



2024 ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

Prepared By
GRACE PACIFIC LLC
March 18, 2025



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Appendix C - Correspondence from State of Hawaii Clean Air Branch for the 2023-2024 reporting period. (4 pages)

Appendix D - Makakilo Quarry Hotline Phone Log October 1, 2023 through September 30, 2024. (1 page)

Appendix E – Aerial Photos and Topographic Map. (4 pages)

Appendix F – Renaturalization History and Status Report (SUP Condition #2) (2 pages)

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Appendix H – UXO History and Status Report for Open Space Buffer Area. (SUP Condition #6) [2 pages]

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1.0 INTRODUCTION

This Annual Compliance Report has been prepared in compliance with Condition No. 9 of the State Land Use Commission's Findings of Fact, Conclusions of Law, and Decision and Order, Special Use Permit, Docket No. SP73-147, filed and effective on November 7, 2008 (the "Special Use Permit" or "SUP"), and certain conditions of the Decision and Order for the Conditional Use Permit No. 2007/CUP-91, dated July 17, 2009 (the "Conditional Use Permit" or "CUP").

This is Grace Pacific's sixteenth annual report demonstrating the status of compliance with the conditions of the SUP and the CUP. This report covers the period from October 1, 2023 through September 30, 2024. However, where appropriate, additional information regarding subsequent activities and correspondence included to provide a more complete understanding regarding the status of certain items.

The reports for the years 2009 through 2016 contained a chronological history of responses to the SUP and CUP Conditions. For the 2017 and future reports, the current year activity will be reported, and ongoing matters will be supported by the appendices.

The appendices to this report are organized as follows:

- a) Appendix A – Table of Approved Land Use Plans
- b) Appendices B through E- documents relevant to the 2023-2024 report
- c) Appendices F through J – History and Status Reports for ongoing compliance matters.

2.0 ANNUAL COMPLIANCE REPORT FOR THE SPECIAL USE PERMIT (Special Use Permit, Docket No. SP73-147, adopted and approved on November 6, 2008, filed and effective on November 7, 2008)

2.1 SUP CONDITION #1

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| <ol style="list-style-type: none">1. <i>Within six (6) months of the Land Use Commission's Decision and Order approving the Special Use Permit, the Applicant shall submit:</i><ol style="list-style-type: none">a. <i>A new site plan with metes and bounds map and description delineating the approximately 541-acre Property, including the boundaries of the quarry excavation and berming areas, the processing site and conveyor tunnel, and the buffer area to the Director of Planning and Permitting for review and approval. The site plan shall also be submitted to the Land Use Commission.</i>b. <i>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.</i> |
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2.1.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #1.A

2024. The Site Plan referenced in this condition has been updated and is included in Appendix B. The Site Plan referenced in this condition was initially submitted July 8, 2011.

2.1.2 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #1.B

2024. The Fire Protection and Control Plan was initially submitted on February 17, 2010. See Appendix A to this Report for a Table of Approved Plans.

2.2 SUP CONDITION #2

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| <ol style="list-style-type: none">2. <i>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 the H-1 Freeway showing landscaping details including plant types, sizing and spacing, irrigation facilities and distribution systems.</i> |
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2.2.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #2

2024. A Phase 1 Renaturalization Plan was initially submitted on November 6, 2009. No new renaturalization projects were undertaken in the current reporting period. Renaturalization of the driving range is unnecessary as it is currently being actively quarried. Grace Pacific has engaged a consultant to complete the Phase II Renaturalization

Plan and will progress once the request for amendment is processed. See Appendices A and F to this report for the Approved Plans and History and Status Report.

2.3 SUP CONDITION #3

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| 3. | <i>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.</i> |
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2.3.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #3

2024. Grace Pacific acknowledges this condition of the Special Use Permit.

2.4 SUP CONDITION #4

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| 4. | <i>The Applicant shall close the processing site on Parcel 4 by relocating all uses on the site into the quarry pit or Campbell Industrial Park by December 31, 2012, and 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.</i> |
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2.4.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #4

2024. Grace Pacific acknowledges the conditions outlined in the Special Use Permit (SUP). As previously mentioned, the site has been restored to landscaped open space in accordance with these requirements, and Grace Pacific has complied with SUP Condition #4. A history of the Voluntary Response Program (VRP) is included in Appendix G of this report. A notification to terminate participation in the VRP, dated August 20, 2019, was submitted to the Department of Health (DOH). More recently, the Environmental Hazard Management Plan (EHMP) was submitted to the DOH on November 30, 2023. Parcel 4 is currently not part of the VRP.

Grace Pacific has installed a concrete plant within the Upper Makakilo Quarry, similar to the one previously located on Parcel 4. The notification letter dated November 19, 2018, can be found in Appendix G. This concrete plant was also included in the recent amendment request.

Grace Pacific intends to remove Parcel 4 from the SUP. In compliance with Condition #4 of the SUP, Parcel 4 is no longer being used for a non-permitted, "unusual and reasonable" use. Instead, it now aligns with its current land use

designation, which is consistent with SUP Conclusion of Law #7. This conclusion states that, following the closure, relocation, and restoration of the site to landscaped space, the site will be available for agricultural uses.

Since Grace Pacific has met the SUP conditions related to Parcel 4, and given that Parcel 4 is a separate TMK lot, it can be easily removed from the SUP. Furthermore, since Parcel 4 is no longer part of the CUP, it is logical to remove it from the SUP. Grace Pacific plans to engage with Land Use Commission staff to discuss the process of removing Parcel 4 from the SUP, or to determine if any further action is required.

