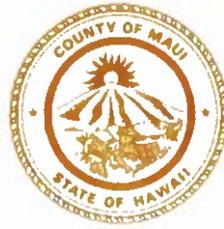


RICHARD T. BISSEN, JR.
Mayor

JACKY TAKAKURA
Acting Director

ANA LILLIS
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAI'I 96793



Exhibit 9

PROPOSED HAWAIIAN CEMENT PU‘UNĒNĒ SUPPLEMENTAL QUARRY, PU‘UNĒNĒ, MAUI, HAWAI‘I

Maui Planning Commission Meeting

November 25, 2025



MUNEKIYO HIRAGA

PROJECT TEAM

Applicant.....Hawaiian Cement
Civil Engineer..... RT Tanaka Engineers, Inc.
Archaeology and Cultural Consultant....Cultural Surveys Hawai'i
Agriculture Consultant.....CDLidstone LLC
Planning Consultant.....Munekiyo Hiraga

MEETING PURPOSE

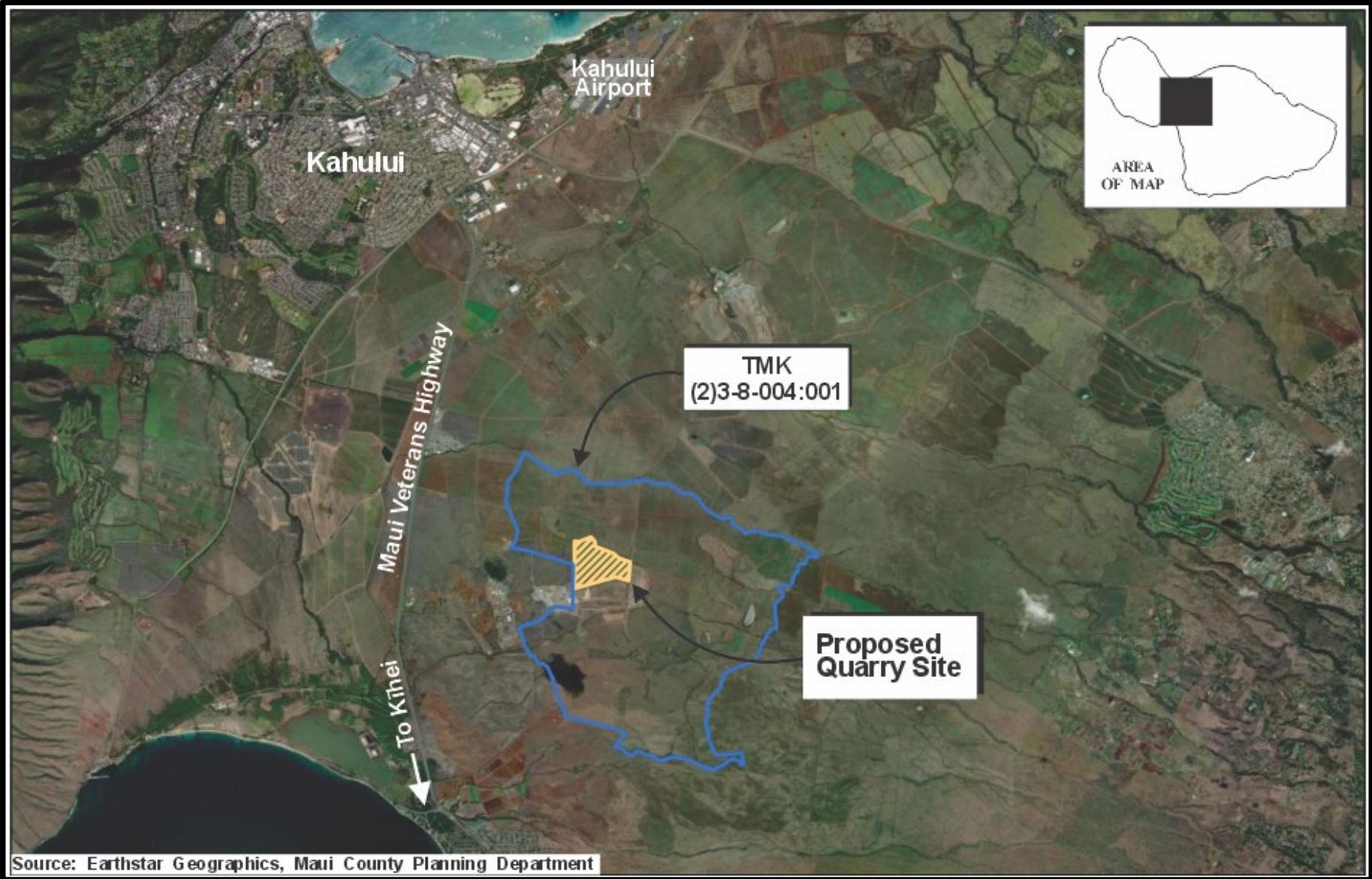
We respectfully request consideration and approval of the amendment to the subject County Special Use Permit (CUP 2006/0002) and recommendation for approval of the amendment to the State Land Use Commission Special Permit (SP92-380) for the proposed Hawaiian Cement Pu'unēnē Supplemental Quarry. Both applications request removal of current quarry area and addition of a new Supplemental Quarry Site.

