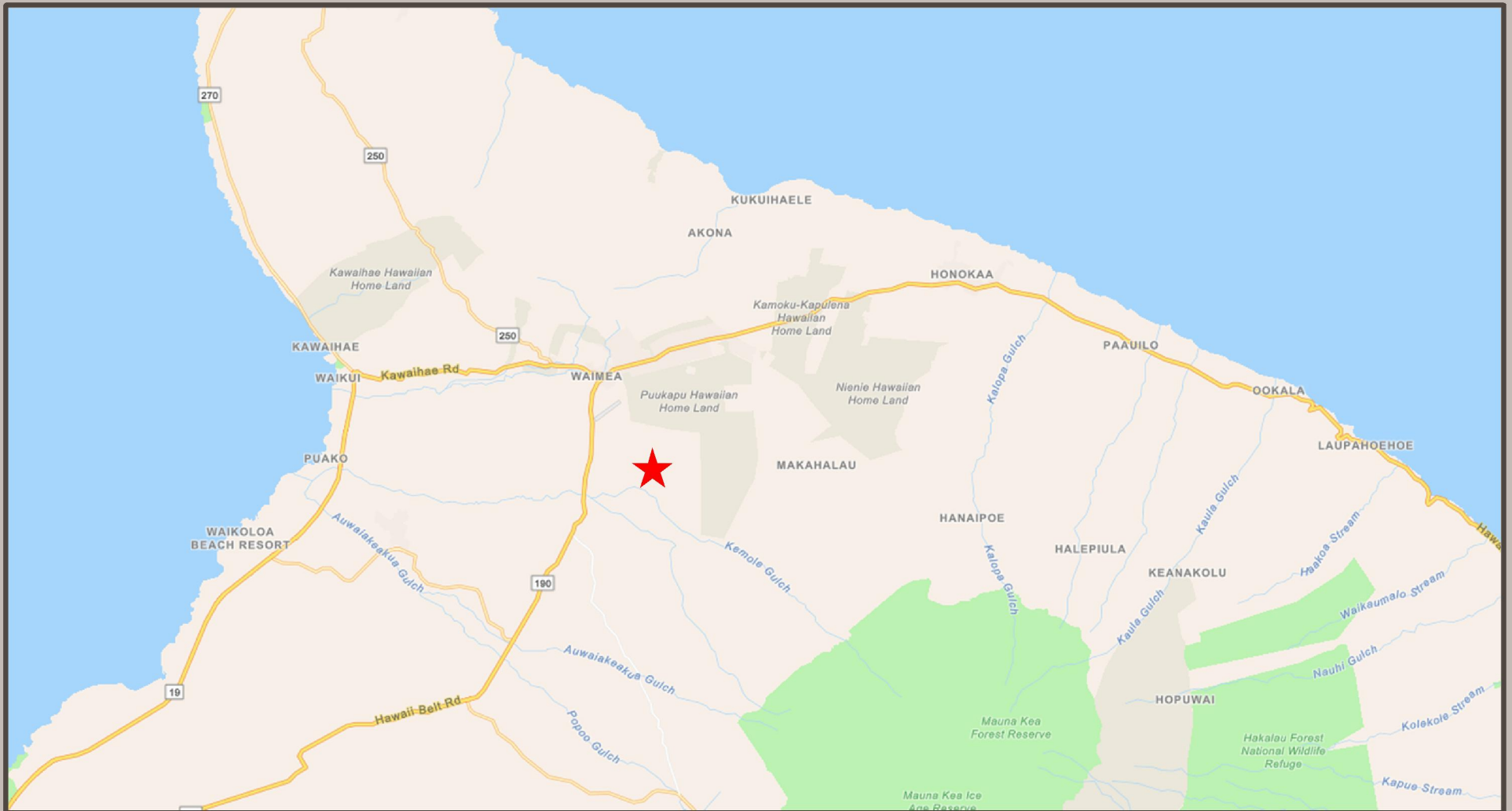


WHC, LTD.