2.5 SUP CONDITION #5

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-planed asphaltic concrete during re-paving jobs - 6:00 p.m. to 10:00 p.m., Sunday to Friday.*

2.5.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #5

2024. Grace Pacific acknowledges this Condition of the Special Use Permit.

2.6 SUP CONDITION #6

6. *Except for quarry, recycling activities in the quarry, and renaturalization activities, the remainder of Tax Map Key: 9-2-03: 74 shall remain in open space buffer for the life of the quarry and related activities. Minor accessory uses or structure 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. Hawai'i Revised Statutes.*

2.6.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #6

2024. Grace Pacific acknowledges this condition of the Special Use Permit. The FUDS Program finalized the Preliminary Assessment of the Pu`u Makakilo Training area, dated April 2021. The Site warranted additional investigation of the Makalapa Gulch Range located between the Makakilo Quarry pit and the Kahiwelo subdivision. See Appendix H for the UXO History and Status Report. Grace Pacific is seeking an update from USACE.

2.7 SUP CONDITION #7

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| 7. <i>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 combined property boundaries of Tax Map Key: 9-2-03: 74 and 82.</i> |
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2.7.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #7

2024. Grace Pacific acknowledges this condition of the Special Use Permit.

2.8 SUP CONDITION #8

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| 8. <i>The Applicant shall, as a result of modifications to the final grading and beneficial reuse 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.</i> |
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2.8.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #8

2024. Grace Pacific acknowledges this condition of the Special Use Permit and will submit a revised drainage plan if there are any modifications to the final grading and beneficial reuse plans.

2.9 SUP CONDITION #9

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| 9. <i>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 and the Land Use Commission a report and supporting documentation demonstrating the status of compliance with each of the conditions of the 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:</i> |
| <i>a. Observations of fugitive dust.</i> |
| <i>b. A report on replanting activities, including the areas replanted, and the type of vegetation planted.</i> |
| <i>c. A report of any citizen's complaints relating to the operation along with the actions taken to ameliorate those complaints.</i> |

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.

2.9.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #9

2024. This annual report is being submitted electronically in compliance with this condition. Grace Pacific is providing November 14, 2024, Makakilo Quarry Digital Orthography, depicted in three areas (Upper Quarry, Lower Quarry, and Overall), and a topographic map with this report submitted electronically in Appendix E.

2.9.2 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #9.A

2024. There were no complaints reported to the State Department of Health, Clean Air Branch for the period October 1, 2023 through September 30, 2024. Correspondence from the Clean Air Branch dated December 12, 2024 is attached to this Report as Appendix C.

2.9.3 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #9.B

2024. A History and Status Report of the replanting activities is provided in Appendix F to this Report. No new renaturalization projects were undertaken in the current reporting period October 1, 2023 through September 30, 2024. However, the driving range area continues to be quarried. Grace Pacific has engaged with a consultant to complete the Phase II Renaturalization Plan and will progress once the request for amendment is processed.

2.9.4 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #9.C

2024. Resident A e-mailed the Quarry hotline about fire preparation and maintenance of nearby firebreak. A letter response was e-mailed to the property management to be distributed and shared with all residents answering questions about our maintenance schedule and criteria regarding fire preparation and nearby firebreak. Resident B e-mailed the Quarry hotline about quarry blasting affecting their home and neighborhood. The Environmental Health and Safety Department retrieved data from on-site seismographs bordering the Quarry and residential neighborhood concluding the blasts were below the threshold to cause suspected damage to their home. A suggestion was offered to the homeowner to utilize their homeowner's insurance. Resident C called the Quarry hotline regarding a missing lock located at the shared gate entry at the Lower Quarry. The lock was replaced, and routine checks are conducted to ensure it is not tampered with. Resident D called the Quarry hotline regarding a noise concern behind their property within the Quarry property. Upon investigation it was determined to be the community trespassing on Quarry property and operating dirt bikes within the fence line. The fence perimeter was repaired, and routine checks are conducted to ensure the fence remains undamaged. See also Appendices C and D to this Report for Clean Air Branch correspondence and the Community Hotline/Complaints/Inquiries Phone log.

2.10 SUP CONDITION #10

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 the 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: 9-2-03: 74, connecting Tax Map Key: 9-2-03:81 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.

2.10.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #10

2024. The last submitted Beneficial Re-use plan is dated August 31, 2022 in accordance with DPP instructions for compliance prior to any amendment requests. In the past and as of September 2024, Grace Pacific does not have any updated or firm plans for re-use. Grace Pacific continues to explore the feasibility of various re-use scenarios, such as renaturalization, recreation, agriculture, energy facility, and urban use. In addition, Grace Pacific does have interest in integrating and extending quarry activities up to an additional fifteen years beyond the current permit expiry in 2032. Grace Pacific SUP was approved on September 9, 2024. Grace Pacific is in the process of an amendment request to the CUP and plans to update the Beneficial Re-use plan. See Appendix I to this Report for the History and Status Report of the Beneficial Re-use Plan.

2.11 SUP CONDITION #11

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 provisions of the Land Use Ordinance and other governmental agencies' provisions and requirements.

2.11.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #11

2024. Grace Pacific acknowledges this condition of the Special Use Permit.

2.12 SUP CONDITION #12

12. The Applicant and/or landowner shall notify the Director of Planning and Permitting and the Land Use Commission 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.

2.12.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #12

2024. Grace Pacific acknowledges this condition of the Special Use Permit.

2.13 SUP CONDITION #13

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.