PROJECT BACKGROUND

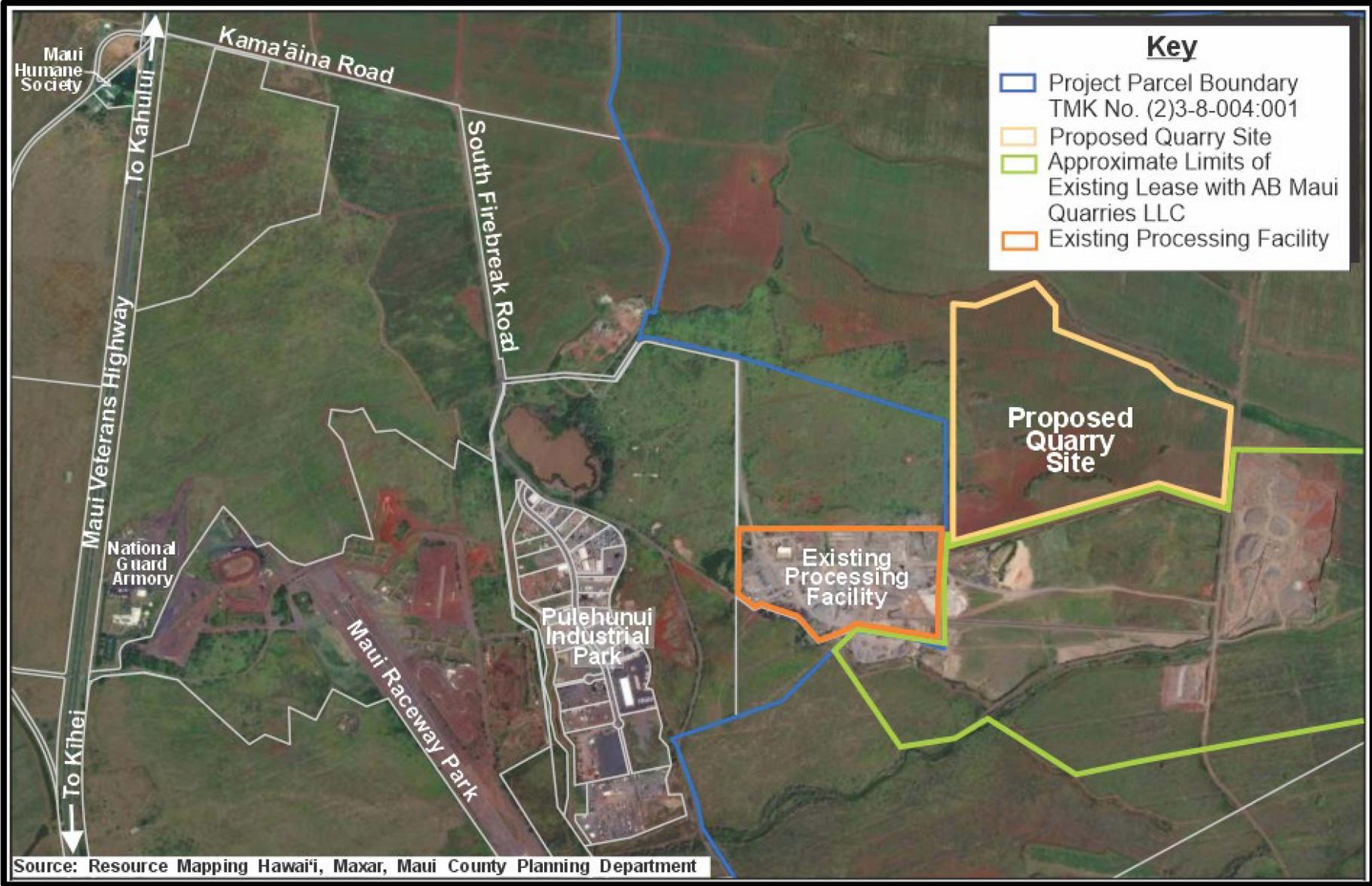
SITE HISTORY AND OVERVIEW

- Hawaiian Cement has operated a quarry in the Pu'unene area since the early 1990's. Rock quarrying, cement and other related industrial uses have existed at the project area by other operators since the late 1970's.
- Hawaiian Cement's existing Pu'unene Quarry is a portion of a larger TMK which was initially owned by A&B. The parcel is now owned by MP Central A, LLC and AB Maui Quarries, LLC.
- Hawaiian Cement also holds a long term lease and access easement from the State of Hawai'i for one (1) additional TMK parcel where the concrete batching and aggregate processing operations take place, and where vehicle access to the quarry and concrete operations is provided.
- Access to the Quarry and concrete operation is provided via Kama'āina Road, at a signalized intersection with Maui Veteran's Highway.

PROPOSED SUPPLEMENTAL SITE MAP (REGIONAL)



PROPOSED SUPPLEMENTAL SITE MAP



Site Overview

Pu'unēnē Quarry



PERMITTING TIMELINE

- 1992: Hawaiian Cement received SP 92-380 approval for 46-acre quarry area on TMK (2)3-8-008:031 (CUP was not required for the proposed use at that time).
- 1996: First amendment to SP 92-380 was approved for use of 60 additional acres on TMK (2)3-8-004:001 for quarrying.
- 2006: Second amendment to SP 92-380 was approved, further expanding quarry area. CUP 2006/0002 was also obtained, required as of 1998 for special uses of more than 15 acres on ag zoned lands.
- 2014: Third amendment to SP 92-380 was approved, along with first amendment to CUP 2006/0002. Amendment was to add additional acreage to the SP and CUP.

PERMITTING TIMELINE

(CONTINUED)

