



1 MEETING OF THE PLANNING COMMISSION

2 MINUTES

3 WEDNESDAY, MARCH 6 2024

4
5 The Planning Commission held a meeting on
6 Wednesday, March 6, 2024, 1:30 p.m. In-person and Remote
7 Meeting at Fasi Municipal Building, 6th Floor Conference
8 Room, 650 South King Street, Honolulu, Hawaii. Vice Chair
9 Kamo presided.

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11 COMMISSIONERS PRESENT: Ryan Kamo, Vice Chair
12 Ken Hayashida, Member
13 Nathniel Kinney, Member
14 Hilarie Alomar, Member [remote]
15 Melissa May, Member [remote]
16 Joy Kimura, Member

17
18 COMMISSIONERS EXCUSED: Pane Meatoga III, Chair
19 [prior notice given]
20 Kai Nani Kraut, Member
21 [prior notice given]

22
23 DEPUTY CORPORATION COUNSEL: Rozelle Agag
24 (Advisory to the Commission)
25

1 COMMISSION STAFF: Gloria Takara

2 Secretary-Reporter

3 DIT STAFF: Gregory Cieleless, WebEx Management

P R O C E E D I N G

VICE CHAIR KAMO: Aloha, everyone and welcome fellow Commission members to the March 6, 2024 meeting of the Planning Commission. For our listeners and for the record I am Vice Chair Ryan Kamo. The following members are physically present here in the 6th Floor Conference Room, Fasi Municipal Building. Commissioner Ken Hayashida, Commissioner Nathaniel Kinney, Commissioner Joy Kimura and myself Ryan Kamo. Joining us remotely is Commissioner Hilarie Alomar and hopefully Commissioner Melissa May. She's on. Okay. For those remote Commissioners, could you please confirm that you are alone in your remote location and keep your video and audio recording on. Commissioner Alomar.

ALOMAR: Present.

VICE CHAIR KAMO: And Commissioner May. Commissioner May, are you alone and can you keep your video and audio recording on.

MAY: Sorry, I just got my audio working. This is Commissioner May, I'm here and alone.

VICE CHAIR KAMO: Fantastic.

Thank you very much.

[colloquy between Vice Chair Kamo and deputy corp counsel Agag]

Commissioner Alomar, could you also confirm that

1 no one is with you in your remote location.

2 ALOMAR: Yes, I'm alone and present and can keep
3 my video and sound on.

4 VICE CHAIR KAMO: Thank you very much. Also
5 present here today is Planning Commission and DIT staff to
6 manage and support the WebEx audiovisual platform. Also
7 joining us today is the Commission attorney, deputy
8 corporation counsel, Rozelle Agag.

9 COUNSEL AGAG: Good afternoon, Commissioners.
10 Rozelle Agag deputy corporation counsel.

11 VICE CHAIR KAMO: Couple housekeeping matters. For
12 those present here in the conference room, restrooms are
13 located on the ground floor next to the elevators. At 3:30
14 p.m. King Street becomes a tow away zone, and we have this
15 conference room until 4:30 p.m.

16 At this time I'd like to officially open the
17 public hearing and for the record is 1:34 p.m. Just a
18 reminder for us Commissioners, we do need to identify
19 ourselves before we begin speaking or making any motions.
20 This meeting is being audio-visually recorded which will be
21 posted at a later date.

22 With that said the first item on the agenda is the
23 approval of the minutes. I do not believe we quorum for
24 this agenda item, so we will be deferring this to a later
25 date.

1 Next on the agenda is Item No. 3, public hearing.
2 Public hearing notice has been published in the Honolulu
3 Star-Advertiser on Monday, February 5, 2024. The Ewa State
4 Special Use Permit 2007/SUP-6, Makakilo Quarry, a proposed
5 amendment to the State Special Use Permit, SUP File NO.
6 2007/SUP-6 to extend the life of the Makakilo Quarry
7 resource extraction and processing operations by 15 years to
8 the year 2047 to reshape the area approved for resource
9 extraction and No. 3, expand operation hours of certain
10 activities in the quarry to 24 hours a day, 7 days a week;
11 and No. 4, to operate a ready-mix concrete plant in the
12 quarry pit.

13 Do we have a presentation by DPP and/or its agents
14 STAFF PLANNER KRAINTZ: Ready?

15 VICE CHAIR KAMO: Ready.

16 STAFF PLANNER KRAINTZ: Well, Aloha and good
17 afternoon, Vice Chair Kamo and members of the Planning
18 Commission. If you did already read the conditions but just
19 for basic introduction, my name is Franz Kraintz, I'm
20 currently the chief of the Community Planning Branch within
21 the Planning Division. And today, as you mentioned, we're
22 considering a number of modifications to the conditions of
23 the Makakilo Quarry, extension of its lifespan, the
24 expansion of the area, although there's no net increase,
25 increase to the ability to operate 24 hours a day, 7 days a

1 week, and then to allow the ready-mix concrete batch plant
2 in the quarry pit. Grace Pacific has been operating on the
3 site in this quarry for over 40 years. So there's a lot of
4 history here, and I don't intend to go all over that.
5 There's enough record that covers all that, and I think
6 you've previously seen and have some of that.

7 The Makakilo plays a vital role in providing
8 materials for the construction industry for buildings,
9 roads, runways, bridges. Not only on this island but
10 throughout the state; on all islands actually, and they also
11 recycle the discarded construction materials from the roads,
12 asphalt, concrete. So Grace Pacific is in the business of
13 resource extraction, and they've endeavor to be a good
14 neighbor for all these decades that they've been in
15 operation. Especially the fact that residential communities
16 have built around them, and they do this through monitoring
17 reports, the hotline, a number of onsite activities that
18 they keep the site in as best condition as possible, and the
19 quick response that they have concerns that are expressed to
20 them by their neighbors. So, they've demonstrated a long
21 track record of experience and rapport with the community.

22 Their application contains an extensive amount of
23 studies to look at the effects and possible adverse impacts
24 that might be caused by these additional operations. Noise,
25 dust, lightening, social economic impacts. They're all

1 provided in the application.

2 Staff in its review of the application also has
3 some additional recommendations that these studies have as
4 well to address any impacts that might be associated with
5 them. We've looked at modifying six of the existing
6 conditions that are currently there, and we've added
7 five new ones. And those are contained in the Director's
8 report and as well placed online on the DPP
9 website. The recommended modifications of the existing
10 conditions would be to allow Grace Pacific to have their
11 proposed expansion of hours and the site.
12 However, we do recognize that because this new scope of
13 operations that new conditions are necessary.

14 I'll just highlight some of them. I think one of
15 the most important ones for us is that this is new
16 operations, and we feel that the applicant can come before
17 this Commission on a quarterly basis in the first year to
18 provide an update in status as to how the operations are
19 fair.

20 If there is a number or a lot, too many
21 complaints, this Commission can evaluate whether the
22 provisions, the mitigations in place are sufficient, and if
23 they're not, if they're not going to be addressed
24 sufficiently, the Commission has the authority to take back
25 some of the privileges that Grace Pacific has. In addition

1 we have talked about adding or requiring an updated grading
2 plan, an upgraded lighting plan, a traffic circulation
3 study, and again this is to--especially for the nighttime
4 activity try to prevent any trucks backing up. If you live
5 in town you know what that is like when the garbage trucks
6 come at 5, 6 sometimes earlier than that in the morning.
7 As well as the assurances about the protection of
8 archaeological resources that are on the site.

9 And we feel that these added conditions adequately
10 anticipate the additional operational posture of the
11 Applicant at the quarry.

12 Now, the Commission may note that you received
13 from counsel of the Applicant that they modify some of the
14 language that we have for Conditions 18, 19 and 20.
15 We worked with the Applicant on those conditions, so we are
16 satisfied with the language there, and we support it.

