

AB Maui Quarries, LLC

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DATE: June 9, 2026

TO: Jeffrey W. Darrow, Director
Planning Department
County of Hawaii
101 Pauahi Street, Suite 3

FROM: AB Maui Quarries, LLC

RE: Special Permit Application (PL-SPP-2026-000121)
Applicant: AB Maui Quarries, LLC
Request: To Construct and Operate a Concrete and Asphalt Batch Plant and
Maintenance Shop, Office Building, and Warehouse for Mechanical Repair and
Storage and Related Accessory Uses on a 14.9-Acre Portion of a 934.66- Acre
Property
Tax Map Key: (3) 6- 8- 001: 067, Waikoloa, South Kohala, Hawaii

By letters dated April 2, 2026, from the County of Hawai'i Police Department (HPD), and May 4, 2026, from the State of Hawai'i Office of Planning and Sustainable Development (OPSD), comments were provided to the County Planning Department regarding the above-referenced Special Permit Application (PL-SPP-2026-000121). AB Maui Quarries, LLC (Applicant) previously submitted a letter dated June 1, 2026, which addressed OPSD's comments, one of which related to the initially proposed access road. Following further evaluation, the proposed access road has been relocated. This submittal provides responses to all comments received from HPD and OPSD, including those not addressed in the prior correspondence. The Applicant respectfully acknowledges and thanks HPD and OPSD for their review and consideration and submits the following comprehensive responses for further review.

HPD Comment:

The Hawai'i Police Department ("HPD") has reviewed the proposal and has concerns regarding the planned project access road as it connects to Waikoloa Road and the FEHR & PEERS Waikoloa Industrial Yard Transportation Assessment.

The area in which the project access road is planned to connect to Waikoloa Road is on a turn and within a 45 mile-per-hour zone. While the FEHR & PEERS assessment indicates that the impact is within acceptable means, we would like to raise our concern of its location and suggest the intersection be moved to a straight-away in order to increase line of sight visibility. Increased visibility will allow motorists a greater opportunity to see vehicles slowing to make the turn into the project road, as well as for motorists to see vehicles exiting the project road. This will aid in the avoidance of traffic collisions.

Response:

The Applicant will relocate the project access road to utilize the existing road from Waikoloa Road, as shown in Exhibit A (revised Exhibit 05 map). Applicant initially reviewed the

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comments from HPD and engaged its traffic consultant, FEHR & PEERS to re-assess and review HPD's comments and to first confirm that our design meets all AASHTO Guidelines for traffic safety and if so, what if any other measures could be recommended to be implemented to address HPD's concerns. FEHR & PEERS confirmed that the proposed design satisfied applicable AASHTO guidelines and also identified three additional measures that could be considered to address HPD's comments. Applicant shared FEHR & PEERS updated finding and proposal with Thomas A. Shopay III, Acting Assistant Chief and Major Roylen Valera on June 1, 2026, and thereafter had a meeting with Major Valera on the proposals from FEHR & PEERS and Major Valera's concerns. Major Valera was extremely open and reasonable in these discussions. Following those discussions, the Applicant determined that relocating the entrance would be the best approach to avoid the concerns raised by HPD and Major Valera. Relocating the access road will place the intersection along a straight-away segment of Waikoloa Road, thereby increasing line-of-sight visibility for both entering and exiting vehicles. This revised access configuration addresses the Hawai'i Police Department's safety concerns and utilizes an existing intersection to improve traffic safety and reduce the potential for vehicular conflicts. A revised metes and bounds description, consistent with Exhibit A, will be provided to the Planning Department to reflect these adjustments.

OPSD Comment 1:

The 14.9-acre Permit Area does not appear to include the proposed access road connection to Waikoloa Road or the septic tank and leach field IWS, see Exhibit B. As accessory uses to a non-permitted use in the State Agricultural District, the area occupied by the access road and IWS must be included as part of the Permit Area, and if the addition of these features increases the Permit Area to more than 15 acres, then the special permit is subject to approval by the State Land Use Commission pursuant to Hawaii Revised Statutes (HRS) §205-6 (d).

Response:

The updated permit area will remain below the 14.9 acre threshold referenced by OPSD and described below. The Applicant clarifies that the proposed septic tank and leach field Individual Wastewater System (IWS), encompassing approximately 1,000 square feet, is located entirely within the previously identified 14.9-acre Permit Area.

