

STATE OF HAWAII OFFICE OF PLANNING & SUSTAINABLE DEVELOPMENT

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Coastal Zone
Management
Program

DTS 202602201444SE

March 13, 2026

Environmental Review
Program

TO: Daniel Orodener, Executive Officer
Land Use Commission

Land Use Commission

Land Use Division

FROM: Mary Alice Evans, Director *Mary Alice Evans*
Office of Planning and Sustainable Development

Special Plans Branch

State Transit-Oriented
Development

SUBJECT: SP92-380
Applicant: Hawaiian Cement
Request: To Establish a New Supplemental Quarry Site
Tax Map Key: (2) 3-8-004:001 (por.)
Puunene, Maui

Statewide Geographic
Information System

Statewide
Sustainability Branch



The Maui Planning Commission (MPC) has approved Hawaiian Cement's (Applicant) application to amend its current state and county special use permits (SUP 1910013/CUP 20060002) covering approximately 224 acres, consisting of a 46-acre processing facility site on Tax Map Key (TMK) (2) 3-8-008:031 (por.) (Facility Site) and 178 acres of quarrying area on TMK (2) 3-8-004:001 (por.) (Quarry Area, and together with the Facility Site, the Petition Area), to add a 125-acre supplemental quarry site (SQ Site) and remove remediated Quarry Areas in January 2027. The Office of Planning and Sustainable Development (OPSD) supports the Applicant's Application to Amend Special Permit 92-380 (Application) and recommends that the State Land Use Commission (LUC) approve the Application.

I. Procedural Background

In July 1992, the LUC approved a Special Permit (SP92-380) to allow the Applicant to develop a rock quarry and concrete aggregate operation on the Original Site, consisting of approximately 46 acres of land in the State Agricultural District. The Facility Site is owned by the State of Hawaii and leased to the Applicant through 2038. The Applicant extracts basalt rock material from the quarry site and transports it to its processing facility on the Facility Site via a movable, overland conveyor belt system where the material is further processed into aggregate, cement, and other products.

Since 1992, there have been four amendments to SP92-380 approved by the LUC, three of which expanded the quarry area to portions of TMK (2) 3-8-004:001,

which is adjacent to the Facility Site. The expansion acreage is part of approximately 350 acres of land in the State Agricultural District obtained by the Applicant for quarry purposes under a long-term lease (Lease) from the then-landowner Alexander & Baldwin (A&B). Under the terms of the Lease, the Applicant is required to remediate the land so it can be returned to agricultural use once quarry operations end. The amendments that expanded the acreage are summarized below:

1. First Amendment to Acreage (TMK (2) 3-8-004:001 (por.); November 1996)

The Petition Area was expanded by an additional 60 acres of land (Site 1). Site 1 has been quarried and remediated for return to agricultural production.

2. Second Amendment to Acreage (TMK (2) 3-8-004:001 (por.); December 2006)

The Petition Area was further expanded by a total of 66.44 acres, divided into two distinct sections, comprised of 24.476 acres (Site 2) and 41.968 acres (Site 3). Site 3 is separated from the other quarry areas by Kolaloa Gulch. Site 2 has been quarried and remediated for return to agricultural production. Site 3 is currently being quarried and is expected to be completed and the land remediated for agricultural use by the end of the lease term.

3. Third Amendment to Acreage (TMK (2) 3-8-004:001 (por.); December 2014)

The Petition Area was again expanded by a total of 41.968 acres (Site 5). In addition, 9.697 acres of the existing Petition Area was included in the Quarry Area (Site 4). Site 4 has been quarried and remediated for return to agricultural production. Site 5 has been quarried, and remediation is expected to be completed by the end of April 2026.

In 2021, the Applicant filed for a fourth amendment to acreage to further expand the Petition Area within TMK (2) 3-8-004:001. Before the LUC could review the filing, AB Maui Quarries LLC purchased the Quarry Area leased by the Applicant from A&B and declined to extend the Lease beyond its current January 31, 2027 termination date. Consequently, the Applicant withdrew its fourth amendment filing. After discussions with state and county agencies, it was determined that the Applicant could replace the 2021 fourth amendment filing with a filing to add the SQ Site and remove all prior approved Quarry Areas on TMK (2) 3-8-004:001 by January 31, 2027. The Applicant will begin quarry operations on the SQ Site following remediation of the Quarry Areas and termination of the Lease.