Amendment to Special Permit No. 724
(PL-SPP-2025-000107 / LUC Docket No. 90-374)

LOCATION MAP



APPLICANT'S REQUEST/REASON

The Applicant is requesting an amendment to Special Permit No. 724 (LUC Docket No. 90-374) on approximately 143.48 acres of land within the State Land Use Agricultural District to allow for:

- Expansion of the existing quarry area from approximately 143.48 acres (TMK: (3) 6-7-001:034) by adding approximately 80.349 acres from an adjacent parcel (TMK: (3) 6-7-001:025), for a total quarry area of approximately 223.829 acres; and
- Extension of the life of the Special Permit, by amending Condition No. 5 (Life of the Permit), to allow the permit to run coterminous with a proposed lease extension between the landowner and WHC through September 30, 2057, with the potential for additional extensions subject to further approvals.

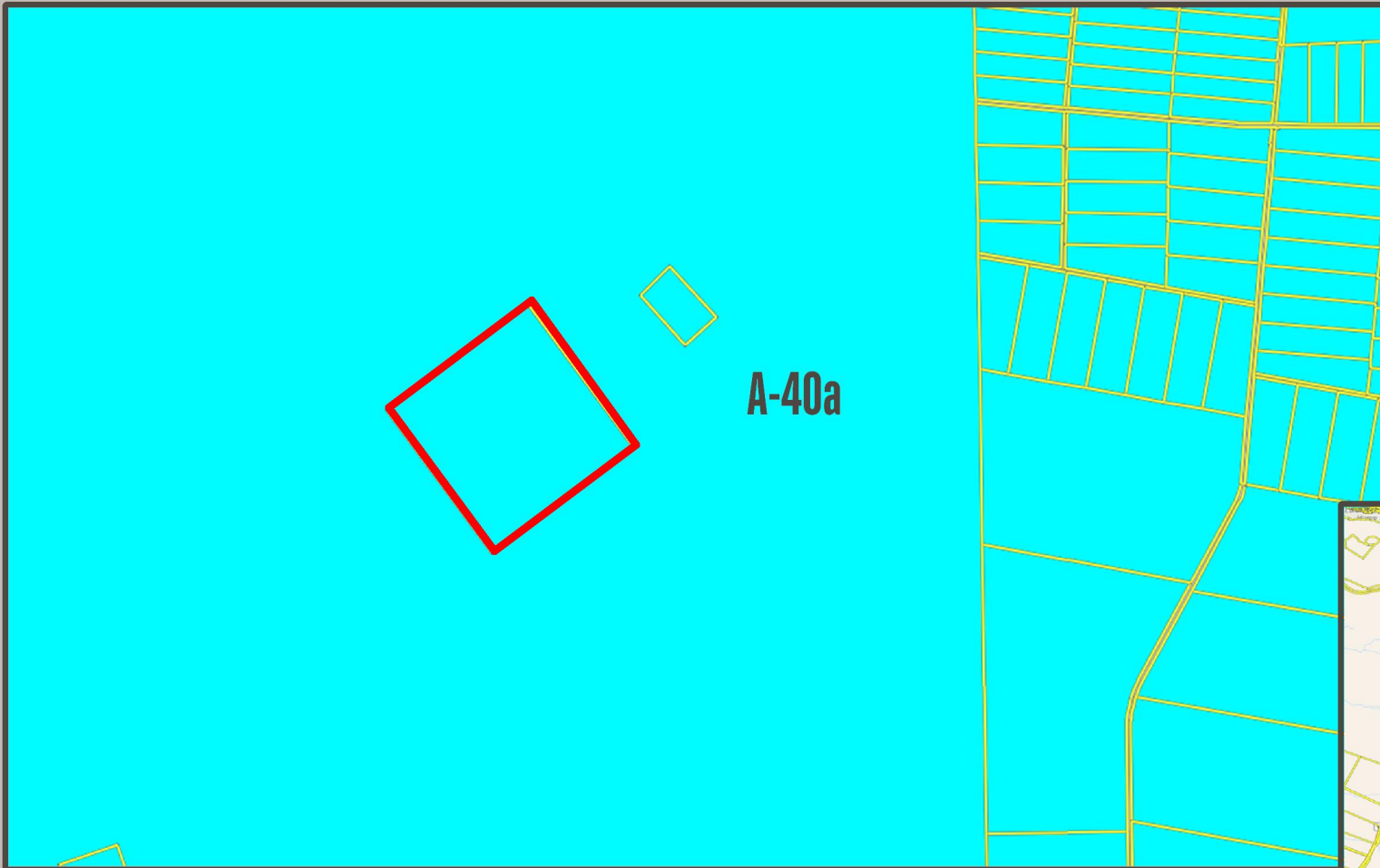
APPLICANT'S REQUEST/REASON

- According to the applicant, the amendment will allow continued operation and expansion of the existing quarry and provide a long-term, reliable source of aggregate materials for Hawai'i Island construction projects.