2.13.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #13

2024. Grace Pacific acknowledges this condition of the Special Use Permit.

2.14 SUP CONDITION #14

14. The Applicant shall, for the life of the Special Use Permit, establish and disclose to the community, a telephone number dedicated to receiving and recording complaints relating to quarry and recycling operations. A continuous volume of complaints shall warrant reconsideration of the Special Use Permit by the Planning Commission.

2.14.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #14

2009-2024 Grace Pacific has posted the Makakilo Quarry Hotline phone number 671-GRACE (671-4722) on its website, www.gracepacific.com, for disclosure to the public.

2024. All complaints are tracked and communicated accordingly.

2.15 SUP CONDITION #15

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| 15. <i>The uses in the quarry 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, equipment maintenance, employee support, parking, administration, and a water well and pump. No other uses shall be permitted without the approval of the Land Use Commission.</i> |
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2.15.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #15

2024. Grace Pacific acknowledges this condition of the Special Use Permit.

2.16 SUP CONDITION #16

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| 16. <i>The Applicant shall establish the quarry expansion in substantial compliance with the representations made to the Land Use Commission in obtaining the Land Use Commission Special Use Permit. Failure to do so may result in the revocation of the permit.</i> |
| <i>IT IS FURTHER ORDERED that the conditions imposed by the LUC on March 23, 1973, in this docket that are applicable to the sanitary landfill operations shall remain in full force and effect.</i> |

2.16.1 GRACE PACIFIC'S RESPONSE TO SUP CONDITION #16

2024. Grace Pacific acknowledges this condition of the Special Use Permit and is compliant. See Appendix J to this Report for a History and Status Report of the Sanitary Landfill (Palailai) maintenance project.

3.0 ANNUAL COMPLIANCE REPORT FOR THE CONDITIONAL USE PERMIT

(Conditional Use Permit, No. 2007/CUP-91, dated July 17, 2009)

3.1 CUP CONDITION #1

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| 1. | <i>Blasting shall be restricted to the hours of 8:00 am to 12:00 noon, Mondays through Fridays.</i> |
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3.1.1 GRACE PACIFIC'S RESPONSE TO CUP CONDITION #1

2024. Grace Pacific acknowledges this condition of the Conditional Use Permit.

3.2 CUP CONDITION #2

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| 2. | <i>Within one year of this Decision and Order, the applicant shall submit to the Director of the DPP for review and approval, final grading plans with contour intervals of five feet in areas where the slope is greater than ten percent; two feet in areas where the slope is ten percent or less.</i> |
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3.2.1 GRACE PACIFIC'S RESPONSE TO CUP CONDITION #2

2024. The final grading plan was submitted on November 7, 2009. See Appendix A to this Report for a Table of Approved Plans. A revised final Closure Grading Plan was included with the SUP amendment request which was submitted on September 9, 2024 to the LUC. See Appendix I to this Beneficial Reuse Plan History and Status 2022 which contains the updated final grading plan.

3.3 CUP CONDITION #3

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| 3. | <i>On the fifth anniversary date of this Decision and Order, and an updated every fifth year thereafter, as may be required by the Director, the applicant shall submit a beneficial reuse plan which shall show how the property is to be left in a form suitable for reuse for purposes permissible in the district, relating such reuses to existing or proposed uses of surrounding properties. Among items to be included in the plan are feasible circulation patterns in and around the site, the treatment of exposed soil or subsoil, including measures to be taken to replace topsoil or establish vegetation in excavated areas in order to make the property suitable for the proposed reuse, treatment of slopes to prevent erosion and delineation of floodways and floodplains (if any) to be maintained in open usage. Submittal of the beneficial reuse plan under Condition 12 of the Land Use Commission Decision and Order, dated November 7, 2008, may satisfy the requirements of this condition (providing the reuse plan</i> |
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complies with Land Use Ordinance Section 5.520, Specific Use Development Standards, for Resource Extraction).

3.3.1 GRACE PACIFIC'S RESPONSE TO CUP CONDITION #3

2024. The first five-year Beneficial Re-use Plan is dated October 27, 2014. In the past and presently, Grace Pacific does not have any updated or firm plans for re-use. The most recent Beneficial Re-use Plan dated August 31, 2022 was submitted on September 9, 2022 in support of the proposed amendments to extend or modify the existing permits. See Appendix I to this Report for the History and Status Report of the Beneficial Re-use Plan.

3.4 CUP CONDITION #4

4. *Prior to the issuance of a building permit for any structures within and/or the relocation of any structures to the Project Site, the applicant shall submit to the Director for review and approval:*
 - a. *A site plan showing compliance with all development standards of the Land Use Ordinance, including but not limited to, parking and loading, structure heights and setbacks, and building coverage.*
 - b. *A water source and distribution plan approved by the Board of Water Supply. The plan shall include the disposition of the existing water source in the processing site.*
 - c. *An outdoor lighting plan showing all existing and proposed outdoor lighting fixtures. All exterior lighting shall be fully shielded to prevent glare and light spillage on surrounding lots and public rights-of-way. Lighting for unloading of cold-planed asphalt shall be directed away from adjoining residential uses and be turned off upon completion of unloading operations.*

3.4.1 GRACE PACIFIC'S RESPONSE TO CUP CONDITION #4. A, B, AND C

2024. The Site Plan, Water Source and Distribution Plan, and Outdoor Lighting Plan were initially submitted to DPP on July 8, 2011. See Appendix A to this Report for a Table of Approved Plans. An updated Site Plan is located in Appendix B. Beginning in 2021 potable water distribution is piped via the Pueonani St. Board of Water Supply (BWS) manifold. A lighting assessment was conducted in 2022 and the recommendations from the July 2022 Lighting Assessment Report are being considered. An updated and revised lighting assessment will be conducted in 2025 and the eighteenth annual report will reflect such.