17 As you know following your decision, your actions
18 today, this petition gets transmitted to the State Land Use
19 Commission for their ultimate decision on the matter.

20 So at this point I will rest and be available for
21 any questions.

22 VICE CHAIR KAMO: Thank you for your presentation.

23 Commissioners, any questions for DPP? [no response]

24 Hearing none, does the Applicant have a presentation that
25 they would like to share?

1 MR. CHIPCHASE: Yes, Chair, and I will start by
2 introducing myself. I am Cal Chipchase, counsel for the
3 Applicant Grace Pacific LLC and with me at the table is my
4 colleague Jarrett Dempsey. We do have a brief presentation.
5 Two witnesses will speak and a number of witnesses are
6 available if the Commission has questions related to any
7 other subject matter expertise. If it is all right with the
8 Chair and the Commission, I will give a brief introduction
9 and call our first witness.

10 VICE CHAIR KAMO: Please proceed.

11 MR. CHIPCHASE: All right. Thank you very much.
12 Chair and Commission as DPP explained in its presentation we
13 are seeking a modification of existing permits 2007/SUP-6.
14 That permit allows Grace Pacific to excavate and process
15 rock in the Makakilo Quarry subject to certain conditions
16 and that permit is good until the year 2032. The
17 modifications that we seek are to extend it by 15 years to
18 2047 to partially reshape the quarry pit to provide access
19 to some higher quality rock. In exchange for that we are
20 expanding the buffer area and that's DPP was able to explain
21 it. There's no net increase in the mining area around the
22 area of the quarry, extend the hours of operation only for
23 certain limited activities that are best performed at night
24 and then to confirm that a ready-mixed concrete, that plant
25 is a permissible use within the quarry area.

1 In this application we went through several rounds
2 with the Department. This was a back and fourth, making
3 sure we provided all the information that the Department
4 needed in order to accept and process he application. We
5 also gave three presentations to the Neighborhood Board as
6 well as sending in by direct mail or letter to old residents
7 nearby explaining the application and changes that were
8 being sought. We also had an opportunity to address DPP all
9 substantive comments received from other agencies and public
10 comments as well.

11 On January 31st of this year the Director issued
12 her report recommending approval of the application subject
13 to conditions as you heard from DPP. We are in agreement
14 with nearly all of those conditions, all of the existing
15 conditions. We certainly agree to retain the modifications.
16 We had proposed changes to 18, 19, and 20. We worked with
17 DPP on those, and we are in agreement with the language as
18 revised and submitted to the Commission.

19 Today I have two witnesses to present to the
20 Commission. Scott Komatsu, who is the vice president for
21 materials at Grace Pacific. He will provide the Commission
22 with an overview of Grace Pacific, the quarry operations,
23 the proposed changes, and the studies and other evaluations
24 we did to ensure that the changes proposed would not have
25 any adverse impacts.

1 You will also hear Dr. Mara Mulrooney who
2 conducted the archeological inventory survey and performed
3 the cultural impact analysis for the project. In addition
4 to them, I have available online the following experts who
5 prepared and submitted reports. They are on file as part of
6 our application. For grading I have Albert Rivera.
7 He is with Bowers and Kubota. For traffic I have Andrew
8 Scher. He is with Fehr and Peers. For archaeological
9 resources I have Huang-Chi Kuo who is with Ko'olau
10 Ecological Services. Noise available is Dana Dorsch who is
11 with CENSEO AV and Acoustics. For lighting is Dennis Toba
12 with Ronald N.S. Ho and Associates. The dust study is
13 Vincent Yanagita. He is with Environmental Risk Analysis
14 LLC. Vibrations and the studies that were done with respect
15 to potential vibration impacts. I have Brent Meins who is
16 the chief engineer with Detecht. And then for Views and
17 Socio-Socio-Economic Impact, I have Jarred Chang who is with
18 Bowers and Kubota. If there is any questions that falls
19 within any of those expert areas that cannot be addressed by
20 the application and materials on file with the Commission,
21 we will pull them up and we will be happy to address it.

22 Unless the Commission or the Chair, you have any
23 introductory questions. I will call our first witness.

24 VICE CHAIR KAMO: You may do so.

25 MR. CHIPCHASE: All right. Scott would you come

1 up and be sworn in. Would you like to Scott to sit over
2 there?

3 VICE CHAIR KAMO: Yes, that is great.

4 **DIRECT EXAMINATION BY MR. CHIPCHASE:**

5 Q: Scott would you introduce yourself and be sworn in.

6 A: Yes. My name is Scott Komatsu, and I am the vice
7 president of materials at Grace Pacific.

8 VICE CHAIR KAMO: We do not need to swear in.

9 MR. CHIPCHASE: Very well

10 Q: All right, Scott. Well, I trust you will say the truth
11 or tell the truth anyway.

12 A: I will try my best.

13 Q: All right. So Scott what do you do for work?

14 A: I am the vice president of materials. I oversee the
15 asphalt plants, the quarry, Asphalt Hawaii, which is a
16 liquid asphalt terminal, our sales department along with our
17 trucking department.

18 Q: How long have you held that position?

19 A: About 3-1/2, 4 years now

20 Q: And how long have you been with Grace Pacific?

21 A: I have been with Grace for 35 years now.

22 Q: What other positions have you held with Grace?

23 A: I had the wonderful opportunity to work in the QC
24 testing department, where I tested aggregated hot mix. I
25 worked in the sales department. I work at the asphalt

1 plants. I manage the asphalt plants, manage the quarries.
2 I got a lot of opportunities to touch a lot of different
3 divisions at Grace Pacific.

4 Q: So, Scott, is it fair to say you have kind of done
5 everything at Grace Pacific?

6 A: Okay. Well, in all your years there and all the
7 different jobs, would you tell us just a little about what
8 Grace Pacific is and does?

9 A: Yeah, sure. Grace Pacific is an asphalt paving company.
10 We are also a material supply company. So we supply
11 construction aggregates and hot mix asphalt. And the hot
12 mix asphalt side we do that statewide.

13 Q: Can you give us just some of the projects that Grace has
14 been involved in?

15 A: Oh, definitely. Big example, last year we had a project
16 called Runway Inc. Left. Thirty-five years we never did
17 that kind of volume in less than a month. It was a hundred
18 thousand hot mix tons where we paved the airport and
19 something like that takes a lot of coordination. It takes
20 a company like ours where we can throw three to four asphalt
21 paving crews on the job.

22 Our quarry, we actually started making rock for
23 that project eight to ten months ahead of time because of
24 how fast we had to turn that material around. And over the
25 years we have done majority of the state highways, freeways

1 and City streets.

2 Q: Thinking about the airport runway project, Scott, would
3 that kind of project been possible to do without the quarry?

4 A: It would be extremely difficult just mainly because the
5 coordination, our ability to not only make the product ahead
6 of time. We also had the ability to design it based
7 on--Because we make the airport project is probably one of
8 the strictest type hot mix specs that they have. So, yeah,
9 definitely the quarry was very beneficial.

10 Q: And, I know Grace has been very involved with the
11 community over the years, just from a big picture, what kind
12 of community efforts is Grace involved in?

13 A: From Kapolei High School we would donate like lighting
14 for graduation or message boards. We have donated materials
15 to the shelters in Waianae when they were making it.

16 One of our big projects that we have been doing
17 since 1997 is what we call Outstanding Keiki.
18 Outstanding Keiki is where, I think there is five or six
19 elementary schools and approximately 20, 5th graders from
20 each school gets chosen as an outstanding keiki where the
21 school, of course, chooses them by leadership abilities, by
22 academics, you know how much community service they do. So
23 we take theses kids, and spend a day, do a lot of
24 activities. We bring in people to teach them stuff too and
25 at the end of the day give them dinner and award in front of

1 their parents and family. And the other part is if they
2 continue to meet a certain criteria and excel all the way to
3 graduation in high school they qualify for the Grace Pacific
4 scholarship. They have opportunity for that.