The relocated project access road, encompassing approximately 4 acres, will be incorporated into the Special Permit area through a corresponding reduction and reconfiguration of the overall Permit Area boundary, such that the total Permit Area remains within 14.9 acres (see Exhibit A).

As revised, the total Permit Area will remain 14.9 acres and a revised metes and bounds description, consistent with Exhibit A, will be provided to the Planning Department to reflect these adjustments.

OPSD Comment 2:

The Applicant should confirm that the USACE has cleared the Permit Area of potential contamination and unexploded ordnance.

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Response:

Prior to any land disturbance or construction activities within the Permit Area, the Applicant will coordinate with the U.S. Army Corps of Engineers (USACE), as appropriate, to confirm the status of any required review or clearance relating to potential contamination and unexploded ordnance in the Permit Area, as applicable. Applicant will obtain and provide documentation of any required USACE clearance if applicable prior to commencement of ground-disturbing activities.

OPSD Comment 3:

The Source of the aggregate for the Project is not disclosed. If aggregate is transported to the Permit Area via the intersection of Queen Kaahumanu Highway and Waikoloa Road, then the Applicant should consult with the Hawaii Department of Transportation Highways Division, Hawaii District regarding the potential impact of debris on the State roadway.

Response:

The Applicant acknowledges that aggregate materials for the Project may be transported via the intersection of Queen Ka'ahumanu Highway and Waikoloa Road. The Applicant will consult with the Hawaii Department of Transportation (HDOT), Highways Division, Hawaii District regarding the transport of aggregate materials and the potential impacts to State roadways. Pursuant to HRS §291C-131(a), vehicles operating on public highways must be constructed, covered, or loaded in a manner that prevents any materials from dropping, sifting, leaking, blowing, spilling, or otherwise escaping onto the roadway, except as otherwise allowed by statute. All aggregate transport associated with the Project will comply with this requirement to avoid debris impacts to State roadways.

OPSD Comment 4:

No assessment was conducted of the potential presence of protected species in the Permit Area. However, OPSD notes that the Department of Land and Natural Resources, Division of Forestry and Wildlife (DOFAW) was asked to comment on the Project. OPSD will defer to any concerns expressed by DOFAW.

Response:

The Applicant acknowledges OPSD's comment regarding protected species. Based on the existing project record, the Permit Area consists primarily of rough a'a terrain with sparse vegetation, and the likelihood of encountering protected species is expected to be low. The Applicant will work with and coordinate with the Department of Land and Natural Resources, Division of Forestry and Wildlife ("DOFAW"), as appropriate.

OPSD Comment 5:

Other than the issues noted above, the Project appears to be an appropriate candidate for a Special Permit under Hawaii Administrative Rules (HAR) §15-15-95:

Response:

The Applicant appreciates OPSD's recognition that, subject to the issues identified in its comment letter, the Project appears to be an appropriate candidate for Special Permit approval.

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The Applicant respectfully requests that the Planning Department consider the foregoing responses in its continued review of the application.

Mahalo,



Wyeth M. Matsubara
AB Maui Quarries, LLC

EXHIBIT A

Edits to Maps in Special Permit Application (PL-SPP-2026-000121)