- The applicant estimates approximately 6.4 million tons of aggregate material remain available for extraction within the proposed quarry area.
- Current operations generally occur between 6:00 a.m. and 6:00 p.m., Monday through Saturday, with similar operational characteristics proposed within the expansion area.
- Approximately 8 to 10 employees and one independent contractor are involved in daily quarry operations.

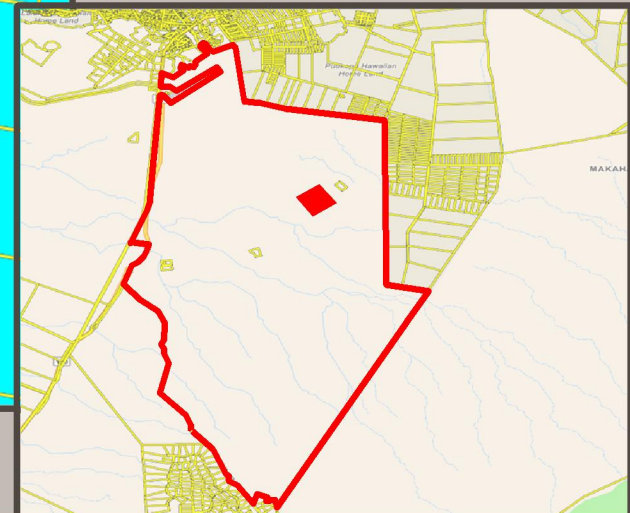
PROPOSED AMENDMENT TO CONDITIONS:

- **Condition #5:** The life of this Special Permit shall run coterminous with the current quarry lease between PR Mauna Kea LLC and WHC, Ltd., which terminates on [~~September 30, 2037~~] September 30, 2057. Any extension to the life of this Special Permit beyond the current lease shall require the approval of the Planning Commission and the State Land Use Commission.
- Additionally, the Planning Director recommends revisions to several existing conditions of approval to reflect completed requirements, improve administrative clarity, and ensure consistency with current standard condition language.