5 Q: Thanks Scott. Tells us about the quarry?

6 A: Yes. The quarry is really important. We do about a
7 million tons a year, and we provide majority of the
8 aggravates from Pearl City all the way to Kaena Point and
9 all the way to Waialua. For construction, logistics is
10 really important. Hauling is expensive, moving material
11 around is expensive. It is very difficult. Like one quarry
12 far away the cost just jumps up if you plan to bring it in
13 from somewhere else.

14 Q: So where is this quarry located, Makakilo Quarry?

15 A: Yes. Makakilo Quarry is located in Makakilo between H1
16 and what we call Puu-Makakilo.

17 Q: So you have talked about the work that Grace Pacific
18 does, but you also talked about being a material supply
19 company. Give us that sense whose Grace customers are?

20 A: Yes. Grace customers are the agencies; City, State,
21 Federal, Board of Water Supply and all the way down to the
22 little kiso store operators and, of course, residential,
23 landscape aggregates for the yard.

24 Q: And I know you talk about this in reference to that one
25 project, the airport project, but generally speaking why is

1 Makakilo Quarry important?

2 A: It's important, one natural resources are very limited.
3 Logistics is such a cost and like I mentioned earlier, if
4 we're hauling it in or we have to import aggregates from
5 the--Most of it would come from Canada. It literally would
6 triple the cost, and I highly doubt two quarries could
7 manage the volumes of Oahu. So it's definitely important.

8 Q: If we focus down a little bit more in detail in the
9 quarry itself, how many parcels does Grace own near the
10 quarry?

11 A: Three. Parcel 82, 74 and Parcel 4.

12 Q: Help us understand which operations occur in any
13 parcels?

14 A: Oh, definitely. So when you look at the map, Parcel 82
15 is majority of the areas that we process the aggregate, the
16 crushing and screening, while Parcel 74 is where we do
17 majority of the excavating and grading.

18 Q: And what about Parcel 4?

19 A: Parcel 4, when I first started all of our operations
20 were based down there. And then finally later when we moved
21 up to the upper quarry that area is just a buffer landscape
22 zone right now. Nothing is happening down there now.

23 Q: And as part of this application, has Grace proposed new
24 activities on Parcel 4?

25 A: No.

1 Q: Scott, stepping back just for a moment, what are the
2 uses surrounding the quarry?

3 A: Around the quarry is mainly agricultural and residence.

4 Q: Can you briefly explain for us how rock is mined and
5 processed at the quarry?

6 A: Yeah, definitely. We first got to figure out if we want
7 to go what we call "A" rock and "B" rock. So "A" grade rock
8 or "A" grade aggregates are used in hot mix, asphalt or
9 concrete. Little higher level of quality and then our "B"
10 grade aggregates is what we use in what we call site work or
11 earth work, base core, select (inaudible), general fills,
12 you know what you build under the roads and highways.
13 So, then after we select what we want to go for we do
14 drilling and blasting which creates what we call our feed
15 material, and then it goes through the primary. We crush it
16 down to what we call surge size, and then from there we send
17 it either to our "A" finish plant or "B" finish plant.
18 And there you pretty much make your No. 4 refined, 3-course,
19 which is our "A" finished products, and then base core,
20 select 3B fine etc. on the "B" grade side.

21 Q: DPP in its presentation also mentioned recycling
22 efforts, asphalt and concrete. Can you tell us about those?

23 A: Yes. Recycling efforts, one of the great benefit it
24 lowers our carbon footprint definitely. That's a hot topic,
25 and also what it does. One of the biggest reasons why we

1 started it way back was that it diverted hundreds and
2 hundreds of thousands of tons from the landfill. And
3 landfill are tough in Hawaii, right. It's not easy to open
4 new ones. And, of course, finally what we want to do we
5 want to do is extend and stretch out our natural resource as
6 long as we can. Because there's only so much rock that can
7 be mined in Hawaii.

8 Q: At the present time, about how much materials are
9 recycled every year by Grace.

10 A: Yes. We recycle approximately a hundred thousand tons a
11 year.

12 Q: Scott, we're here talking about an amendment to the
13 existing special use permit. Existing special use permit
14 allows Grace to conduct the activities that's it currently
15 doing. Does the Special Use Permit also establish operating
16 hours?

17 A: Yes, it does. Based on the type of activity that we do
18 if it's like bringing in old paving material from our paving
19 jobs, you know there's set hours. If we're crushing and
20 mining or doing drilling and blasting there's certain set
21 hours. It is designated there.

22 Q: In addition regulating the hours, does the existing
23 Special Use Permit have a number of conditions designed to
24 mitigate any impact?

25 A: Yes, they do.

1 Q: Just broad strokes. What kinds of conditions are in
2 place?

3 A: Well, it's listed there in front of us.

4 Broad strokes, you know we have to maintain our natural
5 landscaping. Franz covered it really well when he went over
6 it. But, yeah, definitely things that we maintain today.

7 Q: And is Grace Pacific in compliance with those
8 conditions?

9 A: Yes, we are.

10 Q: So let's focus on the changes that we're looking at
11 today. We're looking at the extension of 15 years,
12 adjusting the shape, modifying the hours and approving the
13 ready mix concrete. Let me focus us on the expiration
14 first. Current permit expires in 2032. We're asking for a
15 15-year extension. Why is Grace asking for a 15-year
16 extension?

17 A: Part of why we're asking for it, like the second one
18 we're asking is the reshaping. And what the reshaping does
19 is it gives us a higher yield of what we call "A" grader,
20 the better aggregate and it gives us a little bit more
21 volume that we can use. So based on the additional volumes
22 and our study that we did in 2018 of what we have left, we
23 feel that 47 years date would match up well.

24 Q: So the extension to 2047 is designed to align with the
25 aggregate that Grace believe it has remained?

1 A: Yes.

2 Q: So let's talk about the reshaping that you mentioned.
3 And we will put up on the screen Exhibit J to the
4 application, and I'll just have generally describe what
5 Exhibit J shows.

6 A: Yeah. So Exhibit J, exactly what we talked about before
7 that where we want to get roughly 15.6 acres to do our
8 excavating and grading, and we're giving back 15.6 acres to
9 add to like, I guess the buffer zone what we call it. Once
10 again the great news is that majority of the additions makes
11 the distance from the residence slightly further away.

12 Q: We will put on the screen Exhibit G3, and I'll just ask
13 the same question, can you just generally describe what G3
14 shows?

15 A: Yeah. G3 the blue striped areas is the area we're
16 asking for, and the yellow areas is what we're giving back
17 to buffer.

18 Q: And finally Exhibit I. What does Exhibit I depict?

19 A: Exhibit I is our new closure grading plan. It's similar
20 to the plan that we had previously except for it includes
21 the new reshaping that we're talking about.

22 Q: And moving onto to the next item that we're seeking
23 amendment for, the hours of operation. In what way is Grace
24 Pacific proposing to modify the hours of operation. We're
25 asking for 24 hours operation for our asphalt plant, for the

1 concrete batch plant, for sales, for incoming materials.

2 The main reason we want that is because many of the agencies
3 use it as night work as a way to mitigate traffic, and we
4 have to be able to make hot mix, send it out and provide our
5 projects with the materials.

6 Q: So staying on that topic, how does Grace Pacific
7 currently meet that night demand for City and State
8 projects?

9 A: Currently, our asphalt plant is Kalaeloa, also known as
10 Campbell Industrial Park, and we have to haul aggregates
11 down there, and that area has our permit. You can go day
12 and night. And definitely one of the challenges with that
13 is, like I said, logistics. You know Makakilo and Campbell
14 seems really close, but that's \$6, \$7 on trucking. Trucking
15 is expensive and the cost savings that eventually our
16 customers would benefit from would come if we put the plant
17 in the quarry, and we would only be able to do that if we're
18 able to work day and night.

