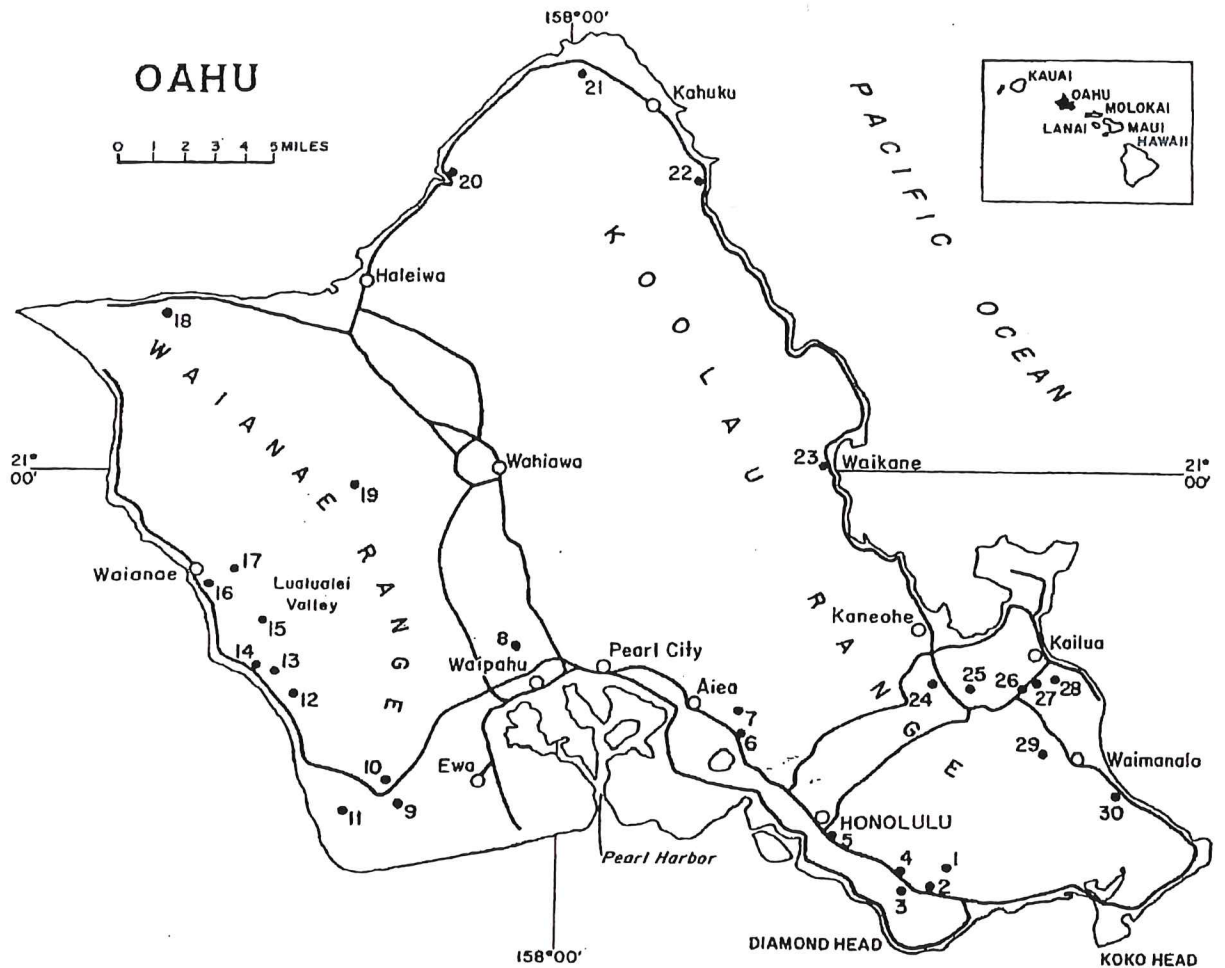


Fig. 1. LOCATION OF QUARRIES ON OAHU

- | | |
|-------------------------------|-------------------------------|
| 1. Palolo Basalt | 16. GASPRO Limestone |
| 2. Mauumae Cinder | 17. Mauna Kuwale Rhyodacite |
| 3. Kapahulu Basalt | 18. Dillingham Basalt |
| 4. Moiliili Basalt | 19. Schofield Barracks Basalt |
| 5. Punchbowl Tuff | 20. Waimea Basalt |
| 6. Moanalua Basalt | 21. Kahuku Limestone |
| 7. Halawa Basalt | 22. Artex Limestone |
| 8. Waikele Basalt | 23. Waikane Basalt |
| 9. Barbers Point Limestone | 24. Kaneohe Basalt |
| 10. PC&R Basalt | 25. Kapaa Basalt |
| 11. Hawaiian Cement Limestone | 26. City & County Basalt |
| 12. Nanakuli Boulder | 27. Radio Station Basalt |
| 13. PCA Limestone | 28. Kailua Limestone |
| 14. Testa Limestone | 29. Ready Mix Basalt |
| 15. Kaiser Limestone | 30. Coral Hill Limestone |

March 13, 2008

City & County of Honolulu
Planning Commission
650 S. King Street
Honolulu, HI 96813

Subject: Grace Pacific – Makakilo Quarry Expansion

Attn: Ms. Karen Holma

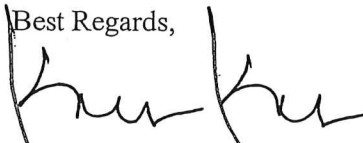
Dear Ms. Holma,

I am writing today in support of Grace Pacific (GP) and their continued support for our community of Makakilo and Kapolei. As all of us in the community know GP has always been a willing participant when help is needed for our schools and community organizations, they have donated countless hours and money towards the youth in our neighborhoods. I do not wish to see a partner and friend of ours be moved out of our community or disallowed to continue with their work. We cannot forget all the positive contributions GP has done and continue to do for our families, schools, and community organizations.

As a past President of the Makakilo/Kapolei/Honokai Hale Little League I have worked with GP to acquire donations and materials for our baseball fields which allow our kids of this great community to participate in youth sports. When our league took on the task of building a baseball diamond at the Honokai Hale neighborhood park for the youth Grace Pacific was there to help and donated cinders/dirt for this brand new field. As the President of the MKH Little League I have never been turned down by GP when we needed help to run our program and upkeep our fields.

I am in support of Grace Pacific and their expansion and only wish more companies like theirs would give back to the community as much as they have over the past years. You can reach me at (808) 521-3990 should you have any question.