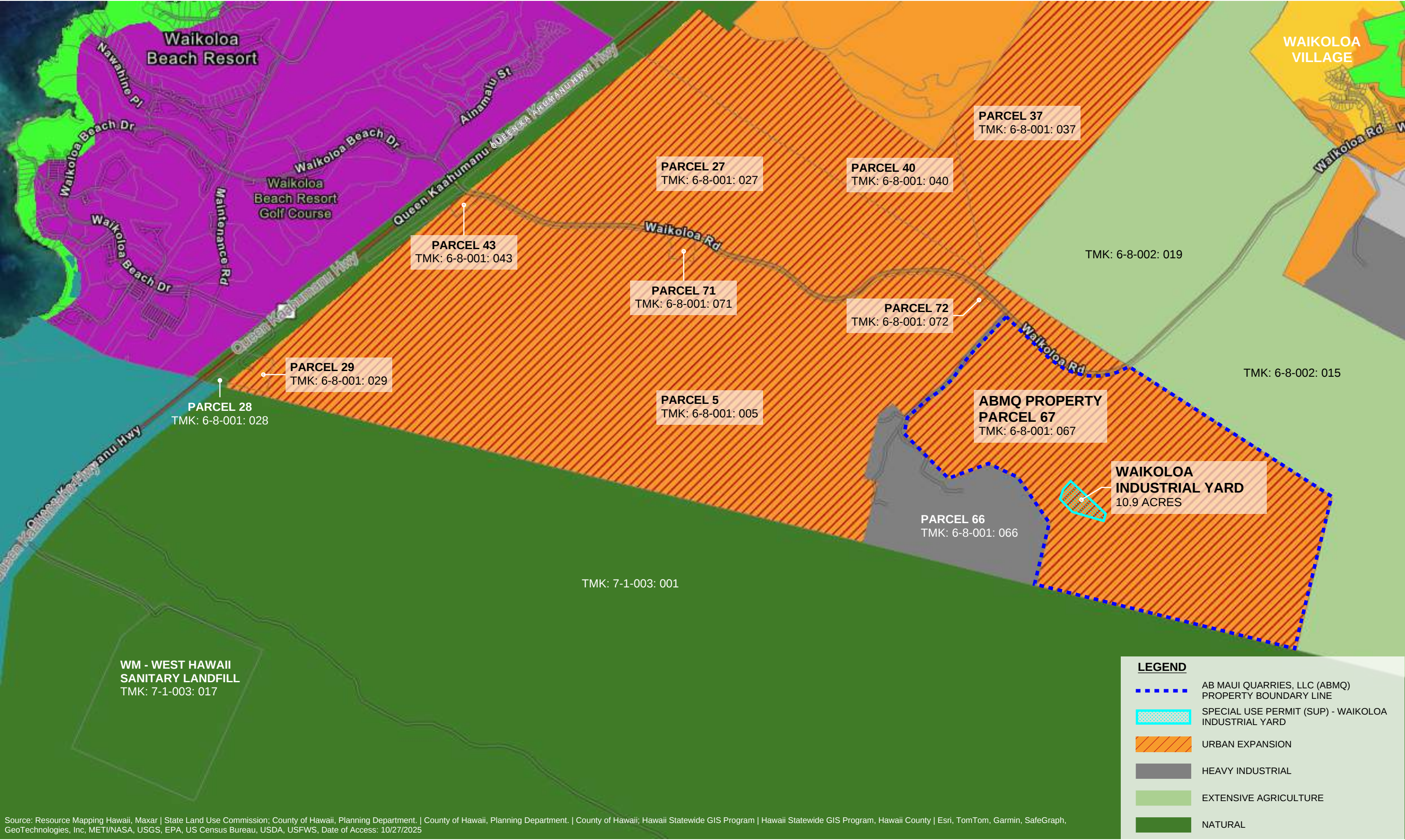


SITE MAP: COUNTY OF HAWAI'I ADOPTED 2005 LAND USE PATTERN ALLOCATION GUIDE (LUPAG)

SCALE: 1" = 2000'

2000'

EXHIBIT 02



Source: Resource Mapping Hawaii, Maxar | State Land Use Commission: County of Hawaii, Planning Department. | County of Hawaii, Planning Department. | County of Hawaii; Hawaii Statewide GIS Program | Hawaii Statewide GIS Program, Hawaii County | Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, US Census Bureau, USDA, USFWS, Date of Access: 10/27/2025