19 Q: And so consolidating the uses at Makakilo Quarry also
20 takes trucks off the road?

21 A: Yes, definitely. We do about 10,000 loads a year, so
22 that's much less wear and tear from trucks delivering
23 aggregates back and forth.

24 Q: As part of the adjustments to the hours of operation, is
25 Grace Pacific seeking any change the hours for blasting,

1 drilling, excavating, crushing or recycling?

2 A: Not at all.

3 Q: And on the final change, is Grace Pacific also seeking
4 confirmation that a ready mix concrete patching plant is an
5 allowed use in the quarry?

6 A: Yes.

7 Q: Scott, I want to talk about a little bit about the
8 studies that were done in connection with this project of
9 this application. I have on my list, dust, noise,
10 vibrations, traffic, biological resources, view planes,
11 lighting, cultural resources and practices, archaeological
12 sites and social economic effects. What were the outcomes
13 generally speaking of those studies?

14 A: Those studies, all the outcomes came where what we're
15 asking for in the what we're proposing would not have a
16 negative context to it. It wouldn't adversely affect the
17 residents around us.

18 Q: And, I understand the quarry is located right at the
19 footprint, the base of Puu-Makakilo. Can you tell us how
20 that impacts--

21 A: Yes, definitely--

22 Q: ...operations.

23 A: The Puu is--So like I said earlier we're located between
24 the freeway and Puu and majority of the homes is beyond
25 that. You know mauka and some it little bit west. The Puu

1 itself is thousand feet in the air. Our quarry boundaries
2 compared to the floor what we call the pit is actually. You
3 know have 850, 500. So there's so much of a natural barrier
4 around us that noise, dust, these different things is just
5 not adverse affect to the residentials, plus they're
6 thousand plus feet away from us.

7 Q: Let's focus on dust for a moment. That was performed by
8 Environmental Risk Analysis. How di Environmental Risk
9 Analysis perform its study?

10 A: Yeah. They went overboard. What they did for us is
11 they monitored the dust on up like we were running
12 everything at the same time, which we never do. And they
13 also ran their modeling based on the wind blowing directly
14 towards the residents. And, yeah, it was like the worse
15 case, overkill type study and even with all of that the
16 numbers that they came up with or the analysis was way below
17 the standard.

18 Q: What does Grace Pacific do to control dust?

19 A: Yes, we do a lot. So we have two 9,000 gallon--Oh,
20 right there the two 9,000 gallon water trucks. We have one
21 5,000 gallon water trucks. So based on what we see
22 everyday, we do a minimum of about 150,000 gallons.
23 And what that does it shoots down the roads, it shoots down
24 the stock piles, and on a windier day or days that we have a
25 lot of truck traffic and we got to pick up, we can go all

1 the way up to 300,000 gallons. The other thing we do,
2 during manufacturing, during blasting, we have things in
3 place, our spray bars or, you know fine mist tunnels that
4 shoot and can also add water on different drop point or
5 where the materials come out.

6 Q: And, Scott, is all of that water non-potable?

7 A: It's non-potable; we have a well at Grace Pacific; yeah.

8 Q: And did Environmental Risk Analysis recommend any
9 additional practices or conditions?

10 A: They did not

11 Q: Scott, let's touch on noise. CENSEO Av & Acoustics did
12 the noise study. How did they perform the noise study?

13 A: Yeah. They took data on similar to the dust. They took
14 it on our equipment. They ran everything at the same time.

15 Once again going with the worse case scenario. Including
16 we did some off on the side recently like some backup noise,
17 alarm type studies, and we got information from them and the
18 bottom line came out to where ambient noise, whether it be
19 day or night it was louder then what would reach the
20 neighbors. So it would negligible. You wouldn't be able to
21 hear it.

22 Q: Focusing on vibration next. I know the consultant was
23 Detecht. What Detecht do to analyze potential vibrations?

24 A: And I forgot to mention this earlier. So Grace, we
25 really want to be partners with the community. We have dust

1 monitors that we run all year long. The new one we just got
2 does it every minute. We have vibration monitors. We have
3 wind direction monitors. And what Detecht did is they took
4 our last eight years of data and tried it out, and we came
5 to the realization that none of our blast exceeded the line
6 standard.

7 Q: And is that a Federal standard?

8 A: Yes, correct; yeah.

9 Q: Turning to traffic, the consultant was Fehr and Peers.
10 What studies did Fehr and Peers perform. Essentially they
11 took some measurements of traffic outside of our quarry near
12 H1 and some of the off-ramps, and their studies said there
13 was no impact based on the changes we wanted to make to our
14 permit.

15 Q: And if I recall correctly the Fehr and Pear study didn't
16 account for the decrease in trucks?

17 A: Right.

18 Q: The savings essentially of not having to move material
19 out to Campbell, is that right?

20 A: Yes. Essentially in line with the other studies we did,
21 kind of going worse case scenario. By putting the plan in
22 the quarry. We talked about the 10,000 trucks, they didn't
23 even minus that out. It was just based on the new numbers, I
24 guess you could say.

25 Q: And even with that, determined most negligible i impact?

1 A: Negligible impact; yeah.

2 Q: Turning to ecological resources, Ko'olau Ecological
3 Services performed that study. What did Ko'olau do?

4 A: Yeah, they surveyed our land. They went out and they
5 looked for evasive species or plants or endangered
6 species--Sorry, no evasive species, endangered species or
7 plants or any habitats that they think someone might go in
8 there and essentially they couldn't find anything.

9 Q: Even though they didn't find any protective species, I
10 understand Ko'olau Ecological proposed some additional
11 conditions. Will Grace Pacific abide by those conditions?

12 A: Yes, we will.

13 Q: I want to talk for a moment about view planes. And, I
14 understand that Bowers and Kubata did view plane study
15 looking at the presence of the quarry today, evaluating when
16 there will be any additional viewplane impact, and looking
17 at the naturalization at the end of the project. Can you
18 tell us a little bit about that study?

19 A: Yes. If you see the two photos, the bottom photo is the
20 existing conditions as you would see it today, and the top
21 photo is what it would be after we did our re-naturalization
22 and our grading plan in the future. So what they did is
23 they chose a bunch of significant viewpoint from Crock
24 Center, you know from all different places, and then they
25 took pictures and see that based on the grading plan we got,

1 what it would like the simulated look like in the future.

2 Q: And was it a determination that the proposed amendments
3 would not have any additional impacts on view plane?

4 A: Yes.

5 Q: I understand and DPP mentioned it that there's a new
6 condition regarding a naturalization plan. Is Grace Pacific
7 agreeable to that condition?

8 A: Yes.

9 Q: Touching briefly on lighting, Ronald N.S. Ho Associates
10 did a lighting study. What was the result of that study?

11 A: Very similar to all the other studies where our
12 operations on the floor and with all of our big walls around
13 us it wouldn't have much an impact on anyone.

14 Q: Despite the absence of an impact, I understand that
15 certain conditions for lighting were recommended. Will
16 Grace Pacific abide by those conditions?

17 A: Yes.

18 Q: Finally, Scott, at least for your portion here, I know
19 that socioeconomic impact study was prepared also by Bowers
20 and Kubota, what was the result of that study?

21 A: The results of that study was that they felt there would
22 be an economic gain through our new proposal, and that there
23 would be no adverse socioeconomic impact.

24 MR. CHIPCHASE: All right. Chair, Commission if
25 it's all right with you, I'll ask Dr. Mulrooney to take the

1 stand virtually so to speak. We will briefly talk about
2 archaeology, and we will conclude with Scott.

3 VICE CHAIR KAMO: Before we do that, Commissioners,
4 do we have any questions for the testifier? [no response]
5 Hearing none.