On November 12, 2025, the MPC approved the Application to Amend SP92-380 subject to 15 conditions and to forward the decision for concurrence by the LUC. Subsequently on March 4, 2026, the LUC received the Application transmitted by the Maui Planning Department.

II. Supplemental Quarry Site and Surrounding Lands

The Applicant has identified the SQ Site, a 125-acre supplemental quarry site, in the State Agricultural District on a different portion of TMK (2) 3-8-004:001 abutting the northeast corner of the Original Site. The SQ Site is owned by MP Central A, LLC, as subsidiary of Mahi Pono Holdings, LLC (Mahi Pono). The Applicant has a purchase and sale agreement with MP Central A, LLC, under which the Applicant has purchased 55 acres of the SQ Site and will purchase the remaining 70 acres once the Application has been approved. Active quarry areas will be limited to 30 acres at a time, and the Applicant will develop a transition plan with Mahi Pono to allow citrus production to continue in areas yet to be quarried.

Access to the SQ Site is expected to be via an internal roadway from the abutting processing site. The processing site is within two miles of the intersection of Maui Veterans Highway, a state roadway, and Kamaaina Road, a private road, and is accessed via Kamaaina Road.

The SQ Site is zoned Agriculture under the county zoning and is designated as Agriculture in the Wailuku-Kahului Community Plan. It is outside of the Maui Island Plan Growth Boundary. Surrounding land uses include agricultural lands to the east, south, and north, as well as the Maui Humane Society, the Pulehunui Industrial Park, and the Maui Raceway Park to the west.

The SQ Site contains soils rated predominantly “A” and “B” under the Land Study Bureau’s (LSB) soil productivity system. The site is classified as “Prime” and “Other” on the Agricultural Lands of Importance to the State of Hawaii (ALISH) Map. In addition, the SQ Site is part of the 27,000 acres of A&B lands designated as Important Agricultural Lands (IAL) by the LUC in 2009 (DR09-38). Moreover, the SQ Site is under active citrus orchard production by Mahi Pono.

III. Potential Impacts

A. Archaeological and Cultural Resources

The Applicant initiated a Hawaii Revised Statutes (HRS) § 6E-42 consultation with the State Historic Preservation Division (SHPD). SHPD requested an Archaeological Inventory Survey (AIS) be conducted and approved the test strategy. The AIS field work has been completed and found no significant features. A draft AIS report is being prepared for SHPD review and approval. The Applicant states that no quarry operations on the SQ Site will start until the HRS § 6E-42 consultation is completed.

A Cultural Impact Assessment (CIA) was conducted and a report finalized in June 2025. The scope of the CIA was the entire ahupuaa of Pulehunui that contains the SQ Site. In

addition to archival research, community outreach was conducted involving 43 individuals and organizations. The CIA concluded that the quarry use of the SQ Site will have no impact to customary and traditional Native Hawaiian cultural practices. The Applicant states that they will cease all work in the area and contact SHPD for assistance in the event of an inadvertent discovery of cultural artifacts, including human remains.

B. Biological Survey

A Flora and Fauna Survey was conducted in October 2024. The SQ Site is currently used for citrus production, so it is mainly occupied by lime trees, with little other types of vegetation. Three native plant species and one canoe plant were found but no protected species were detected. The avian survey observed Nene overflying the SQ Site, but no other protected avian species were found. The mammalian survey found no protected species. Mitigation measures were recommended to prevent potential impacts to the Blackburn's Sphinx Moth, overflying seabirds, the Hawaiian Stilt, the Hawaiian Hoary Bat, and Nene, if encountered.

C. Wetlands, Streams, and Coastal Resources

There are no wetlands or streams on the SQ Site. The SQ Site is in Flood Zone X, and not in the Special Management Area.

D. Infrastructure and Government Services

Non-potable water used for concrete batching, dust control, and cleaning equipment will be provided by the Applicant's own well located within the processing facility. Potable water for employees will be provided by a private bottled water vendor. Portable toilets will be serviced by a private vendor to provide wastewater disposal. The Applicant will implement drainage improvements and other Best Management Practices (BMPs) to prevent stormwater runoff from impacting downstream agricultural and industrial users. The SQ Site will replace existing quarry sites, and the extent and intensity of quarry operations will remain the same, so no additional traffic impacts are expected. County fire and police services are available if needed.