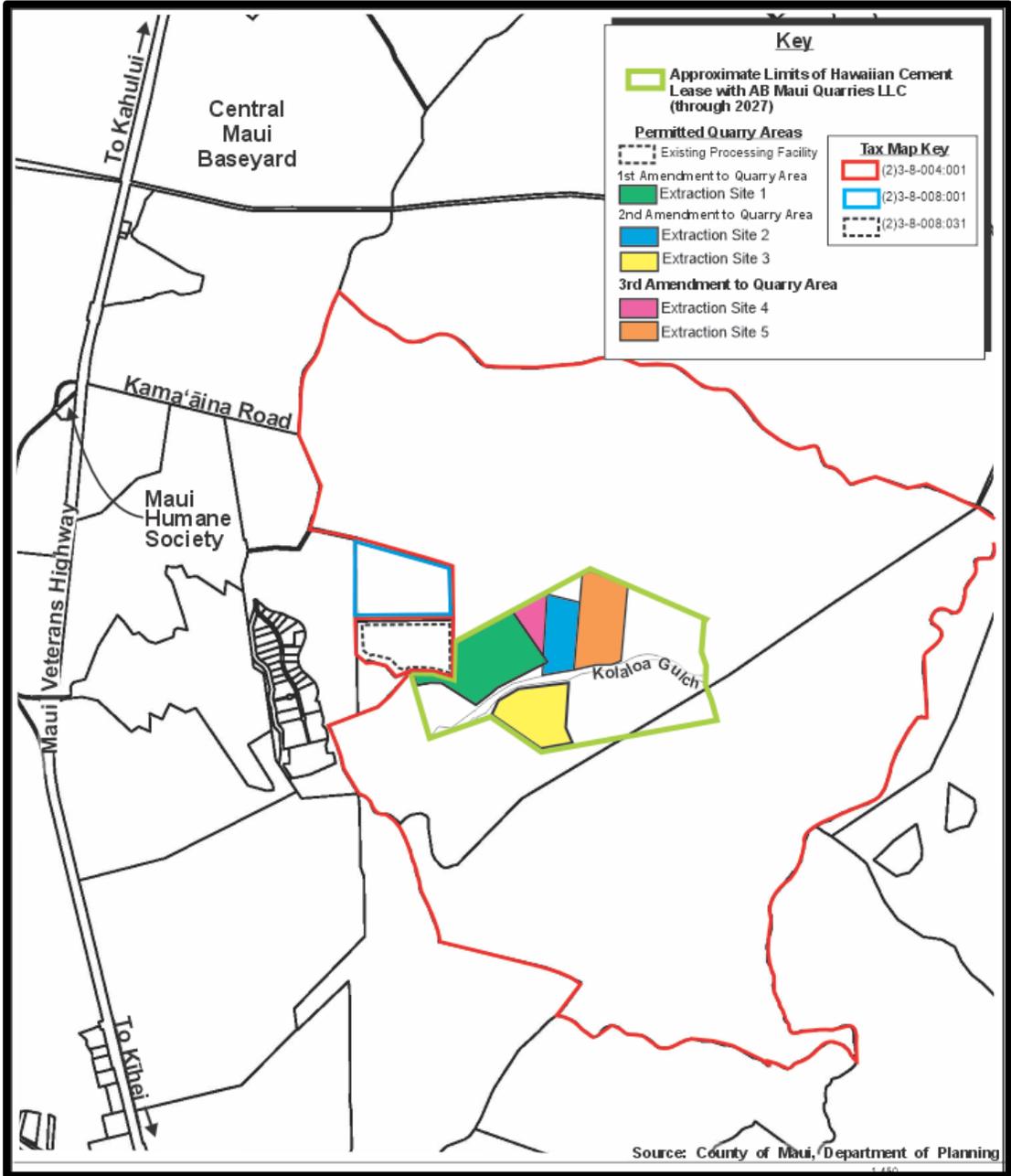
- 2021: Hawaiian Cement submitted applications for fourth and second amendments to SP 92-380 and CUP 2006/0002, respectively, again adding further land areas for quarrying.
- 2022: Maui Planning Commission (MPC) approved second amendment to CUP 2006/0002 and recommended approval of fourth SP amendment to SLUC.
- 2023: State Land Use Commission (SLUC) review was delayed due to new requirement that landowners agree to permit conditions. In addition, the Office of Planning and Sustainable Development requested that further archaeological work be done. Archaeological work was completed; amendment request was sent back to MPC to amend the record.

PERMITTING TIMELINE

(CURRENT REQUEST)

- 2024: The amendment areas (existing quarry site) on TMK (2)3-8-004:001 were purchased by AB Maui Quarries, LLC. Hawaiian Cement was informed that their lease would be terminated effective January 2027.
- 2024: Hawaiian Cement identified new potential quarry site of 125 acres on a different portion of TMK (2)3-8-004:001, which was owned by MP Central A, LLC. Hawaiian Cement has since purchased 55 acres of the site, and intends to purchase the remaining 70 should the permit amendments receive approval.