6 MR. CHIPCHASE: Thank you, Chair. Dr. Mulrooney,
7 are you available?

8 MS. MULROONEY: I am. Good afternoon.

9 **QUESTIONING BY MR. CHIPCHASE:**

10 Q: Would you mind introducing yourself and just explaining
11 for us what you do for work?

12 A: Sure. My name is Mara Mulrooney. I'm a senior
13 archaeologist at Pacific Legacy Incorporated.

14 Q: And briefly summerizing for us your educational and work
15 experience.

16 A: I have Ph.D in anthropology for the University of
17 Auckland in New Zealand, and my specialization is
18 archaeology in the Pacific region including, of course, of
19 Hawaii.

20 I've been working as an archaeologist here for about two
21 decades.

22 Q: And, I understand Mr. Mulrooney for this project, for
23 Grace Pacific you prepared a Cultural Impact Assessment
24 Literature Review and field inspection and an archaeological
25 inventory survey. Did I capture those?

1 A: Yes, that's correct.

2 Q: If I could start with the Cultural Impact Assessment

3 A: A Cultural Impact Assessment is an analysis that's done
4 to evaluate potential impacts to traditional culture
5 practices that would result from a proposed project.

6 Q: And as part of that did you perform what's known as a Ka
7 Paakai Analysis?

8 A: We did.

9 Q: And just in general terms could you explain for us what
10 that analysis includes?

11 A: Yes, sure. So what we did for this project was actually
12 to develop an addendum to the 2008 CIA prepared and that
13 included a Ka Paakai Analysis which really seeks to identify
14 cultural, historical and natural resources and assess the
15 extent to which those resource might be impacted by a
16 project.

17 So what it includes is a lot archival research, of
18 course, that includes looking at previous archaeological and
19 cultural studies in the area and conducting interviews with
20 knowledgeable individuals who are from that area.

21 Q: And, I understand as part of that you resulted a review
22 the 2008 Cultural Impact Assessment. What were the findings
23 in that 2008 assessment?

24 A: That's correct. So both through that assessment and the
25 current addendum we learned that there a lot of significant

1 moolelo about the area, of course. Pu'u Makakilo features
2 prominently in Makakilo sort of the watching eyes, places
3 like Kaoli Gulch which used to have a fresh water spring,
4 those sorts of features, prominently in moolelo. But we
5 also learned that the areas been subject to a lot of
6 development so that's beginning really with ranching in the
7 late 1800s followed by plantation agricultural. Of course
8 sugarcane in this particular area a lot of associated
9 diversional of water resources. The Pu'u later on was used
10 for military training, that was during WWII and the area
11 was, of course, transformed into what it looks today
12 thereafter including a lot of residential areas and the
13 quarry being built almost 50 years ago. There was also a
14 planned golf course. So, if you look at the map that's o
15 the PowerPoint currently, that's the area that's kind of
16 bright green. So, that area was very heavily disturbed
17 during the 1990s as construction began for that planned golf
18 course which was subsequently foreclosed on.

19 Q: And doctor turning from the cultural review to the
20 archaeological review I know they overlap to a great extent,
21 but I know you conducted an archaeological inventory survey,
22 and I was hoping you could describe your findings as part of
23 that study?

24 A: Yeah, sure. So for the AIS we completed a 100%
25 pedestrian survey of the proposed expansion area. Within

1 that study we documented five features and these were all
2 features of a previously identified historic property which
3 is SHIP 50801201975. What those features included were
4 walled terraces like the one you see here that were likely
5 associated with agricultural activities or water diversion
6 during the post-contact era. What we're looking here is
7 some remnant features. They're not complete and that's not
8 surprising given the previous disturbance of the area.

9 Q: And so focusing on your conclusions with respect to
10 Cultural Impact and impact to historic resources, what did
11 you ultimately determine and recommend?

12 A: So ultimately both of these studies determined that
13 there are no anticipated impacts to resources and
14 traditional and customary native Hawaiian rights within the
15 expansion area.

16 Q: Thank you, doctor. Chair, I have no further questions
17 at this time, and open it up to the Commission.

18 VICE CHAIR KAMO: Thank you. Any questions for
19 the testifier or for the Applicant?

20 HAYASHIDA: Commissioner Hayashida. Currently,
21 there's no ready-mix plants. So is that an expansion of a
22 new business or--

23 MR. CHIPCHASE: That's probably a question for me,
24 doctor, not for you. So, I'll take that, Commissioner.
25 There is currently a ready-mix concrete plant in operation.

1 When we through the existing permit, we believe it's
2 authorized. DPP takes a different view, that it's not
3 authorized. We decided not to have an argument over that,
4 which will include confirmation that it's authorized as part
5 of this permit application.

6 HAYASHIDA: So, it's Grace's concrete plant?

7 MR. CHIPCHASE: Grace leases it.

8 HAYASHIDA: Existing, not expanding?

9 MR. CHIPCHASE: Yes.

10 HAYASHIDA: So future neighbors that come in at
11 the university level, are they still farther away from any
12 dust and noise impacts?

13 MR. CHIPCHASE: I'm happy to bring Scott back up,
14 but, yes our belief is that any future neighbors that come
15 in will continue to be located efficient distance. They
16 will not be impacted by the operations as existing or as
17 proposed in the amendment.

18 HAYASHIDA: Fire. Any kind of wildfire studies or
19 mitigation or anything like that?

20 MR. CHIPCHASE: The only issue with respect to
21 fires, there are ongoing discussions with the City about
22 access during the event of a fire, and we have committed to
23 the City in writing that we're open to continuing those
24 discussions. I think it's a fair way to put it, Franz;
25 continuing those discussions to see if we can reach

1 agreement on how to provide access in the event of an
2 emergency.

3 And Scott is telling me in the background that we
4 have fire breakrails as well.

5 HAYASHIDA: Thank you. That's all my questions.

6 MR. CHIPCHASE: You're very welcomed.

7 VICE CHAIR KAMO: For our Commissioners joining
8 remotely, do you have any questions for the applicant?

9 ALOMAR: No, I don't, I'm good. This is
10 Commissioner Alomar.

11 MAY: No questions for me. Commissioner May.

12 VICE CHAIR KAMO: Thank you.

13 MR. CHIPCHASE: If I may then, Chair, I'll just
14 bring Scott briefly back up to talk about the proposed
15 amended conditions and the community outreach, and then I'll
16 conclude.

17 VICE CHAIR KAMO: Great.

18 FURTHER QUESTIONING BY MR. CHIPCHASE:

19 Q: Welcome back, Scott. Briefly summarize for us the
20 community outreach that Grace Pacific did in connection with
21 this application?

22 DIT GREG CIELESS: I'm sorry, sir, could you
23 uncover your microphone.

24 MR. CHIPCHASE: Oh, I'm sorry, I did not see that.
25 How's that?

1 DIT GREG CIELESS: That's good.

2 Q: All right. Let me reask. Scott, welcome back.
3 Can you just briefly summerize for us the community
4 outreach.

5 A: Yeah, definitely. You know, during this process Grace
6 Pacific went out to the Neighborhood Board three times. One
7 of the things that felt was really important is that they
8 knew what we wanted to do before we submitted it to the DPP.
9 So brought them out, you know, we talked to them about what
10 we wanted to do and hopefully look for any kind of questions
11 and anything that we could answer or any concerns, in which
12 they had some. So we went back two times after that, and it
13 went really well. It was where we had a lot of support.

14 Q: And, Scott, today, if the community has a concern, feels
15 there's an impact, an issue with the operations, how do they
16 get in touch with Grace Pacific?

17 A: Yes. The easiest way to get in touch with Grace Pacific
18 is to go to our website. We have one specifically for the
19 quarry, a hotline, and we also have a special email that you
20 an send out. So what they do is they call up. They would
21 address--You know even if they leave a message. Everything
22 is documented. As soon as we get it, we contact that
23 person. We try to investigate what's the problem, and
24 address it right away. Also everyone of these are
25 documented, and we do put that on our annual review with DPP

1 and let them know what kind of issues we have.