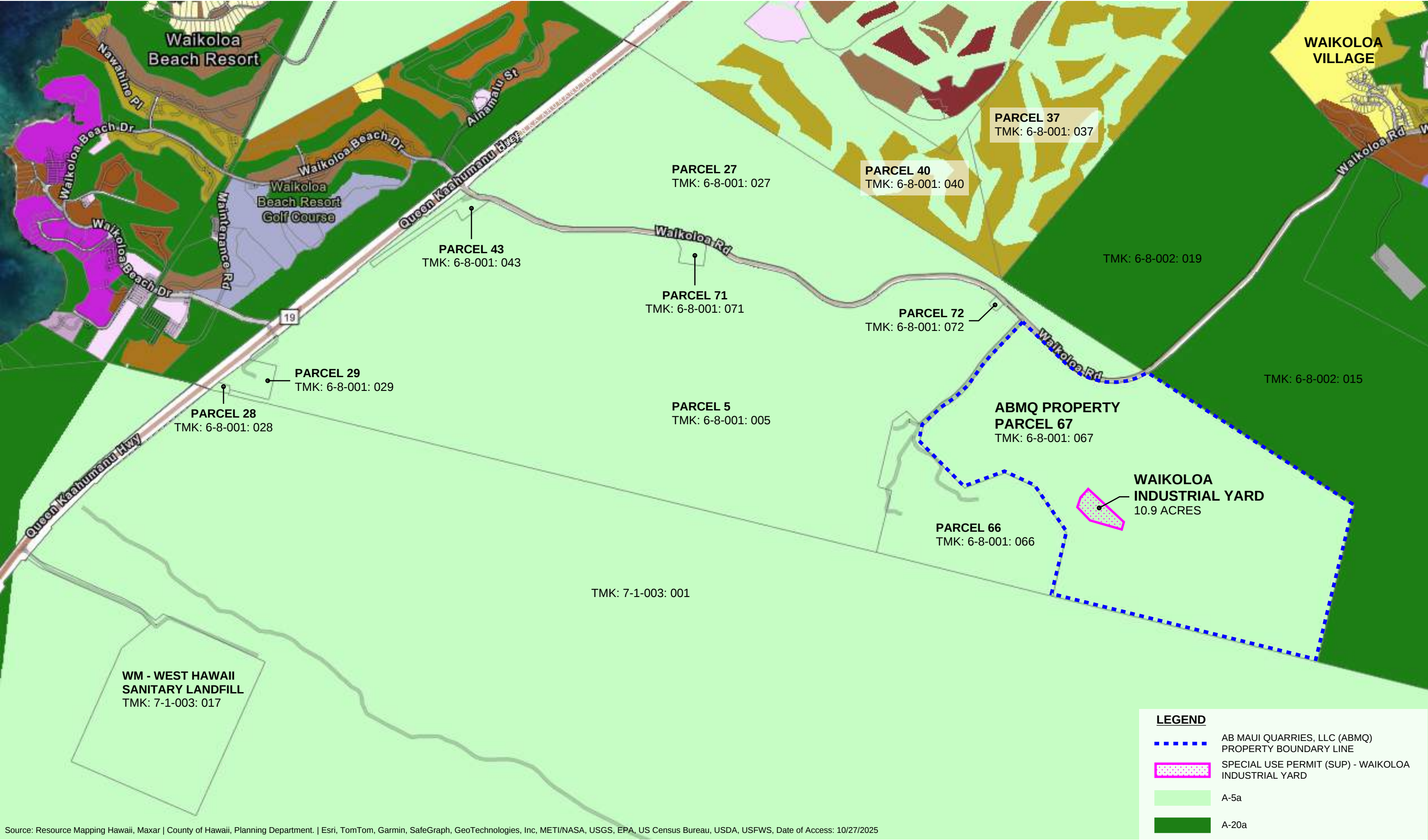


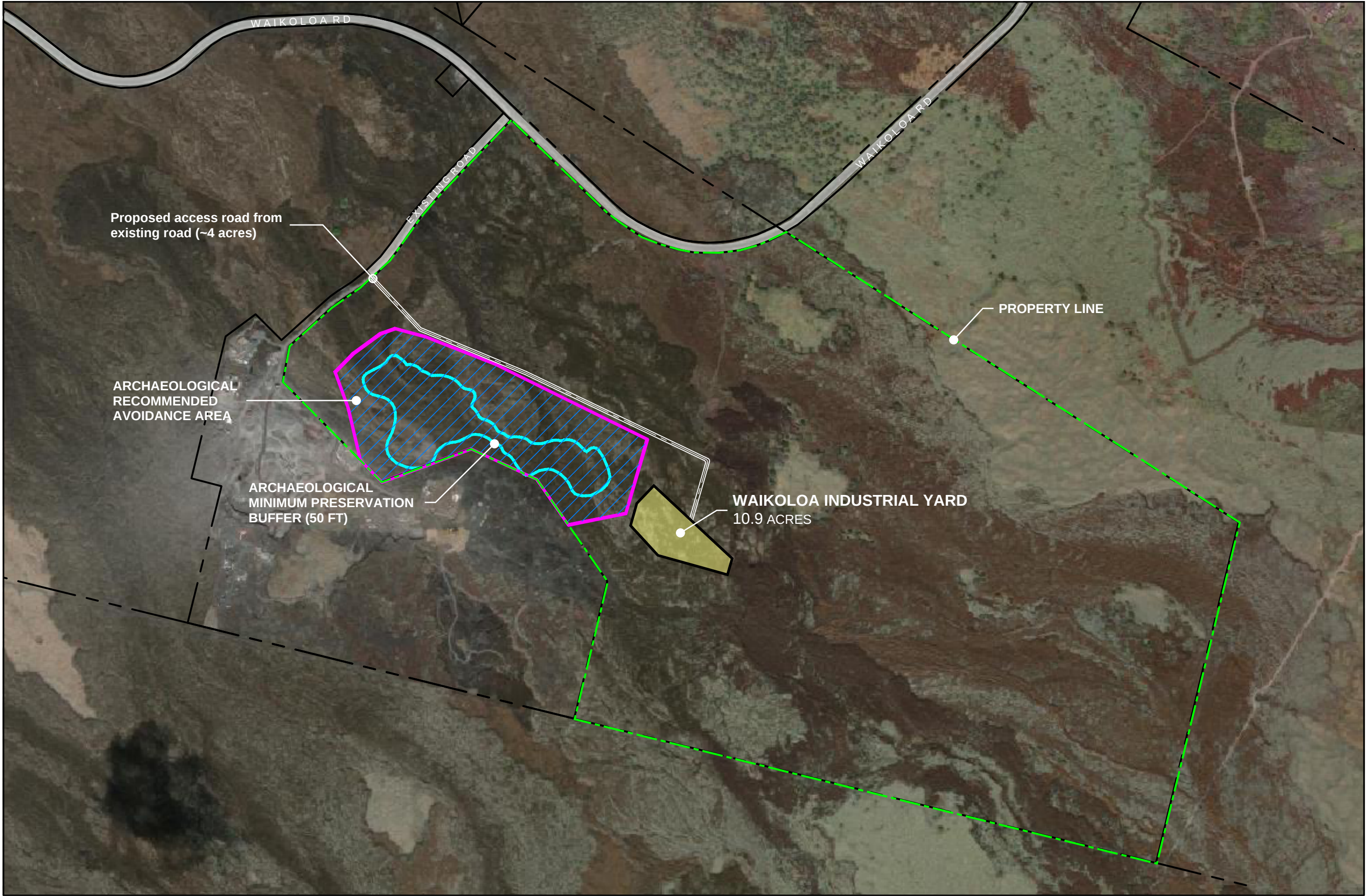
SITE MAP: COUNTY OF HAWAI'I GENERAL PLAN LAND USE (GPLU) FINAL RECOMMENDED DRAFT

SCALE: 1" = 2000'

2000'