IV. OPSD Comment

OPSD finds that the proposed use for the SQ Site is consistent with the guidelines for determining if it may be permitted in the State Agricultural District as an "unusual and reasonable use" pursuant to Hawaii Administrative Rules (HAR) § 15-15-95(c):

- (1) The use shall not be contrary to the objectives sought to be accomplished by chapters 205 and 205A, HRS, and the rules of the commission;*

The original intent of HRS Chapter 205 is “to preserve, protect, and encourage the development of the lands in the State for those uses to which they are best suited for the public welfare.” (Act 187, SLH 1961) Consequently, the protection of agricultural land and its continued availability for agricultural use as a major objective of Chapter 205 must be balanced against other unusual uses that serve the public interest. The SQ Site contains a supply of stone resources expected to support 20 years of quarry operations, is on open level ground, abuts the current processing site, and is distant from population centers; therefore, it is well-suited for quarry use. In this case, OPSD finds that the need to provide an uninterrupted supply of aggregate and base course products to meet Maui Island’s urgent construction demand outweighs the temporary halt to agricultural production until quarry operations cease and the land is restored for agricultural use.

The SQ Site is also not contrary to the objectives and policies of HRS Chapter 205A as the SQ Site is outside of the Special Management Area, not within a flood hazard zone, and the Applicant will implement drainage improvements and BMPs to ensure that stormwater runoff does not impact downstream properties.

(2) The proposed use would not adversely affect surrounding property;

Surrounding properties are occupied by the current Hawaiian Cement processing operation, current and remediated quarry sites, and agricultural land owned by MP Central A, LLC. Proposed drainage improvements and other BMPs will prevent adverse impacts from stormwater runoff to neighboring agricultural or industrial uses. Other BMPs will minimize adverse impacts on air quality and noise. Consequently, there would be no adverse impacts to surrounding properties.

(3) The proposed use would not unreasonably burden public agencies to provide roads and streets, sewers, water drainage and school improvements, and police and fire protection;

The SQ Site will not require county water or wastewater service nor expand the service area for police or fire protection. Access to the SQ Site will be via a new entrance from the existing processing facility and will be built and maintained by the Applicant. Drainage improvements to contain stormwater runoff will also be implemented and maintained by the Applicant. Since the SQ Site will replace existing quarry areas, no additional traffic impacts are expected to affect the signalized intersection of the state-owned Maui Veterans Highway and the county’s Kamaaina Road. If the Applicant is unable to secure the SQ Site, public agencies’ ability to provide road, sewer, and drainage improvements may be hindered due to a potential shortage of aggregate material needed for construction.

The State Department of Transportation (DOT) is concerned that the intersection of Maui Veterans Highway and the Petition Area’s main access road will be impacted by fallen loose aggregate and rock debris from routine truck hauling and has recommended a

condition of approval to provide regular maintenance. *See OPSD Exhibit B, pgs. 2-3 and Applicant's Exhibit 21 of Exhibit 7.*

- (4) *Unusual conditions, trends, and needs have arisen since the district boundaries and rules were established; and*

The land where the existing quarry is located was sold to AB Maui Quarries, LLC, and the new owner will terminate the Lease for the Quarry Area in January 2027.

Consequently, the Applicant needs a new quarry site to provide an uninterrupted supply of aggregate. In addition, demand has increased since the Lahaina wildfires of August 2024 due to the urgent need for reconstruction of homes, commercial buildings, and infrastructure.

- (5) *The land upon which the proposed use is sought is unsuited for the uses permitted within the district.*

The proposed SQ Site is on land classified as “Prime” on the ALISH map, rated “A” and “B” under the LSB soil classification system, has been designated as IAL by the LUC, and is currently in active agricultural use by Mahi Pono—the proposed site is clearly suited for the agricultural uses permitted within the State Agricultural District. However, there are other factors to be considered:

- The 125-acre SQ Site is only 0.46% of the 27,102 acres of A&B lands designated as IAL by the LUC in 2009. The SQ Site is also only 0.3% of the 41,000 acres of agricultural land under production by Mahi Pono, and Mahi Pono has agreed to provide the land to the Applicant for quarry use.
- The Applicant intends to remediate the land for future agricultural use once quarry operations is completed.
- The site abuts the Applicant’s processing facility, consists of open level land, and contains significant deposits of quality quarry materials vital to the construction industry.