2 Q: And will Grace continue that hotline in that
3 responsiveness?

4 A: Yes.

5 Q: Scott, I'm not going to put them on the screen, I just
6 need you to confirm for me that the proposed conditions 18,
7 19, and 20 in the Director's report are the only conditions
8 that Grace seeks to modify?

9 MR. CHIPCHASE: Thank you, Scott. Chair, I have
10 no further questions.

11 VICE CHAIR KAMO: Thank you. Commissioners, any
12 questions for the testifier?

13 HAYASHIDA: Commissioner Hayashida. If this
14 extension was not provided, what would happen to our
15 aggregate source or where would the source be in the future?

16 MR. KOMATSU: I think I mentioned a little bit
17 about it before. Some of it, whatever that kind of overflow
18 that the other two quarries can have, they would pick up
19 some of it. Of course, it's going to be more expensive.

20 And right now only our quarry and Kapaa's quarry is able to
21 make hot mix. Because mainly Hawaiian cement quarry has
22 higher absorption. It's a little above specification.

23 Perfect for concrete; nothing wrong with their rock. The
24 next option like I said would be importing. We have
25 experienced importing and right now it's probably tripple

1 the price essentially as far as cost, triple the cost.

2 HAYAHIDA: So no future plans to find another
3 quarry in the future or planning another quarry?

4 MR. KUMATSU: Not for Grace. New quarries on Oahu
5 you're talking about, right?

6 HAYASHIDA: Thank you.

7 VICE CHAIR KAMO: For our Commissioners online, any
8 questions for the testifier?

9 COUNSEL AGAG: Looks like they're shaking their
10 heads.

11 KIMURA: This is Commissioner Kimura. I would like
12 ask a question, please? I wanted to ask. I know you did
13 community outreach. And from the information that was
14 provided to us through your application, can you just give
15 us information what is--Is it more support or opposition?
16 What is the percentage that you found from the neighborhood
17 boards and the people in the community?

18 MR. KOMATSU: And they can probably attest. It
19 felt really positive. Like I said we went three times.

20 The main thing that we had to do was they had questions
21 likes, what do we do for vibrations? How do we know how
22 far, and dust, and that's why we spent so much time and
23 money to make sure it's not just us saying it, it's outside
24 consultants and on top of that we had a lot of support,
25 people about kind of similar to what Franz said. We've been

1 doing this for a long time. We've always been in great
2 partners with the community and people came up and
3 essentially said that during the community meetings. As far
4 as percentage, I don't think there was like "no, we can't do
5 this." I don't remember much of that, but it was
6 definitely--They had questions and something similar like
7 this I was able to answer what we do and how we do the
8 mitigated.

9 KIMURA: Thank you.

10 VICE CHAIR KAMO: Commissioners, any further
11 questions? [no response]

12 MR. CHIPCHASE: That concludes. Well, let me ask,
13 is there any Commissioners that has any questions for any
14 other substantive expert? If not, I will them go, and I'll
15 close.

16 VICE CHAIR KAMO: At this point, we've asked the
17 questions, so you can let them go.

18 MR. CHIPCHASE: Very good, Chair.

19 VICE CHAIR KAMO: You'll be here for future
20 questions if they arise?

21 MR. CHIPCHASE: We'll certainly be here, and if we
22 need to bring somebody back, we can.

23 Chair, Commissioners, in closing the modifications
24 that we're seeking are simply to extend the life through
25 _____ supply aggregate. You've heard how important that

1 it is and how necessary it is for public projects and
2 private projects. Reshaping the pit in a way that is a net
3 zero impact. So we expand it but we also decrease it where
4 otherwise available to us and turn it into buffers. The
5 24-hour operations for limited plants to service night time
6 needs principally is going to be for public projects, reduce
7 cost, reduce cost to taxpayers, reduce cost to government.
8 And finally to confirm as Commissioner Hayashida mentioned
9 that a concrete batch plant is an acceptable use within the
10 quarry.

11 The report conclude there's no additional impact
12 from proposed amendments and mitigations we have in place
13 are appropriate, where additional mitigations were proposed
14 merely for extra levels of protection or security. We've
15 agreed to all of them. We've agreed to all the conditions
16 that DPP has proposed. In addition to that, we're able to
17 work out the modifications to 18, 19, and 20, and so we're
18 in complete alignment on all of those.

19 So we believe, Commissioners, that we established
20 that we meet the standards to amend this SUP, both the LUC
21 standard and the policies adopted by this Commission and its
22 rules and respectfully ask for your approval. Thank you.

23 VICE CHAIR KAMO: Thank you for your presentation.
24 Any last questions from the Commissioners for the Applicant?

25 [no response] At this time, we're going to start public

1 testimony. Telephone participants can press *6 to unmute
2 and remute themselves. Please mute your devices except when
3 to testify. We ask for your patience as there may be a
4 delay. We ask all testifiers to state your full name, spell
5 both her first and last name and then start your testimony.
6 If you have already submitted written testimony, please do
7 not read or repeat it, instead summerize or you may add
8 anything new. Each speaker may not have anyone read their
9 statement, and will be limited to a 1-minute public
10 testimony. Let's begin.

11 First, we will take public testifiers present here
12 in the Auditorium and next the registered remote testifiers
13 online. Again, please say and spell your first and last
14 name. Thank you. We will start with the registered
15 testifiers here in the Auditorium. On the list we have
16 Christopher Pang.

17 Christopher, before you start your testimony, if
18 you could spell and state your first and last name for the
19 record?

20 MR. PANG: Okay. My name is Christopher Pang.

21 -C-H-R-I-S-T-P-E-R, Pang, "P" as in Paul, -A-N-G. I'm an
22 attorney for an adjacent landowner, Makakilo Bluffs LLC.
23 We're the neighbor to the quarry immediately to the west,
24 and we oppose the application for amendment to the Special
25 Use Permit because it adversely affects the value of our

1 property and the ability to develop the land.

2 In particular there's extensive physical and
3 temporal expansion of operations at the quarry including
4 making 24/7 traffic near our property at night. And, of
5 course, we think the ready-mix concrete plant is currently
6 not permitted, and we note there will be two hot mix asphalt
7 plants, and blasting, increased traffic, dust and noise will
8 especially affect our property, not near the residential
9 area that's right to the west of the quarry. And the water
10 used for dust mitigation, they placed a aquafur which we
11 applied to use for our well, but we didn't get permission to
12 do so.

13 And also in terms of socioeconomic impact, the
14 study assumes that there's no further development, but
15 actually the expansion of quarry operations really decreases
16 the development possibility the land next to the quarry.

17 And, lastly, we believe that the further expansion
18 of the quarry will require a district boundary amendment.

19 Thank you.

20 VICE CHAIR KAMO: Thank you, Mr. Pang.

21 Commissioners, any questions for the testifier?

22 KINNEY: Commissioner Kinney. So was the quarry
23 there first or was your development there first?

24 MR. PANG: The quarry was there first. We
25 purchased the land later. That is true.

1 KINNEY: I see. Thank you.

2 VICE CHAIR KAMO: Remote Commissioners, do you
3 have questions for the testifier? [no response] No further
4 questions. Thank you.

5 MR. PANG: Thank you.

6 VICE CHAIR KAMO: Do we have any other testifiers
7 in the Auditorium who wish to testify? If we could have
8 Michael come to the stand?

9 Michael, if you could state and spell your name
10 for the record?

11 MR. PATE: Yes. Michael A. Pate, M-I-C-H-A-E-L,
12 Anthony, P-A-P-E.

13 VICE CHAIR KAMO: Thank you.

14 MR. PAPE: Thank you, guys for the time today, and
15 thank you guys so eloquently presenting your case. Couple
16 of things that we fully understand that we have a great
17 relationship with these guys. They've helped us in the
18 past, and we're not here so much in opposition as we are to
19 have everybody understand our position in all of this.