EXISTING QUARRY MAP



EXISTING PU'UNENE QUARRY PERMIT HISTORY SUMMARY

Permit	1992	1996	2006	2014	2022	2025
SP 92-380	Initial approval	First amendment approval (added permitted quarry area and time extension)	Second amendment approval (added permitted quarry area and time extension)	Third amendment approval (added permitted quarry area and time extension)	Fourth amendment MPC recommendation of approval. No SLUC action	Fourth amendment revisited by MPC with new information provided. SLUC review to follow
CUP 2006/0002	No action	No action	Initial approval	First amendment approval (added permitted quarry area and time extension approval)	Second amendment approval (added permitted quarry area)	Third amendment under review by MPC

PERMITTING TIMELINE

(CURRENT REQUEST)

2025: Hawaiian Cement submitted a County Special Use Permit (CUP) amendment and supplemental information for the current State Special Permit (SP) amendment, requesting:

- Removal from consideration of all current permitted quarry lands on TMK (2)3-8-004:001 (while keeping lands on TMK (2)3-8-008:031) effective January 25, 2027.
- Addition of the new 125-acre quarry site.

Procedural notes:

- The CUP amendment application is for a new, third amendment to CUP 2006/0002, since the MPC approved the second amendment in 2022.
- The SP application is an addendum to the fourth amendment application for SP 92-380 (first reviewed by MPC in 2022), since that application was never approved by the SLUC.

QUARRYING ACTIVITY

The present requests do not propose any changes to quarrying activity, only quarry location:

- Stone would be mined incrementally, with at most 30 acres of the 125-acre site used for active mining at any given time.
- Mined rock would be transported to processing facility (TMK (2)3-8:008:031) by conveyor belt or other means.
- Processing facility produces aggregates and concrete using mined material.
- Drainage basins will be installed in the lowest portion of the site to contain additional runoff from active quarry areas.

No change is proposed to the processing facility operations.

PROJECT NEED

- Demand for construction materials is anticipated to grow in the near future to support rebuilding efforts in West Maui.
- If approved, the quarry will provide essential building materials for Maui Island.
- Having more on-island sources of aggregate has significant economic benefits, including reduced costs, as the material is on island instead of imported. Hawaiian Cement also currently employs 61 people on Maui.
- In order to continuously operate, Hawaiian Cement hopes to transition to the new site in 2026.

ARCHAEOLOGICAL RESOURCES

Cultural Surveys Hawai'i (CSH) prepared a draft Archaeological Inventory Survey (AIS) for the proposed project to assess potential impacts:

- The AIS testing strategy was approved by State Historic Preservation Division (SHPD) on April 9, 2025, and the draft AIS was submitted for SHPD review on September 18, 2025.
- During fieldwork for the AIS, no significant archaeological features were found. The draft AIS recommends that no further archaeological work be undertaken.
- Several other SHPD-reviewed studies have been completed in the vicinity of the proposed project, which also did not document significant archaeological features.

CULTURAL RESOURCES

CSH also prepared the Cultural Impact Analysis (CIA) for the project:

- Agricultural practices, plant resources, coastal and marine resources, and mo‘olelo and wahi pana were identified as cultural resources in the vicinity of the supplemental quarry site.
- The CIA did not identify any adverse impacts to cultural resources as a result of the proposed quarry relocation.
- If cultural artifacts are inadvertently discovered during ground disturbance, work will cease and SHPD will be contacted for assistance.
- Per suggestions from Office of Hawaiian Affairs, a request for comment was placed in the November issue of Ka Wai Ola to supplement community consultation in the CIA, and a Ka Pa‘akai Analysis was added to the CIA after submission of the amendment requests.

Consultation letters were sent to ‘Aha Moku o Maui and Na Kūpuna o Lahaina to obtain additional insight from local cultural experts. Initial comments were received from ‘Aha Moku and a response letter was prepared and shared with the Department of Planning.