Best Regards,



Kevin K. Kea, LPLS
Past President MKH Little League Baseball
President/Owner
Ace Land Surveying LLC
and Makakilo Resident (92-1158 Kaleo Way)

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

'08 MAR 14 P 3:56

RECEIVED

RECEIVED

08 FEB 20 P 1:27

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Karin Holma, Chair
Planning Commission
7th Floor Frank F. Fasi Municipal Building
650 South King Street
Honolulu, HI 96813

Dear Ms. Holma and Members of the Planning Commission:

I am a resident of Kapolei Knolls, and I am writing in support of Grace Pacific's request to extend the life of Makakilo Quarry for 25 years, allowing them to follow a new basalt vein mauka of the existing quarry.

My support is based on the fact that aggregate is the foundation of our economy. On O'ahu, we use grade-A aggregate to build and maintain our roads and grade-B aggregate for foundations and to fill in our building projects. While we can purchase aggregate from off-shore sources, doing so would be costly and drive the costs of public infrastructure projects and the University of Hawai'i West O'ahu campus up significantly.

I have heard that some neighbors have complained that quarry operations have affected their quality of life. While I cannot speak for my neighbors, I know that the quarry minimally affects my lifestyle. The operators have put noise control equipment on their crushers, and they try to avoid driving through Kapolei at night. The freeway is pretty loud and drowns out most other noise anyway.

Once again, I am testifying in support of Makakilo Quarry's request to expand the life of the Quarry by 25 years because locally-produced aggregate is very important to our economy.

Sincerely,



Mike Alvarez
91-1467 Halahua Street
Kapolei Knolls, HI 96707

Testimony to the City and County of Honolulu Planning Commission
February 13, 2008

1:30 p.m.

City Council Committee Meeting Room, Second Floor
530 South King Street, Honolulu, Hawaii

RE: EWA-STATE SPECIAL USE PERMIT– 2007/SUP-6 (RY) GRACE PACIFIC CORPORATION-- EXTENSION OF THE LIFE OF THE MAKAKILO QUARRY BY 25 YEARS TO THE YEAR 2032

Chair Holma and Members of the Committee:

My name is Lori Lee Goeas and I am a resident of the Villages of Kapolei Association (VOKA). I respectfully request that the Ewa-State Special Use Permit – 2007/SUP-6 (RY) relating to the extension of the life of the Makakilo Quarry by 25 years to the year 2032 be denied.