3.5 CUP CONDITION #5

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| 5. <i>The applicant shall stabilize exposed soils during the construction of any berms to minimize runoff impacts to the area's natural drainage features. Landscaping of any berms shall commence within 30 days of completion of berm construction.</i> |
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3.5.1 GRACE PACIFIC'S RESPONSE TO CUP CONDITION #5

2024. Grace Pacific acknowledges this condition of the Conditional Use Permit.

2016-2024. Grace Pacific amendment request to the SUP was recently approved which includes a re-design of the final grading plan inclusive of the east side of the property and the "Kunia Berm." Grace Pacific will re-evaluate the installation of a storm water interceptor ditch on the east side of the quarry. The primary purpose of the storm water interceptor ditch is to minimize runoff impacts associated with the planned construction of the screening berm on the east side of the property (the "Kunia Berm") that is being re-designed. This project is dependent upon several factors such as berm re-design, NPDES permit conditions/regulations, and development options. Grace Pacific plans to comply with applicable conditions/regulations.

3.6 CUP CONDITION #6

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| 6. <i>Operation of the resource extraction facility and accessory uses shall be in general conformance with the approved project, as described herein and shown on plans on file with the DPP. Any modification to the project and/or plans shall be subject to the prior review and approval by the Director. Major modifications shall require a new Conditional Use Permit.</i> |
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3.6.1 GRACE PACIFIC'S RESPONSE TO CUP CONDITION #6

2024. Grace Pacific acknowledges this condition of the Conditional Use Permit.

3.7 CUP CONDITION #7

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| 7. <i>This application has only been reviewed and approved pursuant to the provisions of Section 21-5.520 (Resource Extraction), and its approval shall not constitute compliance with the requirements of other governmental agencies. These are subject to separate review and approval. The application shall be responsible for insuring that the final plans for the project approved under this permit comply with all applicable government agencies' provisions and requirements, including compliance with all other provisions of the Land Use Ordinance.</i> |
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3.7.1 GRACE PACIFIC'S RESPONSE TO CUP CONDITION #7

2024. Grace Pacific acknowledges this condition of the Conditional Use Permit.

3.8 CUP CONDITION #8

8. *The applicant and/or landowner shall submit written notification to the Director of DPP of any changes in use, including the addition of any accessory uses and/or structure, termination of any use on the property; and/or transfer in ownership of the property or of any use on the property. In the case of any addition and/or change in use, the Director shall determine if the proposed change requires a minor or major modification of the Conditional Use Permit. In the event of a change in ownership, the Director shall notify the new owner (by copy of this report) that the site and/or facility is permitted and/or governed by the Conditional Use Permit, and that compliance with all conditions of approval is required.*

3.8.1 GRACE PACIFIC'S RESPONSE TO CUP CONDITION #8

2024. Grace Pacific acknowledges this condition of the Conditional Use Permit.

2016-2024. Grace Pacific is in the process of an amendment request to the SUP/CUP which includes a re-design of the final grading plan inclusive of the east side of the property and the "Kunia Berm." Grace Pacific will re-evaluate the installation of a storm water interceptor ditch on the east side of the quarry. The primary purpose of the storm water interceptor ditch is to minimize runoff impacts associated with the planned construction of the screening berm on the east side of the property (the "Kunia Berm") that is being re-designed. This project is dependent upon several factors such as berm re-design, NPDES permit conditions/regulations, and development options. If the plan is deemed feasible then Grace Pacific will comply with applicable conditions/regulations. The amendment request to the SUP was approved by the LUC on September 9, 2024.

Grace Pacific has maintained rock check dams/berms (stormwater BMPS) along the Palehua access road to slow stormwater flows and retain sediment. In addition, Grace Pacific has enlarged the maintenance area and QC lab area.

3.9 CUP CONDITION #9

9. *The Director may modify the conditions of this permit by imposing additional conditions, modifying existing conditions, or deleting conditions deemed satisfied upon a finding that circumstances related to the approved project have significantly changed so as to warrant a modification to the conditions of approval. In the event of the noncompliance with any of the conditions set forth herein, the Director may terminate all uses approved under this permit or halt their operation until all conditions are met or may declare this Conditional Use Permit null and void or seek civil enforcement.*

3.9.1 GRACE PACIFIC'S RESPONSE TO CUP CONDITION #9

2024. Grace Pacific acknowledges this condition of the Conditional Use Permit.

----- End of 2024 Annual Report -----

ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

2024

Appendix A

Table of Approved Plans

(1 page)

Grace Pacific LLC
Makakilo Quarry 2024 Annual Compliance Report

Table of Approved Plans

Permit, Condition No.	Name of Plan	Submitted (Report Year, Appendix)	Approved (Report Year, Appendix)	Comments (Report Year, Appendix)
SUP 1a	Site Plan (metes & bounds)	2012, app B	2013, app D	
SUP 1b	Fire Protection & Control Plan	2010, app D	2010, app D	2012, app G (firebreaks)
SUP 2	Renaturalization Plan	2014, App J	2015, App C (Phase I)	2022 app F for history and update
SUP 4	Landscape Plan (Parcel 4)	2013, App T	2014, app C	
SUP 8	Drainage Plan	Planning Commission Record, Ex 21		2017 app J for March 2008 Engineering Report
SUP 10	Beneficial Re-use Plan (BRP)	2014, app L	2015, app C	2022 app I for history and update and 2022 app K for August 2022 BRP
CUP 2	Final Grading Plan (Grading Closure Plan)	2009, app J	2010, app A	
CUP 3	Beneficial Re-use Plan	2014, app L	2015, app C	2022 app I for history and update
CUP 4a	Site Plan (LUO)	2012, app B		2022 app B
CUP 4b	Water Source & Distribution Plan	2011, app G		
CUP 4c	Outdoor Lighting Plan	2013, app D 2013, app G 2022, app		2014, app D and 2022, app L for July 2022 Lighting Assessment Report

ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

2024

Appendix B

Site Plan

(1 page)



	STATUS	DESCRIPTION	FLOOR AREA (FT²)	LOT COVERAGE (FT²)
MS1	EXISTING	MONITORING STATION	0	159
MS2	EXISTING	MONITORING STATION	0	268
MS3	EXISTING	MONITORING STATION	0	268
MS4	EXISTING	MONITORING STATION	0	258
MS5	EXISTING	MONITORING STATION	0	177
OT1	EXISTING	OFFICE TRAILER	540	540
OT2	EXISTING	OFFICE TRAILER	672	672
C1a	EXISTING	CONTAINER	194	194
C1b	EXISTING	CONTAINER	223	223
C2	EXISTING	CONTAINER	558	558
C3	EXISTING	CONTAINER	317	317
WT1	EXISTING	WATER TANK	0	348
WT2a	EXISTING	WATER TANK	0	152
WT2b	EXISTING	WATER TANK	0	152
WT4	EXISTING	WATER TANK	0	335
WT5	EXISTING	WATER TANK	0	262
WT6	EXISTING	WATER TANK	0	227
FT1	EXISTING	FUEL TANK	0	125
MC1	EXISTING	MAGAZINE CONTAINER	192	192
MC2	EXISTING	MAGAZINE CONTAINER	178	178
MC3	EXISTING	MAGAZINE CONTAINER	127	127
MC4	EXISTING	MAGAZINE CONTAINER	94	94
E1	EXISTING	EQUIPMENT	0	0
1	EXISTING	MAINTENANCE SHED	4,790	5,600
2	EXISTING	A-ROCK FINISHING PLANT	0	42,773
3	EXISTING	B-ROCK FINISHING PLANT AND RECYCLE PLANT	0	16,411
4	EXISTING	HC&D PORTABLE PLANT	—	32,000
5	EXISTING	RECYCLE SUB-FEED PLANT	—	4,800
GS1	EXISTING	GUARD STATION	36	36
OT3	EXISTING	OFFICE TRAILER	240	240
OT4	EXISTING	OFFICE TRAILER	835	835
OT5	EXISTING	OFFICE TRAILER	341	341
OT6	EXISTING	QUALITY CONTROL MAIN LAB	—	—
FT 3, 4, 5	EXISTING	FUEL TANKS	—	—
	EXISTING	RECYCLE MATERIAL	—	—
P1	PROPOSED	HMA PLANT	—	13,000
P2	PROPOSED	PROPOSED HMA PLANT QC LAB	—	—
P3	PROPOSED	PROPOSED OFFICE TRAILER	—	—

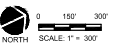


Exhibit "M"

PROJECTED QUARRY SITE PLAN

ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

2024

Appendix C

Correspondence from State of Hawaii Clean Air Branch
dated December 12, 2024

(4 pages)

RE: CAB Request to Access Gov't Record for Grace Pacific LLC CSP No. 0045-01C/CT

From Ho, Ronald Kim <ronald.ho@doh.hawaii.gov>

Date Thu 12/12/2024 8:59 AM

To Jarred Hernden <jhernden@gracepacific.com>

You don't often get email from ronald.ho@doh.hawaii.gov. [Learn why this is important](#)

Hello Jared,

We have no records of complaints regarding the quarry for 2023-2024. If you have any questions, please do not hesitate to contact us. Happy Holidays.

Ronald Ho

Environmental Health Specialist | Clean Air Branch

Hawai'i State Department of Health | Ka 'Oihana Olakino

Office: (808) 586-4200

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From: Jarred Hernden <jhernden@gracepacific.com>

Sent: Tuesday, December 10, 2024 2:26 PM

To: Cab <Cab.General@doh.hawaii.gov>

Cc: Scott Komatsu <skomatsu@gracepacific.com>; Jodie Cordero <jcordero@gracepacific.com>; Jay Obrey <nobrey@gracepacific.com>; Chris Hermosura <chermosura@gracepacific.com>

Subject: [EXTERNAL] CAB Request to Access Gov't Record for Grace Pacific LLC CSP No. 0045-01C/CT

Aloha,

Attached is a request to access any air quality complaints made against Makakilo Quarry (located at 92-1130 Pueonani Street Kapolei, HI 96707) from 10/1/2023 to 9/30/2024. Please provide any available complaint reports. If no complaints were made, please send an email confirming this.

Thank you,
Jarred Hernden
EHS, Environmental Specialist



[Grace Pacific](#)

Direct: (808) 291-8051

Email: jhernden@gracepacific.com

This message, including any attachments, is intended for the use of the party to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure. If you are not the intended

recipient, any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please contact the sender immediately by reply e-mail, and delete the original and any copies of this message. It is the sole responsibility of the recipient to ensure that this message and any attachments are virus free.

REQUEST TO ACCESS A GOVERNMENT RECORD

This is a model form that may be used by a Requester to provide sufficient information for an agency to process a record request. Although the Requester is not required to use this form or to provide any personal information, the agency needs enough information to contact the Requester with questions about this request or to provide its response. This request may not be processed if the agency has insufficient information or is unable to contact the Requester.