20 It doesn't show up in a lot of the pictures, but
21 we're directly adjacent to the property. So, some of my
22 questions especially for my friend, is a lot of these
23 studies, and they actually benefit us. As the DPP is well
24 aware as the City Council we put forth different proposals
25 to satisfy the AG need here in the island.

1 We put proposals to satisfy some of the urban
2 issues with affordable housing, so we're no stranger to
3 asking favors of Grace Pacific in a cordial manner, and
4 they've always been there. Again understanding that, what
5 I'm proposing is what does this do to us? I mean, you guys
6 are absolutely an 800-lb gorilla in the room and we're 85
7 acres next to you. I mean, we're directly adjacent.

8 VICE CHAIR KAMO: If I could ask you to
9 summerize. One minute.

10 MR. PATE: This dramatically, and I quote Franz
11 yesterday who was kind enough to take our call, it's a major
12 detrement to the value of our property. I'm almost certain
13 we can't develop in the format that we would like to based
14 on the studies they have that really I don't think include
15 the boundary. We're right in their property. That little
16 area that looks like Italy, that dip into the mountainside.

17 That's probably our prime real estate. So, really I can
18 appreciate they've put in, but it's kind of all left out how
19 it effects us both if you're talking socioeconimics it ruins
20 any potential that we may have for development.

21 VICE CHAIR KAMO: Thank you for your testimony.
22 Commissioners, any questions?

23 HAYASHIDA: Commissioner Hayashida, what is
24 your--You have land that you can develop.

25 MR. PATE: Yeah. And the DPP is very familiar with

1 us as well, and we have a good relationship with them, and
2 they've been guiding us in what direction as the Governor
3 and the Mayor support. I see Dudley up there, and I know
4 he's going to have something to say.

5 VICE CHAIR KAMO: Thank you for your testimony.
6 We also registered in the Auditirium [sic]. Heidi. And
7 Heidi if we could have you spell and state your name for the
8 record?

9 MR. HO: Sure. My name is Heidi Ho, -H-E-I-D-I,
10 H-O.

11 VICE CHAIR KAMO: Thank you very much.

12 MS. HO: I'm also speaking on behalf of the
13 property right adjacent to the quarry for the 85 acres, and
14 it's a little bit of a David and Gollith thing. I know the
15 quarry is there. The economy needs the aggregates to
16 further--the things that go on and the building
17 construction, roads, rails, everything like that. So, it's
18 almost a given. I would assume that they can continue the
19 quarry until they get the rest of their aggregate. I don't
20 know if the aggregate is going to be completed exumed in 15
21 years. But I think the problem is directly impacting the
22 neighborhood whether we keep the property in ag or develop
23 it into residential which would be allowed, because it's in
24 the Ewa Development future plan as residential.

25 Would be the 24/7 commercial operation, the hot

1 batch asphalt and the concrete plant. If you were to living
2 in a house right next would you want all that going on?
3 It's all residential. When you're looking up from Kapolei,
4 the second city or H-1, you can see this giant hole in the
5 mountain. I mean, you know back in 2007 when the initial
6 SUP was to be expired they were supposed to mitigate it with
7 green and make it into a park. So, 2032--

8 VICE CHAIR KAMO: If I can ask you to summerize
9 your testimony.

10 MS. HO: Yes. The purchase of the land came after
11 the quarry. But that was in view that it was going to be a
12 beautiful green park. This property was supposed to be
13 something for residential ag use. Now, the value of it may
14 be, it would be impacted by having a very extended and these
15 very commercial, very industrial uses right next to houses,
16 right next to ag.

17 VICE CHAIR KAMO: Thank you for your testimony.
18 Commissioners, any questions for the testifier? Do we have
19 any other testifiers in the Auditorium [sic] who wish to
20 testify? [no response] Anyone else in the Auditorium?

21 [no responses] Next, we will move on to our remote
22 testifiers. Do we have a Dr. Dudley online who wish to
23 testify?

24 MR. DUDLEY: Yes. Can you hear me?

25 VICE CHAIR KAMO: Yes, we can. Dr. Dudley if you

1 spell and state your name for the record?

2 DR. DUDLEY: Yes, okay. I'm Dr. Keoni Dudley.

3 That's spelled Keoni, -K-I-O-N-I, Dudley -D-U-D-L-E-Y.

4 VICE CHAIR KAMO: Please, go ahead.

5 DR. DUDLEY: Okay. I've been a homeowner in
6 Makakilo since 1990. I am the vice chair of the Makakilo
7 Board. I am also the president of the Friends of Makakilo
8 and organizations that currently has 300 members. We have
9 been in existence since 2005 watching out for problems in
10 our area.

11 I really support the neighborhood board's
12 resolution asking that some kind of art piece, Hawaiian art
13 piece be put on that back wall. We in the west side have
14 been a dumping ground for things that nobody wants in their
15 area for decades. We have the City dump, we have another
16 construction dump, we have the industrial park. We've got
17 all the above ground power lines and the quarry. And the
18 quarry is an eyesore that destroys the beauty of our area
19 for our people and our tourists. So the neighborhood board
20 ask that we have as a condition of approval a requirement
21 that they put some kind of art piece, Hawaiian art piece on
22 the wall. This would be something like Mount Rushmore may
23 be or of things like that.

24 VICE CHAIR KAMO: If I could ask you to summerize.

25 DR. DUDLEY: I just want to say that the people

1 from the quarry have come to the board. We let them know
2 that we wanted to talk about this when they came and there
3 was recent time they had nothing to say, and we really feel
4 that this terrible eyesore needs to be changed, and we want
5 it as a requirement of approval. Thank you very much.

6 VICE CHAIR KAMO: Thank you for your testimony.
7 Commissioners, any questions for the testifier? [no
8 response] Thank you, Dr. Dudley. That is all of the
9 registered testifiers online. Do we have any other remote
10 testifiers who wish to provide testimony?

11 MR. PARIS: Hello, Chair. This Anthony Makana
12 Paris, the Chair of the Neighborhood Board.

13 VICE CHAIR KAMO: Hi, Anthony. Could you spell
14 your and state your name for the record?

15 MR. PARIS: Anthony Makana Paris, A-N-T-H-O-N-Y,
16 Makana, -M-A-K-A-N-A, Paris, -P-A-R-I-S.

17 VICE CHAIR KAMO: Hi, Anthony, please proceed with
18 your testimony.

19 MR. PARIS: Aloha, Commissioners, on behalf of the
20 Makakilo-Kapolei Neighborhood Board, we do actually wish to
21 comment on this extension proposal.

22 At the February meeting of the Makakilo Neighborhood Board,
23 we promigated a resolution entitled "Urging the
24 Beautification of the Makakilo Quarry with the board
25 approved recommendation of the quarry permitted interaction

1 group as a requirement for extending the life of the quarry
2 by 15 years and other state special use permit 2007/SUP-6
3 Makakilo amendments, followed the technical (inaudible).