Grace Pacific Corporation proposes to extend the life of the Makakilo Quarry resource extraction and aggregate processing operations by 25 years to the year 2032. The extension involves an expansion of the resources extraction area up to the 700-foot elevation of Puu Makakilo.

As a resident of Kapolei, and mother of three young children, I strongly oppose the extension and expansion of the Makakilo Quarry. After hearing Grace Pacific, Senior Vice President, Mr. Crepes' presentation to the Villages of Kapolei Association on January 30, 2008 regarding their proposal and attempt to address concerns of the residents of VOKA, I am convinced that Grace Pacific's proposal is misguided, overly optimistic, and potentially harmful to the health and safety of residents and the environment.

I am in agreement with many other residents regarding concern over the visual impact the quarry presents; however, I am more concerned with the health effects the quarry operation poses to the growing number of residents in Kapolei. According to the Honolulu Department of Health – Asthma Control Program, Behavioral Risk Factor Surveillance System (2002), 9.5%, or 19,800 children and 6.6%, or 44,400 adults in Honolulu County alone currently experience asthma. Sadly, you will find 4 children with asthma in every elementary and intermediate classroom in Hawaii.

Asthma is a chronic inflammatory disease of the airways that cannot be cured, but can be controlled. I, along with my eldest child live with asthma. Common asthma triggers identified such as smoke, dust, and strong odors that are produced by the existing Makakilo Quarry must be eliminated or better managed for asthmatics to control chronic symptoms and maintain near-normal pulmonary function.

In Mr. Crepes' presentation (1/30/08) to the VOKA, he shared that it is essentially cost-effective for Grace Pacific to extend and expand, taking advantage of Hawaii's natural resources. I question, "At what cost?" According to the Hawaii Asthma Control Program (2002), asthma cost the Hawaii economy \$43 million per year. Forty-three million dollars is enough money to buy every elementary student on Oahu a computer! Furthermore, Mr. Crepes continued stating, "...that it would be a shame to walk away from the unique quality and quantity of the magma that is ideal for asphalt". I believe the only shame would come by approving Grace Pacific's SUP and ignoring the health effects quarry operations pose on our residents.

Again, I respectfully ask you to reject Ewa-State Special Use Permit – 2007/SUP (RY) Grace Pacific Corporation. I trust that you will consider the mantra of the Hawaii Lung Association—"When you can't breathe, nothing else matters."

I thank you for the opportunity to provide written testimony to this very important issue. If I can be of further assistance, please feel free to contact me.

Sincerely,

Lori Lee Goeas
91-1014 Papa'a Street
Kapolei, HI 96707



Villages of
Kapolei
Association

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

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RECEIVED

February 8, 2008

City and County of Honolulu Planning Commission
Dept of Planning and Permitting, 7th Floor
650 South King St
Honolulu, HI 96813

Subject: Opposition to the Ewa-State Use Permit-2007/SUP-6 (RY), Grace Pacific Corporation – Extension of the life of the Makakilo Quarry by 25 years to the year 2032

The Villages of Kapolei Association (VOKA), which represents approximately 3800 homeowners and 10,000 residents who are located down wind south and south southwest of the the Makakilo quarry operations, has just become aware of the request for extension of the Makakilo quarry permit.

While historical weather data clearly shows that trade winds blow from the north and north north east from the mountains through our community, no one, including the Makakilo Kapolei Neighborhood Board, sought our input in approving and/or making the request for the extension of the existing permit.

The permit request, if approved, would extend the quarry by 34 acres mauka toward the Pu'u Makakilo and increase contour elevation from the 500 feet to 700 feet. The VOKA board of directors is unanimously opposed to this extension and strongly recommends its disapproval..

Besides the dust, noise, odor and desecration of our scenic mountain views caused by quarry operations, the quarry operations are totally incompatible with planned development and future growth of the Second City known as Kapolei.

When the quarry started in 1973, the site was remote from urban development. There were no Villages of Kapolei and the quarry operations, with the exception of a few dust and noise complaints each year, went unnoticed for nearly 20 years.

The original permit projected quarry operations to terminate within 25 years (1998), however, it continues to operate 35 years later (2008). Approval of the permit request would allow the quarry to operate for more than 59 years until 2032 and well after the second city is fully developed between Kapolei and Waipahu.