While the proposed SQ Site is well suited for agricultural use, it is also particularly well suited for quarry use. Given that the SQ Site will be remediated for agricultural use once quarry operations cease, OPSD finds that the need to meet the increased demand for aggregate material due to Maui Island’s urgent construction needs outweighs the temporary halt to agricultural use.

The State Department of Agriculture and Biosecurity (DAB) has noted that it believes this is the first land use permit application involving IAL that is also in intensive agricultural production. As such, DAB has recommended a condition of approval to minimize quarrying impact on existing agricultural activity and requiring

Mr. Daniel Orodener
March 12, 2026
Page 7

reclamation/restoration of the land for agricultural use upon cessation of quarrying. *See OPSD Exhibit A, pgs. 3-4; Applicant's Exhibit 22 of Exhibit 7 and Exhibit 10.*

V. Recommendation

Based on the analysis above, OPSD finds that the proposed use for the SQ Site is an “unusual and reasonable use” permitted in the State Agricultural District under HAR §15-15-95(c) and recommends that the LUC approve the Applicant’s Motion to Amend SP92-380. OPSD also recommends that, pursuant to HAR §15-15-96(a), the LUC impose the additional conditions suggested by the DOT and DAB, respectively, as follows:

“An updated or a new (regular) maintenance program for the access road shall be submitted to the State Department of Transportation Highways Division’s Maui District Office before new operation/occupancy of the expanded site, with a new submission once every five years thereafter.”

“That the Applicant shall undertake quarrying of the 125-acre project site in stages and the existing agricultural activity shall be allowed to continue in non-quarrying areas. The reclamation of each completed quarried stage shall include topsoil suited for agricultural cultivation of at least 24 inches depth and the reclaimed lands shall be made available for agricultural use.”

Thank you for the opportunity to comment on the special permit application. If you have any questions, please contact Aaron Setogawa, aaron.h.setogawa@hawaii.gov, (808) 587-2883. If you wish to respond to this comment letter, please include DTS 202602201444SE in the subject line.

JOSH GREEN, M.D.
Governor

SYLVIA LUKE
Lt. Governor



SHARON HURD
Chairperson
Board of Agriculture & Biosecurity

DEAN M. MATSUKAWA
Deputy to the Chairperson

State of Hawai'i
DEPARTMENT OF AGRICULTURE & BIOSECURITY
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1428 South King Street
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Phone: (808) 973-9560 FAX: (808) 973-9613

October 29, 2025

Ms. Karlynn K. Fukuda
President
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Attn: Mr. Finn Gibson, Analyst

Subject: Submission of Supplemental Materials for State Special Permit
Amendment Application for the Hawaiian Cement Puunene Quarry Site
(SP 92-380 and CUP 2006/0002)
TMK: 3-8-004: 001, 3-8-006: 001, and 3-8-001: 031
Puunene, Maui, Hawaii
Area: 125 acres

Dear Ms. Fukuda:

The Department of Agriculture and Biosecurity (DAB) submits this letter in response to both the County Conditional Use Permit (CUP 2006/0002) and the State Special Permit (SP 92-380). The DAB's comments and recommendations are based on the "Project Assessment Report – Hawaiian Cement – Proposed Puunene Quarry – TMK No. (2) 3-8-004: 001 (por.) (CUP 2006/0002), dated June 2025.

Background:

The 125-acre project site is about 5 miles south southeast of Kahului Harbor. It adjoins to the south and west the existing 214-acre quarry site and processing facility that was initially established in 1992.

The DAB submitted comments (dated July 27, 2022) on the prior proposed amendment that sought to add 45.4 acres to the existing quarry and processing facility. Since then, the ownership of the existing quarry recently changed from Alexander and Baldwin to AB Maui Quarries.



As of January 2027, the project applicant, Hawaiian Cement, will lose access to the quarry area but retain the lease to the processing facility (the land under which is owned by the State) through 2038. Hawaiian Cement, in anticipation of losing access to the quarry site now seeks to purchase 125 acres of land owned by Mahi Pono Holdings, just north of the existing quarry site and establish a quarry. Thus far, about 55 acres of the project site has been purchased by Hawaiian Cement with the remaining 70 acres to be purchased upon approval of the current proposed State Special Permit and Conditional Use Permit.