DATE: _____

TO: _____
Agency that Maintains the Government Record

Agency's Contact Information

FROM: _____
Requester's Name or Alias

Requester's Contact Information

AS THE REQUESTER, I WOULD LIKE THE FOLLOWING GOVERNMENT RECORD:

Describe the government record as specifically as possible so that it can be located. Try to provide a record name, subject matter, date, location, purpose, or names of persons to whom the record refers, or other information that could help the agency identify the record. A complete and accurate description of the requested government record will prevent delays in locating the record. Attach additional pages if needed.

I WOULD LIKE: (Please check one or more of the options below, as applicable)

- ☐ **To inspect the government record**
- ☐ **A copy of the government record:** (Please check only one of the options below.) See the next page for information about fees and costs that you may be required to pay for agency services to process your record request. Note: Copying and transmission charges may also apply to certain options.
- ☐ Pick up at agency (**date and time**): _____
- ☐ Mail (address): _____
- ☐ E-mail (address): _____
- ☐ Fax (toll free and only if available; provide fax number): _____
- ☐ Other, if available (please specify): _____
- ☐ If the agency maintains the records in a form other than paper, please advise in which **format you would prefer to have the record**.
- ☐ Electronic ☐ Audio ☐ Other (please specify): _____
- ☐ Check this box **if you are attaching a request for waiver of fees in the public interest** (See waiver information on next page).

FEES FOR PROCESSING PUBLIC RECORD REQUESTS

You may be charged fees for the services that the agency must perform when processing your request for public records, including fees for making photocopies and other lawful fees. **The first \$30 of fees charged for searching for a record, reviewing, and segregating will not be charged to you. Any amount over \$30 will be charged to you.** Fees are as follows:

Search for a Record	\$2.50 for 15 minutes
Review and Segregation of a Record	\$5.00 for 15 minutes

Generally, no search, review, and segregation fees may be charged if you are making a request for personal records that are about you.

WAIVER OF FEES IN THE PUBLIC INTEREST

As an alternative to the \$30 fee waiver (not in addition to), the agency may waive the first \$60 of fees for searching for, reviewing and segregating records when the waiver would serve the public interest. If you wish to apply for a waiver of fees in the public interest, you must attach to this request a statement of facts, including your identity as the requester, to show how the waiver of fees would serve the public interest. The criteria for this waiver, found at section 2-71-32, Hawaii Administrative Rules, are

- (1) The requested record pertains to the operations or activities of an agency;
- (2) The record is not readily available in the public domain; and
- (3) The requester has the primary intention and the actual ability to widely disseminate information from the government record to the public at large.

COSTS

The Agency may charge you any other lawful fees and the costs to copy and deliver your personal or public record request.

AGENCY RESPONSE TO YOUR REQUEST FOR ACCESS

The agency to which you addressed your request must respond within a set time period. The agency will normally respond to you within 10 business days from the date it receives your request; however, in *extenuating circumstances*, the agency must respond within 20 business days from the date of your request. If you have questions about the response time or the records being sought, you should first contact the agency and request to consult with the agency's UIPA contact person.

Please note that the Office of Information Practices (OIP) does not maintain the records of other agencies and a requester must seek records directly from the agency. If the agency denies or fails to respond to your written request for records or if you have other questions regarding compliance with the UIPA, then you may contact OIP at 808-586-1400, oip@hawaii.gov, or 250 South Hotel Street, Suite 107, Honolulu, Hawaii 96813.

REQUESTER'S RESPONSIBILITIES

You have certain responsibilities under section 2-71-16, Hawaii Administrative Rules, which include making arrangements to inspect and copy records, providing further clarification or description of the requested record as instructed by the agency's notice, and making a prepayment of fees and costs, if assessed. The rules and additional training materials are available online at oip.hawaii.gov or from OIP.

ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

2024

Appendix D

Makakilo Quarry Hotline Phone Log October 1, 2023
through September 30, 2024

(1 page)

No.	Date	Communication Method	Complainant	Message / Description of Call	Investigation / Responsible Party	Investigation / Action Plan
1	10/3/2023	Quarry Hotline e-mail (makakiloquarry@gracepacific.com)	Resident A (Makakilo)	Resident A e-mailed the Quarry Hotline about fire preparedness and maintenance of nearby firebreak.	Materials Admin Supervisor	EHS responded to the resident A's concerns regarding fire preparedness and maintenance of nearby firebreak by writing a letter to the property management in order to be distributed and shared with residents.
2	11/25/2023	Quarry Hotline e-mail (makakiloquarry@gracepacific.com)	Resident B (Makakilo)	Resident B e-mailed the Quarry Hotline about quarry blasting affecting their home and neighborhood.	EHS	Employee from the EHS department investigated the suspected damages to their home that was supposedly caused by the Quarry blasting. Data from the seismographs were pulled. According to the United States Bureau of Mines USBM threshold limit for drywall hairline cracking is 0.75 in/s the seismograph data shows that they were 8 times lower than this threshold to cause damage. A suggestion was offered for the residents to utilize their home owners insurance which they stated that an assessor was scheduled for an inspection.
3	8/7/2024	Quarry Hotline (808) 671-4722	Resident C (Lower Quarry)	Resident C called the Quarry Hotline regarding a missing lock located at the shared gate entry at the Lower Quarry.	Materials Admin Supervisor	Materials Admin Supervisor phoned Resident C. Resident C was unaware of who cut the lock. The lock was replaced and routine checks are conducted to ensure it is not tampered with.
4	9/25/2024	Quarry Hotline (808) 671-4722	Resident D (Makakilo)	Makakilo Resident D called the Quarry Hotline to make a complaint of hearing motorcycles located directly behind their residence in the Quarry property.	Quarry Manager	The Quarry Manager assured Resident D that we would investigate this matter. Upon investigation we found sections along the fence perimeter that had been cut. Operations and facilities manager repaired the sections in the fence. Routine checks are conducted to ensure the fence is no longer being cut.

ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

2024

Appendix E

Aerial Photos and Topographic Map

(4 pages)



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

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

MAKAKILO OVERALL SITE with Gridlines

LEGEND :
— PROPERTY LINES

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

SCALE : 1" = 500'
DATE OF PHOTOGRAPHY : 11 - 14 -2024

Client Details
Annual Drone Survey
Grace Pacific LLC
(808) 674-8383



Scale: 1 : XXXXX		Vt Scale: X		
Drawn By: Grace Pacific LLC		Chd By:		
Revision History				
Revision	1	DD/MM/YYYY	Initials	Comments
Revision				
Revision				
Revision				
Revision				
Revision				
Revision				



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MAKAKILO QUARRY UPPER SITE with Gridlines

BASIS FOR HORIZONTAL CONTROL:

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

LEGEND :
PROPERTY LINES

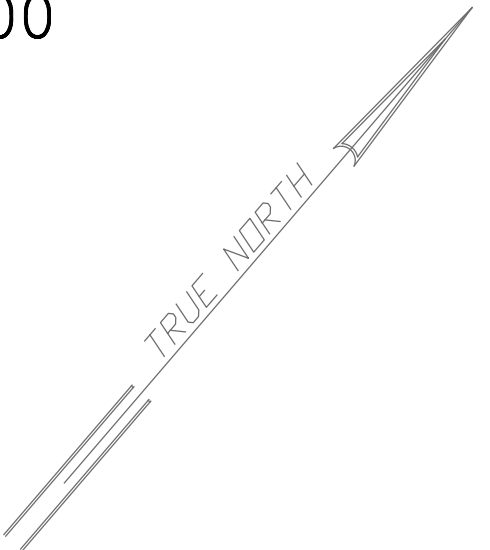
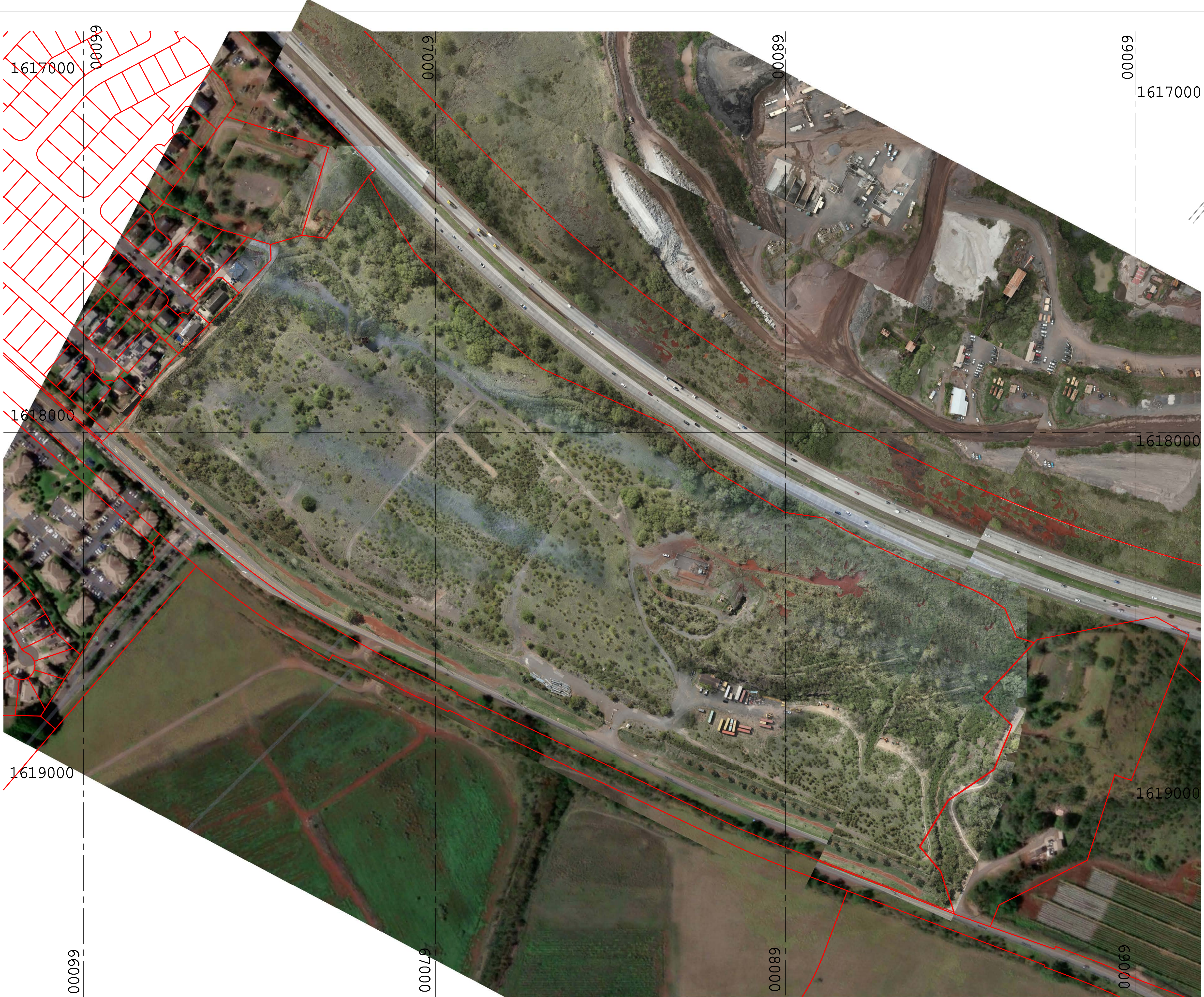
SCALE : 1" = 500'