Today the quarry is surrounded by booming development, i.e. growing housing areas, schools, thriving businesses, recreation (golf and parks), the future West Hawaii Oahu Campus, second largest shopping center in Hawaii and much more to come.

The existing 72 acre quarry is already an unsightly hole in the ground, with exposed vertical rock walls part way up the Pu'u with attendant dust and noise. The dust is caused by trucks going to and from the quarry along with blasting and rock crushing. Hot asphalt production, which we

were advised by Grace Pacific would not happen, causes a considerable putrid odor. With residents living down wind and immediately across the street, there have been increased health problems, especially for those with asthma. Our community has reluctantly tolerated the quarry for years while expecting the quarry would be moved when its permit expired.

There is nearly unanimous census in our community that the quarry operation has to be to be stopped and the area re-naturalized as soon as possible. This in itself will not be an easy task given the amount of damage that has been done. Many refer to the damage as being much like strip mining.

Our members support smart development of the community. The approval of this permit extension would be contrary to smart development and would be totally unacceptable to the residents, our community and future area growth. Approving the permit extension would be a tragedy that will negatively impact on our residents and the natural beauty of Kapolei for decades to come. Besides the quality of life being affected for the residents of the Villages of Kapolei, real estate values and the desirability of living in the area will be adversely affected.

On behalf of our 3800 homeowners and approximately 10,000 residents, the Villages of Kapolei Association urges the Planning Commission to disapprove subject extension. Thank you for your consideration on behalf of the citizens of our community and future residents, schools, and businesses in the area.



Gregory Peterson, President
Board of Directors
Villages of Kapolei Association

Report
on
Statements of Community Members
who came for the
January 23rd, 2008, Meeting
of the
Makakilo-Kapolei-Honokai Hale Neighborhood Board
by
Acting Chair Dr. Kioni Dudley

The Expansion of the Quarry was an agenda item for the January 23, 2008, meeting of the Makakilo-Kapolei-Honokai Hale Neighborhood Board. Four members of the Board declined to attend the meeting, forcing the meeting to be cancelled for lack of quorum. Two of them noted, in letters informing of their intention not to attend, that they objected to putting the question of the expansion of the quarry on the agenda since the board had voted 7-1 to support the expansion in its September, 2006, meeting.

The chair had put the matter on the agenda because he was cognizant that there had been little or no real community awareness in September, 2006, that the issue was coming before the board at that time, and he was also cognizant of a recent rise in community awareness and interest, manifested specifically the Villages of Kapolei Community Association vote against the expansion..

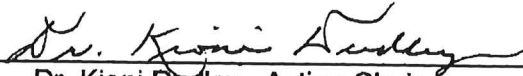
Between thirty-eight and forty community members showed up for the meeting. (People came and left, so it was impossible to get an exact number.) Most were there to address the quarry extension issue. Even though there was no official board meeting, community members were allowed to speak, and their comments were televised and shown on 'Olelo. A copy of the videotape accompanies this report.

Two community members spoke in support of the expansion of the quarry. They cited jobs, the quarry being here first, and the great investment put into the project up to this point.

One person spoke for a middle ground, allowing expansion, but only with strict restrictions that would require 1) hiding as much of the worksite as possible from view during the years of construction and optimizing all opportunities to minimize its visual impact on areas where it can be seen, and 2) guaranteeing a use for the entire area at the end of the construction years which would benefit the community and increase home values in the area.

Six other community members spoke of the need to close the site when current permits run out. Their arguments were many. There were objections to noise, smells, and dust. There were objections to heavy trucks on the roads. There were also objections to the quarry as an eyesore that can only get worse, a blight on the community, and a justification for government to dump unwanted projects on this area because it is "already spoiled." There were comments that this is a new city, and that no city has a quarry in its center. There were repeated comments that the time had simply come for its closing, that a quarry had no place in the middle of a fast developing community such as this. There were comments that there were other places for it, far from view, and that jobs would follow its move. There were also calls for restoration of the site.

Although only six spoke for the closing of the quarry, judging by names on the sign-up sheets and the groupings around those who did speak, it is my estimation that between twenty-five and thirty of the attendees came to support the final group who opposed the extension of the quarry.

A handwritten signature in cursive script, reading "Dr. Kioni Dudley", written over a horizontal line.

Dr. Kioni Dudley, Acting Chair
Makakilo-Kapolei-Honokai Hale Neigh. Board