Department of Agriculture and Biosecurity Comments:

As in the case of the prior State Special Permit amendment request, DAB is concerned about the proposed use of designated Important Agricultural Lands (IAL). We noted in our correspondence on the earlier proposed amendment that the then-proposed expansion of the quarry by 45 acres was “small in comparison to the thousands of acres of surrounding designated Important Agricultural Land”. (DAB letter to Munekiyo Hiraga, dated July 10, 2023) However, we also noted in our letter that the license agreement at the time between Hawaiian Cement and Alexander and Baldwin required that the affected land under reclamation “return the quarried land to a semblance of its former state and make the otherwise substantial disturbance of the affected 45.4 acres of designated Important Agricultural Land, a temporary one.” Further the 45.4-acre site was not in agricultural use at the time, and the closest Mahi Pono agricultural activities were about a mile north and east of the project site. The absence of productive agricultural activity and the lease requirement that the land area be reclaimed and restored to its prior condition somewhat mitigated the temporary loss of the 45.4-acre site as designated IAL.

The current 125-acre project site is designated IAL. The IAL designation occurred in June 2009 and is part of the 27,102 acres of Alexander and Baldwin/Hawaiian Commercial and Sugar agricultural lands designated by the Land Use Commission (Declaratory Ruling No 09-38). Mahi Pono’s lands to the north and east of the project site are designated IAL along with lands to the west and north of the existing quarry and processing facilities (Project Assessment Report – Hawaiian Cement Proposed Puunene Quarry, June 2025, Figure 11, Important Agricultural Lands Map, page 21 or electronic document page 31).

The 125-acre project site is cultivated with Tahitian lime trees by Mahi Pono (Project Assessment Report, page 19 or electronic document page 29) and (Appendix A, Flora and Fauna Survey Report, electronic document page 60 of the Project Assessment Report). Appendix A also states that the area planted in lime trees is irrigated (Appendix A, electronic document page 61 of the Project Assessment Report). The DAB believes this is the first land use permit application involving designated IAL that is also in intensive agricultural production.



Mahi Pono's "Map of Farming Plans" (<https://www.mahipono.com/facts-and-figures>) as of September 1, 2025 shows citrus and coffee trees planted to the north of the existing quarries and project site and the processing facilities, and row crops planted to the east. Lands to the south of the quarry site are in cattle grazing and may be cropped in the future.

With respect to the restoration of the project site after cessation of quarrying, the letter from Munekiyo Hiraga (dated June 13, 2025) indicates the applicant will comply with the reclamation plan for the existing quarry area (Appendix C (2024 State Special Use Permit Annual Report); Exhibit E (County Special Use Permit Compliance Report, electronic document page 223 of the Project Assessment Report)), however DAB has not found an equivalent commitment to the 125-acre project site elsewhere in the application.

There are at least two statements made in the application that indicate that restoration of the 125-acre project site will be done as quarrying ceases for each "stage".

(Page 10 or electronic document page 19, second full paragraph)

"Further, the land will be available for agricultural use following the completion of the quarry operation, soil that was in place before mining occurred will be replaced over the quarry floor with a depth of at least 24 inches."

(Page 19 or electronic document page 29, last full paragraph)

"However, mining will be undertaken in stages, with only at most 30 of the 125 acres being actively used at any time, and the existing agricultural activity will be allowed to continue in non-quarry operation areas. Furthermore, soil will be returned to each 30-acre active site as mining is completed, making land available for agricultural use."

Also attached to Exhibit C (2024 State Special Use Permit Annual Report) is Exhibit C, Restoration Plan (Amended, electronic document page 269 of the Project Assessment Report) which appears not to apply to the 125-acre project site.

Department of Agriculture and Biosecurity – Recommendations:

The proposed 125-acre quarry site is designated as Important Agricultural Land and part of one of the largest contiguous IAL areas in the State. The project site has predominantly "A" and "B" overall productivity ratings according to the Land Study Bureau, is cultivated entirely in Tahitian lime trees and irrigated, and is part of the Mahi Pono's 13,000 planted acres of citrus, coffee, avocado, macadamia nut, ulu, and coconut trees.