DATE OF PHOTOGRAPHY : 11 - 14 - 2024

Client Details
Annual Drone Survey
Grace Pacific LLC
(808) 674-8383



Hx Scale: 1 :XXXX		Vt Scale: X		
Drawn By: Grace Pacific LLC		Chkd By:		
Revision History				
Revision	1	DD/MM/YYYY	Initials	Comments
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MAKAKILO LOWER QUARRY SITE CONTOURS

LEGEND :

— PROPERTY LINES

BASIS FOR HORIZONTAL CONTROL:

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

DATE OF PHOTOGRAPHY : 11 - 14 -2024

Client Details
Annual Drone Survey
Grace Pacific LLC
(808) 674-8383



Hx Scale: 1:2000X			Vt Scale: X	
Drawn By: Grace Pacific LLC			Check By:	
Revision History				
Revision	1	DD/MM/YYYY	Initials	Comments
Revision				
Revision				
Revision				
Revision				
Revision				
Revision				



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MAKAKILO OVERALL SITE CONTOURS

LEGEND :

- PROPERTY LINES
- MAJOR CONTOURS
- MINOR CONTOURS

BASIS FOR HORIZONTAL CONTROL:

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

SCALE : 1" = 500'

DATE OF PHOTOGRAPHY : 11 - 14 -2024

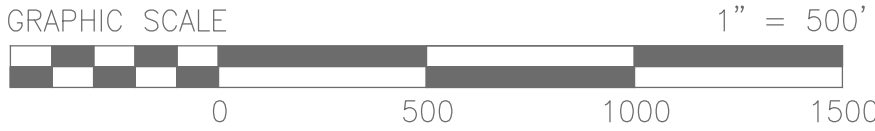
Client Details
Annual Drone Survey
Grace Pacific LLC
(808) 674-8383



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Drawn By: Grace Pacific LLC		Chkd By:		
Revision History				
Revision	1	DD/MM/YYYY	Initials	Comments
Revision				
Revision				
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Revision				

Sheet No: 1 / 1

Makakilo Quarry Overall Site Contours
File Ref: Year of 2024.vce



0.20 ft

ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

2024

Appendix F

Renaturalization History and Status Report
(SUP Condition #2)

(2 pages)

Grace Pacific LLC
Makakilo Quarry 2024 Annual Compliance Report

Renaturalization Plan History and Update

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

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

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

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

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

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

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

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

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

2017. No new renaturalization projects were undertaken in 2017.

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

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

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

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

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

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

2024. No new renaturalization projects were undertaken in the current reporting period.

ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

2024

Appendix G

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

(3 pages)

Grace Pacific LLC
Makakilo Quarry 2024 Annual Compliance Report

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

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

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

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

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

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

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

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

The next phases of work include the following:

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

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

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

The next phases of work include the following:

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

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

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

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

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

2024. As of May 10, 2024 DOH provided acknowledgement of notification to terminated participation in the VRP dated August 20, 2019 was received and is under review. The EHMP was submitted to the DOH on November 30, 2023.



Grace Pacific LLC

A SUBSIDIARY OF ALEXANDER & BALDWIN, INC.

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

November 19, 2018

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

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

Dear Mr. Young:

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

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

Sincerely,



Pike Riegert
President

Copy to:

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

ANNUAL COMPLIANCE REPORT

Makakilo Quarry, Kapolei, Oahu, Hawaii

2024

Appendix H

UXO History and Status Report
(SUP Condition #6)

(2 pages)

UXO History and Status Report for Open Space Buffer Area.

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

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

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

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

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

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

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

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

2018. There has been no progress during this year.

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

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

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

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

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

2024. No new updates this year. The USACE continues to work on this FUD Site by seeking input from regulatory agencies. Continued updates from the USACE are ongoing.

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APPENDIX I

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

(3 pages)

Grace Pacific LLC
Makakilo Quarry 2024 Annual Compliance Report

Beneficial Re-use Plan History and Update

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

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

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

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

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

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

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

2.5.4 Environmental Assessment

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

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

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

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

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

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

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

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

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

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

2024. The Grace Pacific SUP amendment was approved on September 9, 2024. We are applying for a CUP amendment to redesign the east side grading plan and the "Kunia Berm." Grace Pacific will reassess installing a storm water interceptor ditch to manage runoff from the berm. The project depends on the berm redesign, NPDES permit conditions, and development options, with compliance to regulations if deemed feasible.

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Appendix J

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

(1 page)

Grace Pacific LLC
Makakilo Quarry 2024 Annual Compliance Report

Sanitary Landfill Maintenance History and Update.

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

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

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

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

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

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

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

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

2024. Grace Pacific continued to maintain and monitor the Former Palailai Landfill. The Former Palailai Landfill Annual Monitoring and Maintenance Status Report was completed for calendar year 2023. The former Palailai Landfill continues to be maintained in good condition. Furthermore, we have met the SUP conditions related to the closure of operations for Palailai.