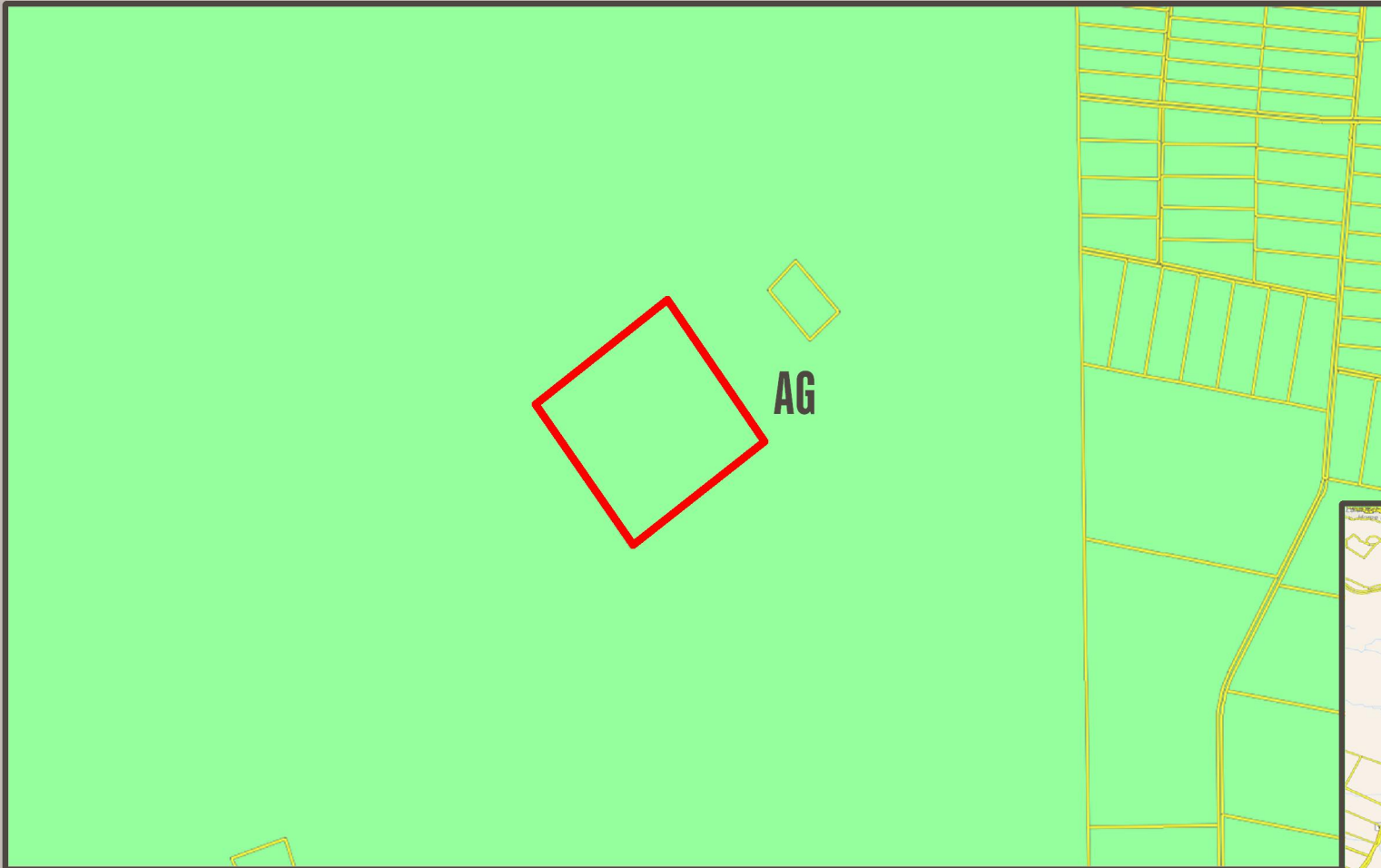
COUNTY ZONING



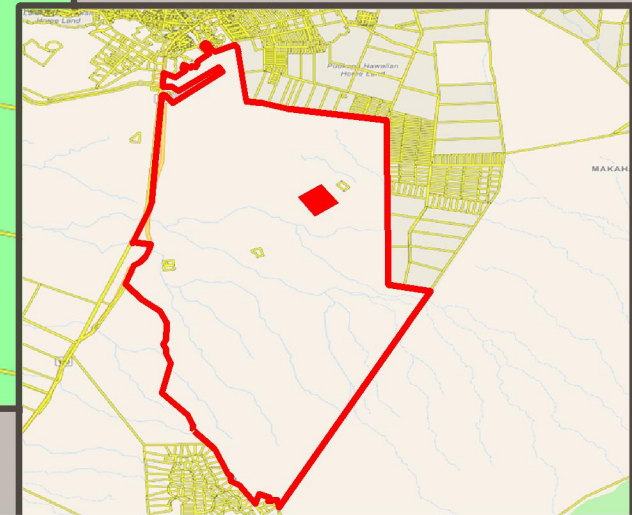
Vicinity Map



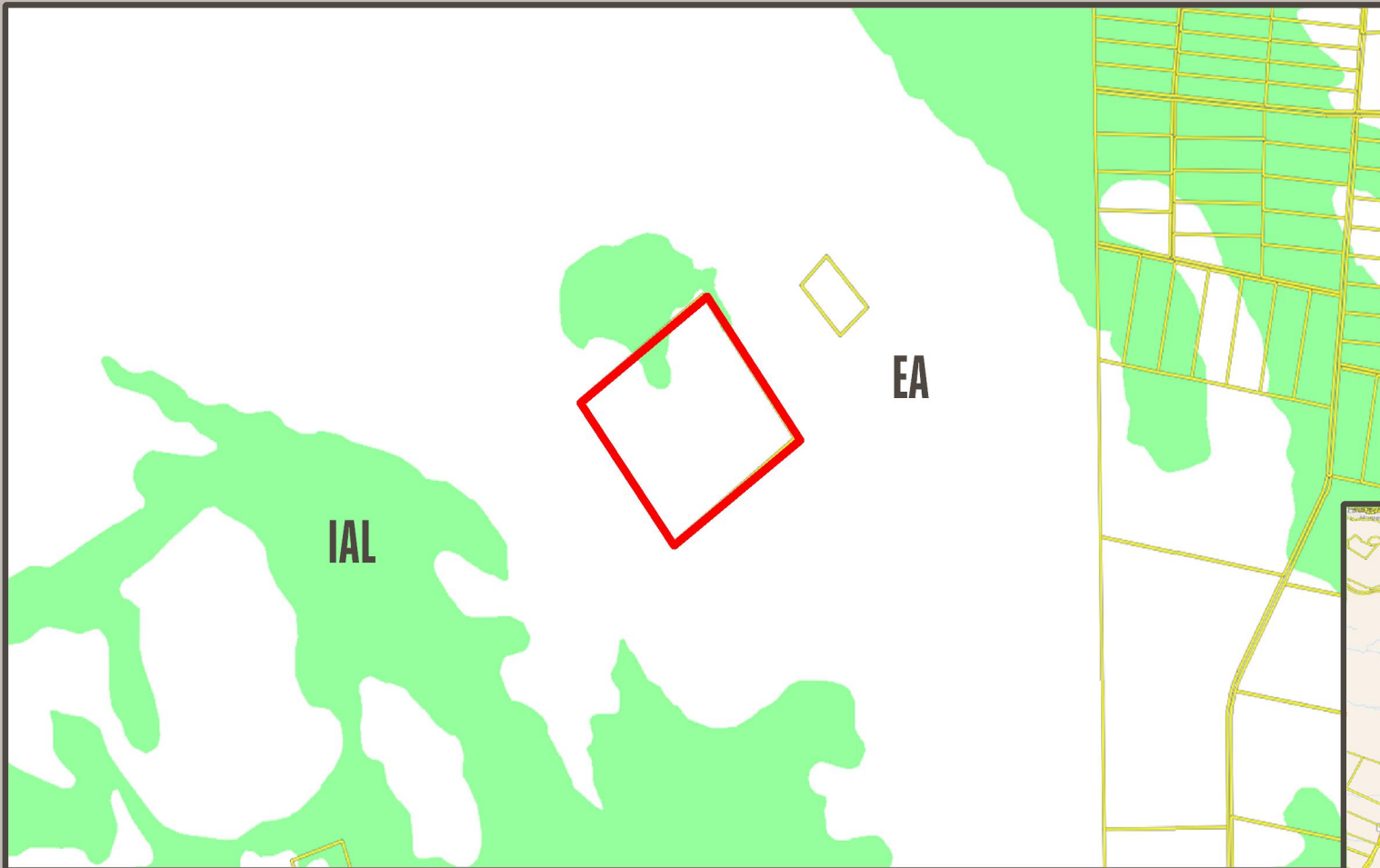
STATE LAND USE BOUNDARY MAP



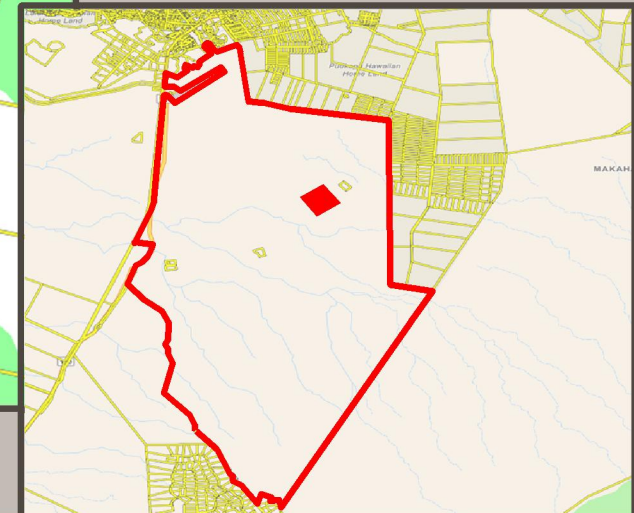
Vicinity Map



LUPAG MAP



Vicinity Map



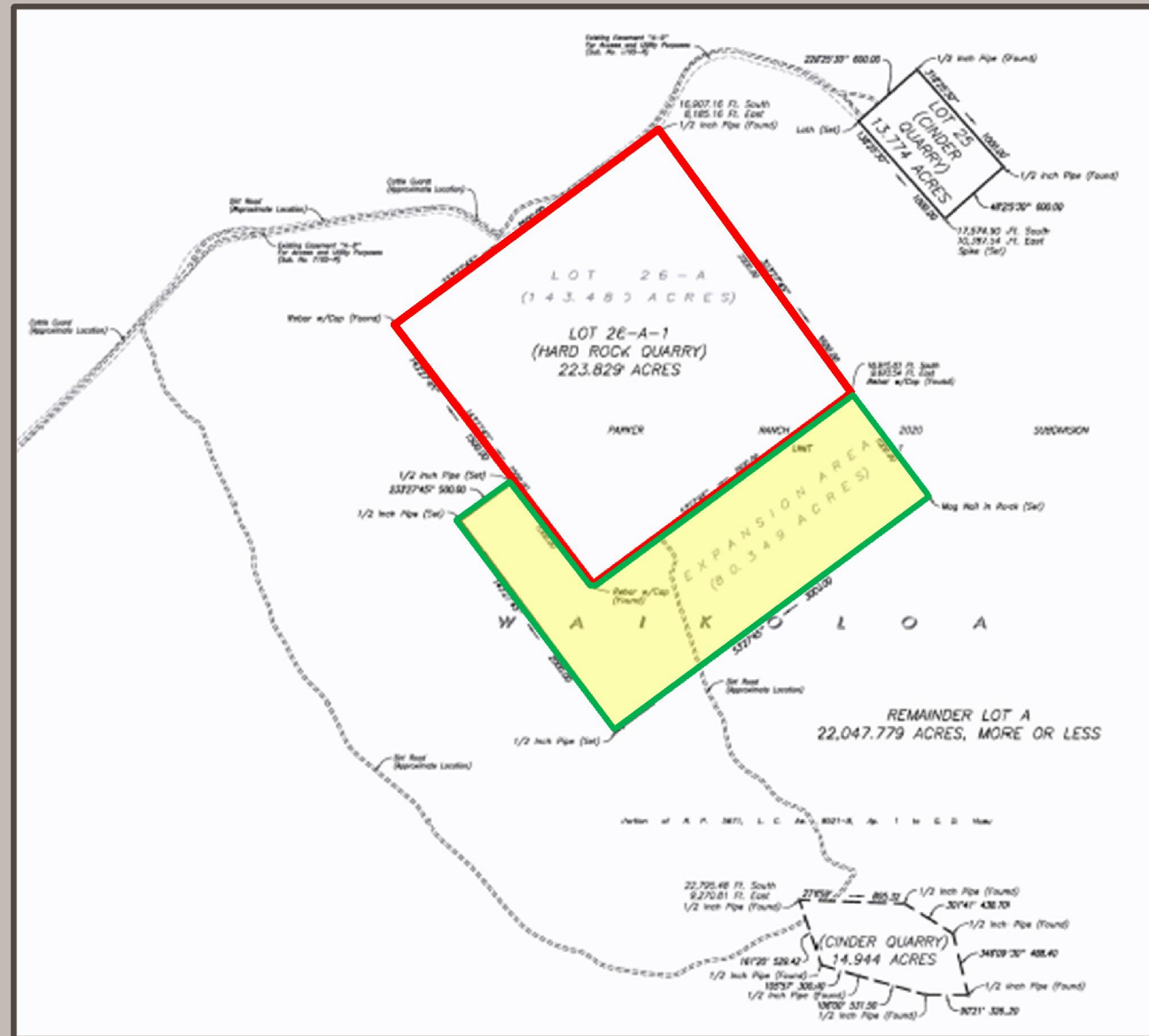
AERIAL PHOTOGRAPH