4 In short, what we're asking is to formalize the process by
5 which the community through the neighborhood board is
6 involved with the end-of-life planning of the quarry.
7 As stated by other community members, is what current
8 planning (inaudible) could possibly be a park. As what has
9 been said by Friends of Makakilo, currently carvings like
10 Mount Rushmore on top of the side of the cliff. What we
11 would like to do is use the City process a permitted
12 interaction group to meet with Grace Pacific and with the
13 current and previous landowners (inaudible) Inc. and
14 Alexander and Baldwin by which two discuss and
15 try to build consensus on what end-of-life for
16 beautification of this project. Because we have Mount
17 Rushmore on one side, and on the other side we have the
18 best like outdoor arena for amphitheater for entertainment
19 on the west side that we absolutely need. So we are not
20 asking anything in specific. As an official position of the
21 board, we are saying that we should formalize the process
22 because we are only advisory. We are asking that the
23 process be indicated as a resolution states. Yearly, annual
24 check-ins, consultations, appropriate studies and report
25 backs. The things that the community through the

1 neighborhood board has formalized that we want to make sure
2 Pu'u Makakilo which is given much to this island is
3 respected. Because it's a sacred space, and I beg to differ
4 to the--

5 VICE CHAIR KAMO: If I could ask you to summerize.

6 MR. PARIS: The architectural statement that said
7 that cultural practices and archaeology is the same, but
8 they're not. Cultural practices is living and it's
9 happening now. We do not want a landfill. We want to
10 actually give back to the pu'u that has given much to our
11 island. Mahalo.

12 VICE CHAIR KAMO: Thank you for your testimony.

13 Commissioners, any questions for the testifier? [no
14 response] Thank you for your testimony. Is there any other
15 testifier online who wish to provide testimony.

16 DIT GREG CIELESS: Kiran Polk?

17 VICE CHAIR KAMO: Curin, if you could spell and
18 state your name for the record?

19 MS. POLK: Yes. Aloha, I'm Kurin Polk. That's
20 K-I-R-A-N, last name Polk, P-O-L-K, and I'm executive
21 director of the Kapolei Chamber of Commerce. We did submit
22 written testimony, and so I will just highlight a few items
23 and add couple of small things as well. Grace Pacific has
24 been a part of our community for over 50 years. They have
25 been responsible stewards of their land and they've given to

1 our community immensely. It has been shared before.
2 There's over 450 employees, their headquarters right here in
3 Kapolei and just the economic impact on that is great.
4 But I also want to speak to the economic impact that would
5 happen the amendment is not approved. I think it was
6 mentioned the cost of construction would go up three times,
7 and I think we're in a space right now where the cost of
8 living here in Hawaii, and the cost of construction in our
9 affordable housing crisis is front and center. So, I just
10 want to really lay that in front of the Commission, and you
11 know we are definitely in a space in west Oahu where we are
12 still growing the second city, and it's a critical time and
13 very important issue before us today. So we can make sure
14 that we can move forward. Thank you.

15 VICE CHAIR KAMO: Thank you for your testimony.
16 Commissioners, do we have any questions for the testifier?
17 [no response] Thank you. Any other testifiers online who
18 would like to provide testimony? [no response]

19 DIT GREG CIELESS: I don't see anybody.

20 VICE CHAIR KAMO: Nobody else. Going once, going
21 twice, anyone else online who would like to provide
22 testimony? [no response] Any other testifiers in the room
23 who would like to provide oral testimony?

24 MR. COOK: My name is Greg Cook, G-R-E-G, C-O-O-K.
25 I just wanted to point out something that you need to take

1 into consideration. I'm partial owner of the Makakiko
2 Bluffs 85 acres. Understand the needs for gravel and all
3 the issues that we have here in Hawaii for needing a quarry.
4 We put in a plan and the building department knows this to
5 do an ag project, because we understood the quarry over here
6 was going to impact residential. We had about 35 to 40
7 acres of orchard and it was all layed out. We were shut
8 down because one reason was the water problem. He made a
9 mention that he's using 150,000 gallons a day. We were told
10 we could only use 71,000 gallons a day because it's potable
11 water. We submitted an application to put in a well and it
12 was in limbo and basically said, "No. It comes from the
13 same source as the potable water." So, we were denied. So,
14 here the way I'm seeing it as is that we are basically
15 saying you don't need ag in Hawaii, you don't knee
16 affordable housing, but you do need gravel concrete. So,
17 the way I see this is where are the priorities here in the
18 state? So, I just wanted to leave you folks with that
19 thought.

20 VICE CHAIR KAMO: Thank you for your testimony.
21 Commissioners, any questions for the testifier? [no
22 response] Thank you. Any other testifiers in-person or
23 remotely who would like to provide testimony?

24 [no response] Commissioners, any further questions for the
25 testifiers? [no response] Hearing none, do I have a motion

1 to close the public testimony portion of this public
2 hearing?

3 HAYASHIDA: Motion to close public hearing.

4 VICE CHAIR KAMO: Commissioner Hayashida makes a
5 motion to close public testimony. Do I have a second?

6 KINNEY: Second.

7 VICE CHAIR KAMO: Commissioner Kinney seconds he
8 motion. Any discussion, objections, reservations? [no
9 response] Hearing none, Chair votes aye and the public
10 testimony portion of this public hearing is now closed

11 I'll ask the Commissioners at this point in time,
12 we have the option to enter into executive session. Do we
13 need an executive session to discuss any legal matters?

14 KIMURA: I'd like to go into executive session.

15 VICE CHAIR KAMO: Okay. Do I have a motion to
16 enter into executive session.

17 KIMURA: I'll make a motion. Commissioner Kimura,
18 I'll make a motion.

19 VICE CHAIR KAMO: Thank you. Do I have a second
20 to enter into executive session?

21 KINNEY: Second.

22 VICE CHAIR KAMO: Any discussion, objections or
23 reservations? [no response] Hearing none, Chair votes aye,
24 and we are now in executive session.

25 [EXECUTIVE SESSION]

1 VICE CHAIR KAMO: Okay. Welcome back everyone.

2 Thank you for your time. Before we move on voting on the
3 agenda item, do any Commissioners have any last questions
4 for the Applicants or DPP? [no response] All right.
5 Hearing none, do I have a motion with regards to agenda Item
6 No. 3, to approve, to deny or to approve with conditions
7 and/or restrictions, Special Use Permit SUP application to
8 modify 2007/SUP-6 expansion of operations at Makakilo Upper
9 Quarry 92-1130 Uwanani Street, Kapolei, Oahu.

10 HAYASHIDA: Commissioner Hayashida, motion to
11 approve proposed amendment to State Special Use Permit SUP,
12 File No. 2007/SUP-6, with the conditions in the Cades Shutte
13 letter to the Honolulu Planning Commission, March 1st, 2024
14 as shown on Conditions 18, 19, and 20.

15 VICE CHAIR KAMO: Commissioner Hayashida makes a
16 motion. Do I have a second?

17 KINNEY: Second.

18 VICE CHAIR KAMO: Commissioner Kinney seconds. Is
19 there any discussion with regards to the motion? [no
20 response] Hearing none, are we ready to vote on this
21 motion? Great. Do I have any discussion, objections,
22 reservations? [no responses] Hearing none, Chair votes aye
23 and the motion passes.

24 So DPP if you can prepare the Decision and Order
25 based on that motion including Cades Shutte recommended

1 added Conditions 18, 19, and 20.

2 MR. KRAINZ: Do you prefer we do it versus counsel
3 for the applicant?

4 MR. CHIPCHASE: We're happy to do it.

5 VICE CHAIR KAMO: Okay. If counsel can--Thank you
6 very much. Next on the agenda is adjournment. Do I have a
7 motion to adjourn Planning Commission meeting March 6, 2024.

8 KINNEY: Motion.

9 VICE CHAIR KAMO: Commissioner Kinney makes a
10 motion. Do I have a second?

11 KIMURA: Second.

12 VICE CHAIR KAMO: Commissioner Kimura seconds.

13 Any discussion, objections, reservations? [no responsse]

14 Hearing none, Chair votes aye. The Planning Commission
15 meeting March 6th, 2024 is adjourned. It is now 3:01 p.m.

16

17 I certify that the foregoing is a true and
18 correct transcript of the proceedings,
19 prepared to the best of my ability of the
20 meeting held on Wednesday, March 6,
21 2024.

22

23 Gloria Takara

24 Secretary-Reporter

25 Planning Commission