FLORA AND FAUNA RESOURCES

- A Flora and Fauna Survey Report was prepared for the proposed project by AECOS, Inc.
- No endangered or endemic plant species were found on the project site; three (3) common native species were documented.
- Fauna Resources Recommendations:
 - Blackburn's sphinx moth was not found on the site, but the Applicant should regularly survey for and remove tree tobacco plants on the site to avoid attracting the endangered moths.
 - Nēnē (Hawaiian goose) were observed during the avian survey. Work should cease if nēnē nests are discovered within 150 feet of human activity, and the Applicant should conduct additional nesting surveys as necessary.
 - Seabirds passing over the site will be protected by minimizing nighttime work and keeping any lighting shielded downwards. The Applicant should work to prevent standing water from remaining in quarry areas to avoid attracting ae'o (Hawaiian stilt).
 - The Applicant should avoid removal of woody vegetation taller than 15 feet during the breeding season of ope'ape'a (Hawaiian hoary bat). Barbed wire will not be used.

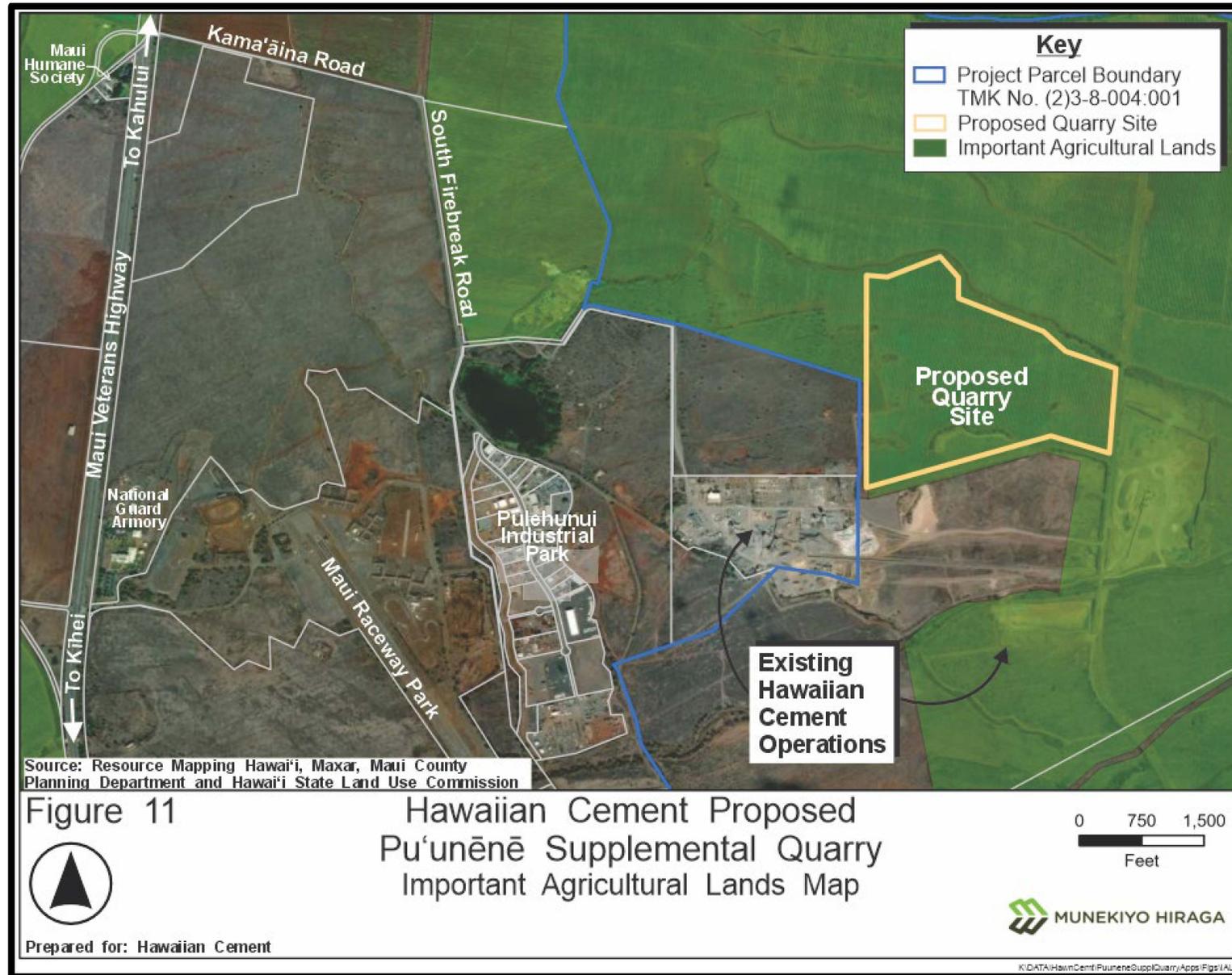
AGRICULTURAL LANDS

- The proposed supplemental quarry site is located within the over 25,000 acres of Important Agricultural Lands (IAL) designated by A&B on Maui.
- The site has been utilized for a citrus orchard, operated by Mahi Pono.
- Soil removed from each mining area will be replaced such that it is at least 24 inches deep after mining is complete. The agricultural impact memo prepared for the project concluded that this strategy would allow the Supplemental Quarry site to become a productive agricultural area after mining is complete.
- Mahi Pono has expressed interest in using the quarrying lands for agricultural use after quarrying is complete on the site.
- It is noted that, even if the site is made available for agricultural use, lack of access to water for irrigation may make cultivation of crops, including reinstatement of the citrus orchard, difficult on the site. The Applicant does not have access to an irrigation water source for the property.

RECLAMATION PLAN AND POST-MINING AGRICULTURAL LAND USE

- The Project's Agricultural consultants reviewed the conditions at the existing and proposed supplemental quarry site and prepared a summary memo of their findings and recommendations.
- Soil and vegetation observations and testing indicate that the supplemental quarry area can be reclaimed to productive agricultural land following mining activities.