EXHIBIT 03





LEGEND

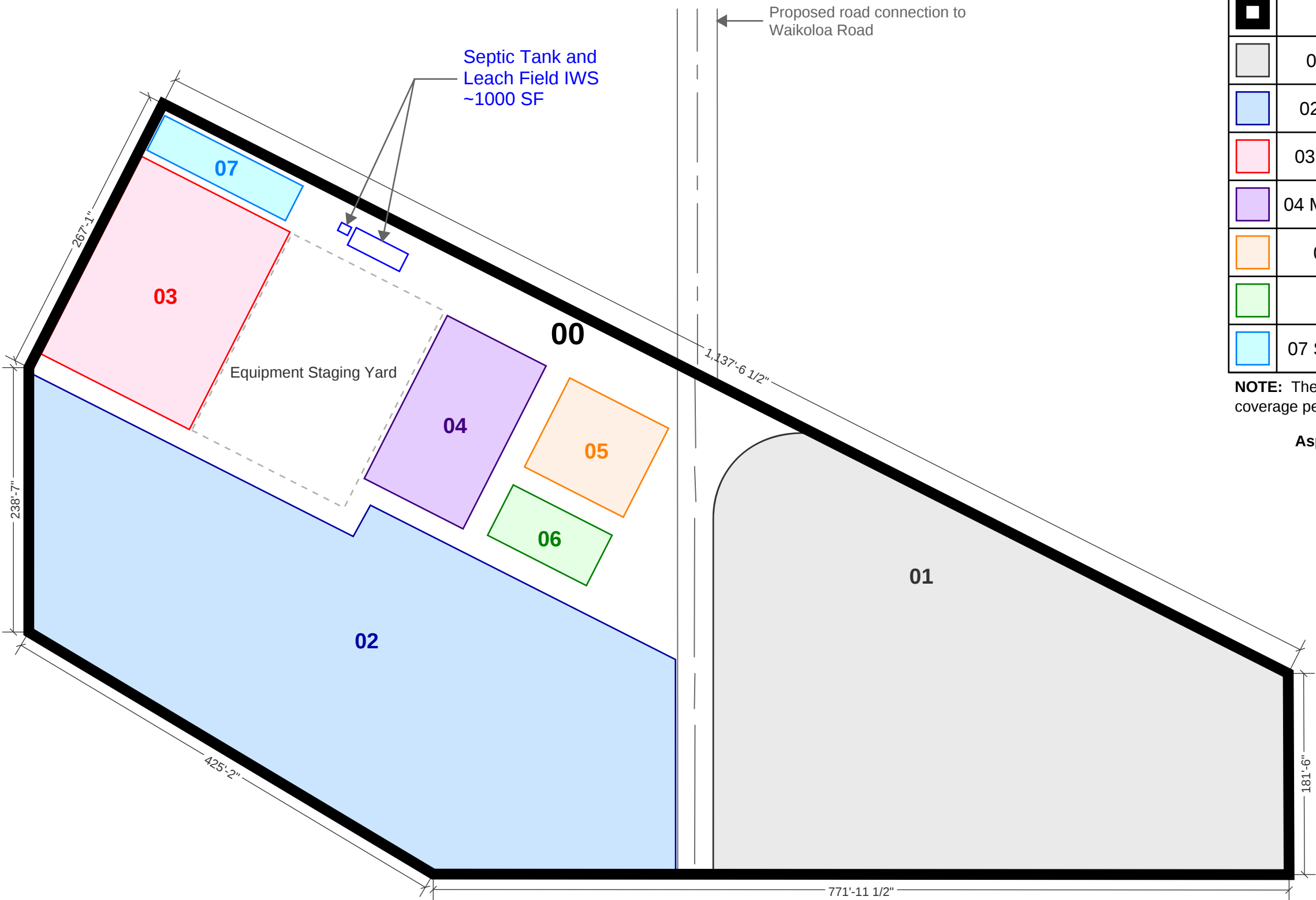
- ABMQ PROPERTY LINE
- SUP - WAIKOLOA INDUSTRIAL YARD
- ARCHAEOLOGICAL RECOMMENDED AVOIDANCE AREA
- ARCHAEOLOGICAL MINIMUM PRESERVATION BUFFER (50 FT)

Aerial Imagery Source: Esri, Maxar, GeoEyem Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Powered by Esri, Date of Access: 10/27/2025



SPECIAL USE PERMIT - WAIKOLOA INDUSTRIAL YARD: CONCEPT PROGRAM

SCALE: 1" = 100'



	Description	Area	Unit
	00 Area P-1	10.9	ac
	01 Asphalt Plant	3.7	ac
	02 Concrete Plant	3.4	ac
	03 Office + Parking	30,000.0	sf
	04 Maintenance Shop	16,500.0	sf
	05 Warehouse	9,000.0	sf
	06 Fuel Farm	5,100.0	sf
	07 Stormwater Basin	4,900.0	sf

NOTE: The areas listed above are the proposed lot coverage per program.

Asphalt and Concrete Batch Plant Components:

1. Asphalt Plant
2. Concrete Plant
3. Recycle Plant
4. Wash Plant
5. Quality Control Lab
6. Scale House

Material Handling & Storage Components:

7. Material Staging
8. Raw Material Stockpile
9. Product Stockpile
10. Fuel Farm
11. Hazardous Material Storage
12. Equipment Staging Yard and Laydown for Materials

100'



SPECIAL USE PERMIT - WAIKOLOA INDUSTRIAL YARD: CONCEPT LAYOUT

SCALE: 1" = 100'