To our knowledge, these are the first land use permit applications involving designated IAL that is also in intensive agricultural production. As such, DAB believes there should be a condition or equivalent stipulation of approval requiring the project site



be reclaimed and/or restored upon cessation of quarrying. This would encourage if not ensure that future land use permit applications affecting designated IAL that are in active agricultural production will have minimal or no impact on designated IAL and thereby comport with Section 205-43, HRS (Important agricultural lands; policies) that requires as follows:

“State and county agricultural policies, tax policies, land use plans, ordinances, and rules shall promote the long-term viability of agricultural use of important agricultural lands and shall be consistent with and implement the following policies:

- (1) Promote the retention of important agricultural lands in blocks of contiguous, intact, and functional land units large enough to allow flexibility in agricultural production and management;
- (2) Discourage the fragmentation of important agricultural lands and the conversion of these lands to nonagricultural uses;
- (3) Direct nonagricultural uses and activities from important agricultural lands to other areas and ensure that uses on important agricultural lands are actually agricultural uses;
- (4) Limit physical improvements on important agricultural lands to maintain affordability of these lands for agricultural purposes;
- (5) Provide a basic level of infrastructure and services on important agricultural lands limited to the minimum necessary to support agricultural uses and activities;
- (6) Facilitate the long-term dedication of important agricultural lands for future agricultural use through the use of incentives;
- (7) Facilitate the access of farmers to important agricultural lands for long-term viable agricultural use; and
- (8) Promote the maintenance of essential agricultural infrastructure systems, including irrigation systems.”

(emphasis added)

The DAB offers a condition or equivalent stipulation of approval for both the application for Conditional Use Permit and Special Use Permit for the 125-acre project. It seeks to formalize the reclamation and/or restoration of quarried land for agricultural use in the manner described in the application. It draws from the aforementioned statements found in the Project Assessment Report (Page 10 or electronic document page 19, second full paragraph and page 19 or electronic document page 29, last full paragraph) as well as Condition Number 8 (Exhibit E (County Special Use Permit Compliance Report, electronic document page 223 of the Project Assessment Report)).

“That the Applicant shall undertake quarrying of the 125-acre project site in stages and the existing agricultural activity will be allowed to continue in non-quarrying areas. The reclamation of each completed quarried stage shall include topsoil suited for agricultural cultivation of at least 24 inches depth and the reclaimed lands shall be made available for agricultural use.”



Ms. Karlynn K. Fukuda
October 29, 2025
Page Five of Five

This concludes the comments and recommendations of the Department of Agriculture and Biosecurity. Please direct your questions to Earl Yamamoto at (808) 973-9466 or email at earl.j.yamamoto@hawaii.gov.

Sincerely,



Sharon Hurd, Chairperson
Board of Agriculture and Biosecurity

- c: Ms. Kate Blystone, Director
Department of Planning, County of Maui
Ms. Mary Alice Evans, Director, Office of Planning and Sustainable Development
(Attention: Aaron Setogawa)
Mr. Daniel Orodener, Executive Officer, Land Use Commission

Hawaiian Cement State Special Permit – 125 acres designated IAL – October 2025



JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
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IN REPLY REFER TO

STP 00881.25
STP 00882.25
STP 8.3983

October 2, 2025

VIA EMAIL: Brailey.K.Gonsalves@co.maui.hi.us

Ms. Kate Blystone, Director
County of Maui
Planning Department
2200 Main Street
One Main Plaza, Suite 315
Wailuku, Hawaii 96793

Dear Ms. Blystone:

Subject: Amendment to State Special Permit (SP92-380) and County Special Use Permit (CUP 2006/0002)
Hawaiian Cement Puunene Quarry
Puunene, Maui, Hawaii
Tax Map Key: (2) 3-8-004: 001(portion)

Thank you for your email, dated September 4, 2025, requesting the Hawaii Department of Transportation's (HDOT) review and comments on the subject amendment. The HDOT understands the applicant is proposing to remove its current permitted quarry lands under its current County Use Permit and replace them with a new quarry site.