- The reclamation plan involves mining the land in ~30-acre sections and contemporaneous reclamation. The plan will include breaking up the quarry floor to allow subsurface drainage, removal of soils from the adjacent ("to be mined") section and direct placement to a minimum depth of 24 inches onto the fully "mined" section. Soils will be plowed, seeded and mulched with wood chips sourced from trees removed from the adjacent section. Concurrent reclamation allows minimal handling and stockpiling of topsoil and will ensure soils quality/fertility.
- The reclaimed land will feature a new subdued topography (micro-climate) which will be partially protected from the wind, will be subject to less evapo-transpiration and promote greater water retention within the soils.
- Soils across the previously mined and reclaimed areas are comparable to soils in the expansion area in terms of depth and nutrient content. This indicates that, handled appropriately, replaced soils on the expansion area will lead to land with equal to or greater agricultural potential. The type of agricultural operation suitable for the reclaimed land will depend on water availability.

IMPORTANT AGRICULTURAL LANDS MAP



AIR AND WATER QUALITY

Air quality impacts:

- Mining activity may generate fugitive dust. BMPs, including regular watering, will be implemented to contain dust.
- The Applicant will modify its existing Air Quality permit from the State of Hawai'i, Department of Health (DOH) prior to commencement of mining activity in the Supplemental Quarry area. The Applicant will adhere to all provisions of the Air Permit approval.

Water quality impacts:

- No streams or wetlands are located on or adjacent to the proposed project site.
- The full increase in peak stormwater runoff will be contained in new detention ponds on the downhill side of the site.
- The Applicant will modify its existing National Pollutant Discharge Elimination System (NPDES) from DOH, prior to commencement of quarrying activity.

SP AND CUP CRITERIA

- The proposed quarry relocation is in compliance with the SP criteria contained in Hawai'i Administrative Rules (HAR) Section 15-15-95 and the CUP criteria contained in Maui County Code (MCC) Section 19.510.070.
- The proposed relocation does not contravene the goals, objectives, and policies of the Maui Countywide Policy Plan, Maui Island Plan, or Kihei-Makena Community Plan.

REQUEST

We respectfully request approval of the subject amendments to the CUP and recommendation of approval of the amendments to the SP from the Maui Planning Commission for the proposed Hawaiian Cement Pu'unēnē Supplemental Quarry Project.

MAHALO!