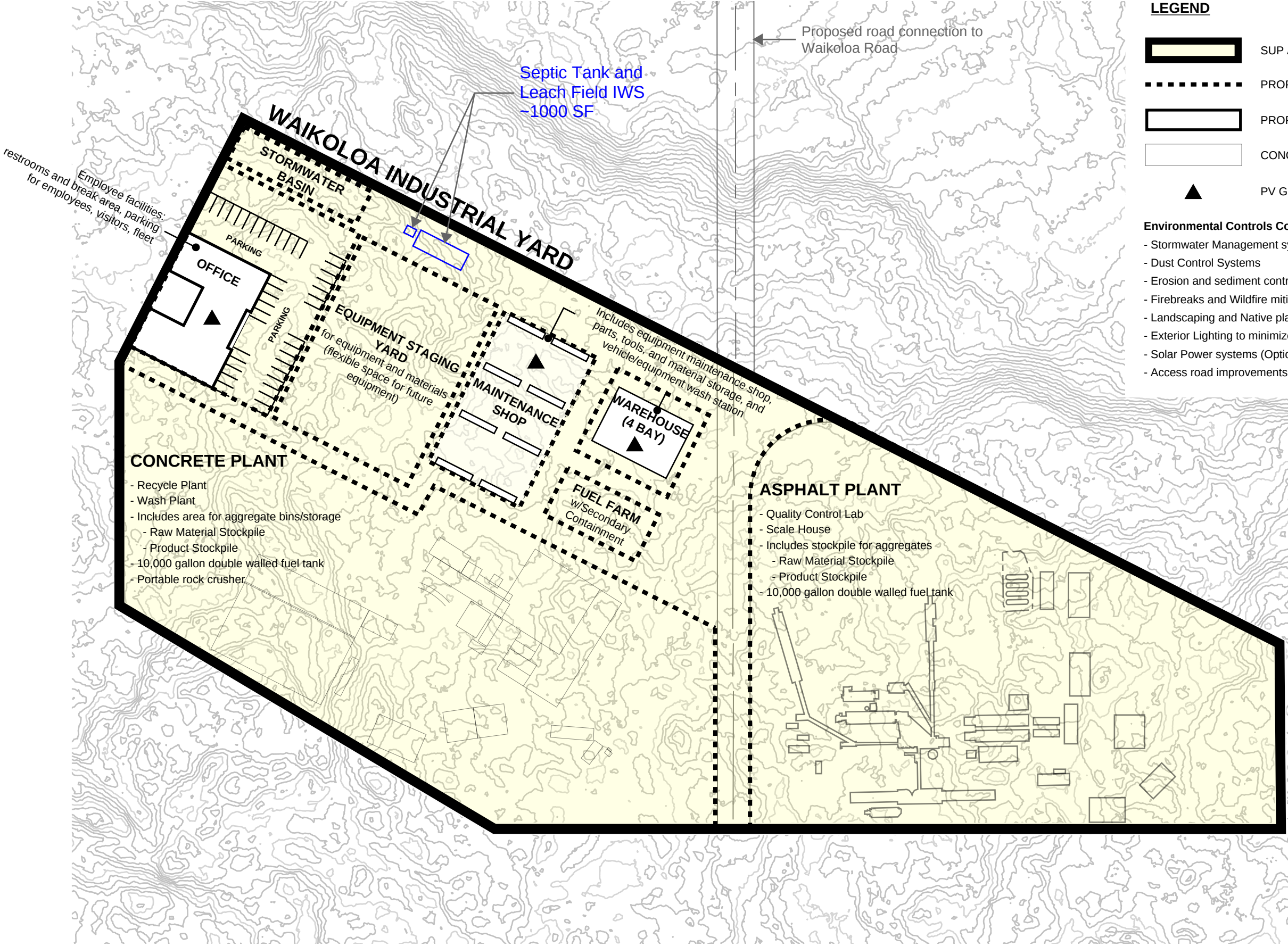


LEGEND

-  SUP AREA - WAIKOLOA INDUSTRIAL YARD (10.9 ACRES)
-  PROPOSED PROGRAM BOUNDARY LINE WITHIN SUP AREA
-  PROPOSED STRUCTURES
-  CONCEPTUAL CONCRETE & ASPHALT PLANT SYSTEM
-  PV GRID ON ROOF (OPTION)

Environmental Controls Considerations:

- Stormwater Management system - Detention basins
- Dust Control Systems
- Erosion and sediment controls - silt fences, stabilized entry points
- Firebreaks and Wildfire mitigation zones
- Landscaping and Native planting zones
- Exterior Lighting to minimize light pollution
- Solar Power systems (Option)
- Access road improvements



100'