Vicinity Map



APPLICANT'S SITE PLAN



SITE PHOTOS

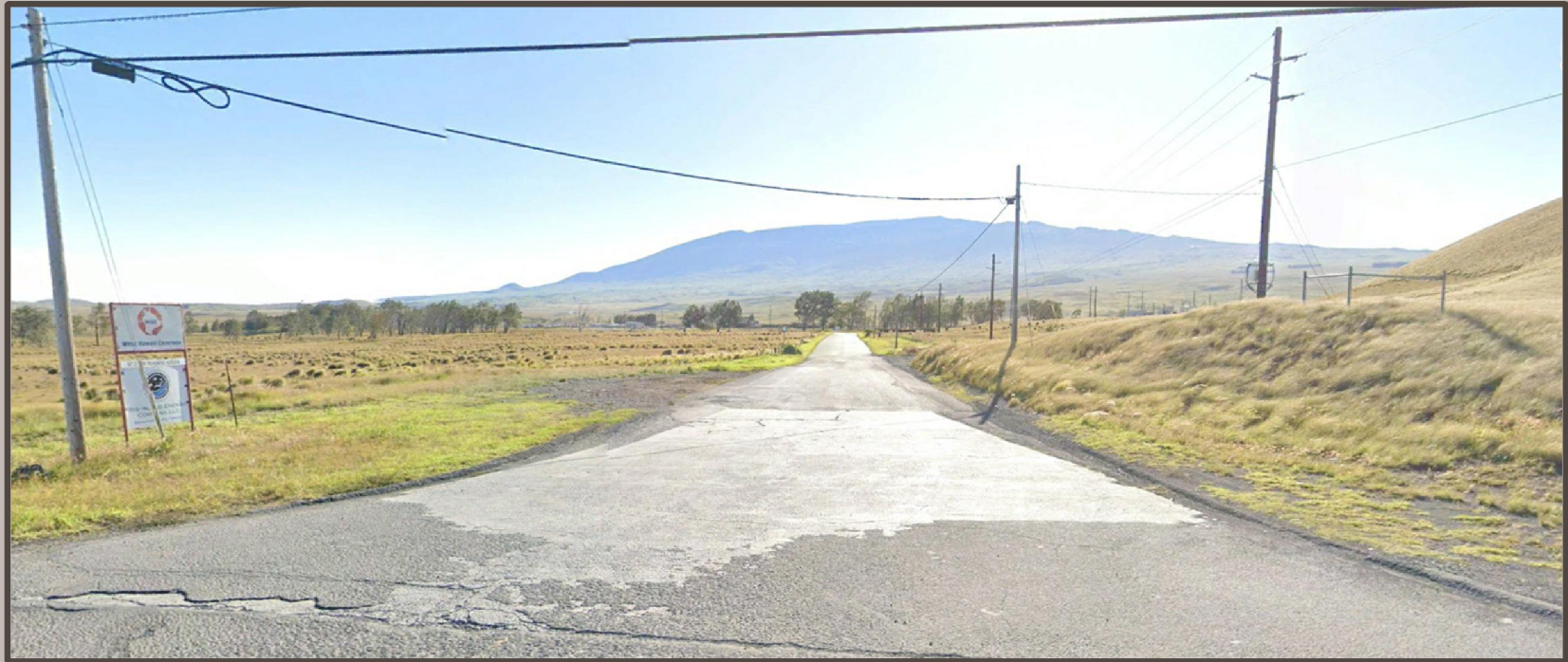


INTERSECTION OF MĀMALAHOA
HIGHWAY & QUARRY ACCESS ROAD
LOOKING NORTH



INTERSECTION OF MĀMALAHOA
HIGHWAY & QUARRY ACCESS ROAD
LOOKING SOUTH

SITE PHOTOS



VIEW OF THE QUARRY ACCESS
ROAD LOOKING EAST

AUTHORITY

- The requested amendment to Special Permit No. 724 (LUC Docket No. 90-374) affects uses on lands greater than 15 acres, which require the approval of both the Planning Commission and State Land Use Commission (LUC). Therefore, the Planning Commission's action will be to approve or deny the request.
- Should the Planning Commission approve the Special Permit, the requested amendment will go to LUC who will then render a final decision. Should the Planning Commission deny the request, the amendment is considered denied.

PLANNING DIRECTOR'S RECOMMENDATION

Special Permit be approved by the Planning Commission and forwarded to the State Land Use Commission for final determination.