The HDOT has the following comments:

1. The proposed development is approximately 3.83 miles from the property boundary of Kahului Airport (OGG). All projects within 5 miles of Hawaii State airports are advised to read the [Technical Assistance Memorandum \(TAM\)](#) for guidance with development and activities that may require further review and permits. The TAM can be viewed at the following link: http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf.
2. Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration pursuant to the [Code of Federal Regulations, Title 14, Part 77.9](#), if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on

the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal. The form and submission criteria can be found at the following website: <https://ocaaa.faa.gov/ocaaa/external/portal.jsp>. Please provide a copy of the FAA response to the Part 77 analysis to the HDOT Airport Planning Section.

3. The proposed project shall not provide landscape and vegetation that will create a wildlife attractant, which can potentially become a hazard to aircraft operations. Please review the [FAA Advisory Circular 150/5200-33C, Hazardous Wildlife Attractants On or Near Airports](#), for guidance. If the project's landscaping creates a wildlife attractant, the developer shall immediately mitigate the hazard upon notification by the HDOT and/or FAA.
4. The proposed access will be on Maui Veterans Highway, State Route 311 (formerly known as Mokulele Road) via a private access road. A secondary access was mentioned but not yet identified.
5. Our records indicate that the HDOT letter HWY-PS 2.0800 (attached), dated June 25, 1996, was sent with comments for the Consolidation of Special Use Permits review (SP92-380 and SP90-376).
 - a. There was a raised concern related to the required intersection improvements for a left-turn lane at the project access intersecting Maui Veterans Highway, identified in the project's Traffic Assessment.
 - b. However, our past concern about the postponed implementation of the project's improvements is now moot, as intersection improvements, including signalization, turning lanes, and widening, have been completed by the HDOT over the years and confirmed by the Maui District Office.
6. The HDOT would like to reiterate our continued concern that the intersection of the site's main access with Maui Veterans Highway should be maintained regularly due to fallen loose aggregate and rock debris from routine truck hauling.

The compliance report included in the application showed that a regular maintenance program for the access road was submitted to the HDOT in 1996 and approved by the Maui District Engineer. However, since the subject maintenance program is over 20+ years old, the HDOT recommends that the existing Condition No. 9 related to this requirement be revised to include the following in the event the Special Permits are approved:

- a An updated or a new (regular) maintenance program for the access road shall be submitted to the Highways, Maui District Office before new operation/occupancy of the expanded site, with a new submission once every 5 years thereafter.
7. The HDOT encourages strategies to reduce carbon emissions from the project, if any. Suggestions include:
- a. Incorporate elements that encourage and enhance the use of multiple types of transportation to reduce carbon emissions.
 - b. Implement energy-efficient technologies and practices, such as light-emitting diode lighting.
 - c. Use sustainable, recycled, or low-emission materials in construction and manufacturing

Please submit any subsequent land use entitlement-related requests for review or correspondence to the HDOT Land Use Intake email address at DOT.LandUse@hawaii.gov.

If there are any questions, please contact Mr. Blayne Nikaido, Planner, Land Use Section of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

Sincerely,



EDWIN H. SNIFFEN
Director of Transportation

Attachment

DIR 0655

HWY-PS
2.0800

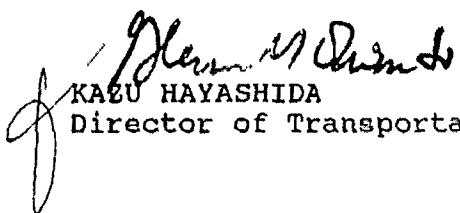
Mr. David W. Blane
Director
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Blane:

Subject: Consolidation of Special Use Permits SP 90/376 with
SP 92/380 for Hawaiian Cement/Quarry Operation,
Pulehunui, Wailuku, Maui; TMK: 3-8-4: por. 1 & 2

1. The applicant has not fully complied with the requirement to provide intersection improvements at the project access to Mokulele Highway.
2. Although the traffic assessment for this project identified that left-turn lanes on Mokulele Highway would be needed to maintain through capacity, the applicant has been postponing the implementation of the improvements.
3. The applicant should be required to coordinate with the Highways Division Maui District Engineer to provide the required roadway intersection improvements.
4. Plans for work done within Mokulele Highway rights-of-way must be submitted for our review and approval.

Very truly yours,


KAEU HAYASHIDA
Director of Transportation