

## **Chapter 6 - Anticipated Determination, With Findings & Reasons Supporting**

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This environmental assessment has examined the environmental and socio-economic impact associated with Miki Basin Industrial Park, a master planned light and heavy industrial park,. Pursuant to Section 11-200.1-13, HAR, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria listed below.

The expected determination of the project will be a Finding of No Significant Impact (FONSI).

Every phase of Miki Basin Industrial Park, including the expected primary and secondary consequences, short and long term and the cumulative effects were considered.

The analysis reports that Miki Basin Industrial Park will not result in significant environmental impacts to natural and cultural resources on the site or in the immediate area. Public infrastructure including roadways are adequate to serve the project and will not be significantly impacted by Miki Basin Industrial Park.

A Finding of No Significant Impact (FONSI) is anticipated, based on the proposed project meeting the following criteria (Chapter 11-200.1-13, Hawai'i Administrative Rules, outlines those factors agencies must consider when determining whether an action has significant effects).

According to Chapter 11-200.1-13, an applicant or agency must determine whether an action may have a significant impact on the environment, including all phases of the project, its expected consequences both primary and secondary, its cumulative impact with other projects, and its short and long-term effects. In making the determination, the rules establish "Significant Criteria" to be used as a basis for identifying whether significant environmental impact will occur.

According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the following criteria:

- (1) Irrevocably commit a natural, cultural, or historic resource;*

Expanded industrial development on property adjoining the Lāna'i Airport, MECO plant and Miki Basin Industrial Condominium will not cause any irrevocable loss of natural or cultural resources.

The site has been previously disturbed by intensive agricultural activities.

There are no rare, threatened or endangered plants or animal species on the project site nor is there critical habitat. As such, no adverse impacts are anticipated on significant habitats.

An Archaeological Inventory Survey, with accompanying Historical and Cultural review, was conducted for the proposed industrial development.

The property owner will comply with all applicable County, State and Federal laws and rules regarding the treatment of archaeological and historic sites.

In addition, mitigation measures include data recovery plan will be developed for the site and this plan will be implemented prior to construction activities, as well as monitoring during construction.

If in the unlikely event that any human remains or other significant subsurface deposits are encountered during the course of development activities, all work in the immediate area will stop and the State Historic Preservation Division will be promptly notified.

In consideration of the above, industrial development in this area will have a less than significant impact on Hawaiian archeological and historic sites or cultural practices.

*(2) Curtail the range of beneficial uses of the environment;*

The proposed project and the commitment of land resources would not curtail the range of beneficial uses of the environment. The proposed action will be implemented on lands surrounded by industrial type uses

The range of beneficial uses of the property's environment is guided by the County's General Plan and State Land Use designation, which are Interim and Urban, respectively.

The project area is well-suited for industrial development. It is adjacent to the most significant industrial uses on Lāna'i, the Lāna'i Airport and MECO's generating facility.

At 3.2-miles southwest of Lāna'i City, it is far enough removed from the island's main business center and residential area as to minimize those impacts common to industrial areas but unsuitable for business and residential areas, such as noise, odors, and heavy vehicles. Yet, the project site is close enough to be conveniently and easily accessible to businesses, residents and the workforce.

In consideration of the above, industrial development in this area will have a less than significant impact on the range of beneficial uses of the environment.

*(3) Conflict with the State's environmental policies or long-term environmental goals established by law;*

The stated purpose of Chapter 344 is to establish a State policy that will encourage productive and enjoyable harmony between people and their environment, promote efforts which that will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of humanity, and enrich the understanding of the ecological systems and natural resources important to the people of Hawai'i.

The proposed project is consistent with the environmental policies, goals and guidelines as delineated in HRS, Chapter 344.

*(4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;*

The proposed project has been assessed for potential social, visual, and environmental impacts in accordance with the requirements of HRS, Chapter 343, and HAR, Chapter 11-200.1. With implementation

of the mitigation measures as identified in this document, no substantial impacts to the economic welfare, social welfare, and cultural practices are expected to result.

Currently, only about 3,000 acres, or 3.4 percent of the land on Lana'i is in the Urban District. Most of the Urban lands are in the Lāna'i City central business area and along the coastline, areas not ideal for industrial activities.

The island's primary industrial areas are located southwest of Lāna'i City, near the airport and at Kaumālapa'u Harbor. They comprise a very small percentage of the total lands on Lāna'i and have very little room for expansion. Thus, an increase in the supply of industrial spaces for economic growth and diversification requires an expansion of lands classified as Urban sited in an area suitable for industrial activities.

The proposed project site matches the Lāna'i Community Plan Land Use Map that calls for this 200-acre site to be in light and heavy industrial uses. (The 200 acres does not include the MECO facility (5 acres) nor the Miki Basin Industrial Condominium project (20 acres).)

Industrial development at Miki Basin Industrial Park will also have positive impacts on the economic welfare of the community and the State through support of the visitor industry and job creation.

*(5) Have a substantial adverse effect on public health;*

The proposed project will be developed in accordance with County, State and Federal rules and regulations governing public safety and health. Potential sources of adverse impacts have been identified and appropriate mitigative measures developed.

The primary public health concerns are anticipated to involve air, water, noise, and traffic impacts. However, it is expected that these impacts will be either minimized or brought to negligible levels by the appropriate use of the mitigation measures described in this document.

In consideration of the above, industrial development in this area will have a less than significant impact on public health.

*(6) Involve adverse secondary impacts, such as population changes or effects on public facilities;*

The proposed project will not, by itself, stimulate unexpected changes in population. No adverse impacts to the domestic water and wastewater capacities and facilities are anticipated. Onsite runoff will be accommodated by existing drainage patterns.

The project is not expected to significantly impact other public services such as fire, health care, and emergency medical services. No adverse impacts upon educational or recreational services are anticipated.

In consideration of the above, industrial development in this area will have a less than significant impact on secondary impacts, such as population changes and effects on public facilities.

*(7) Involve a substantial degradation of environmental quality;*

For decades, Lānaʻi's economy has been almost entirely dependent upon the pineapple industry. Today, Lānaʻi's economy is, again, too reliant on a single industry; this time luxury tourism. A key goal expressed in the Lānaʻi Community Plan is the diversification of Lānaʻi's economy.

The first Strategy of the first Issue of the Economic Development chapter of the Lānaʻi Community Plan seeks to help diversify the Lānaʻi economy. In order to do this, the plan notes the need to attract and develop "new industries providing appropriate infrastructure and increasing the supply of commercial and industrial spaces." (Lānaʻi Community Plan, page 6-3)

The proposed industrial land use expansion is consistent with the Lānaʻi Community Plan which states, "Pulama Lānaʻi would like to foster the growth of small businesses by providing support in key areas such as marketing and human resources and by expanding the amount of commercial and industrial space available for lease and for sale." (Lānaʻi Community Plan, page 6-2)

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The proposed project will be developed in accordance with County, State and Federal rules and regulations governing public safety and health. Potential sources of adverse impacts have been identified and appropriate mitigative measures developed.

In consideration of the above, industrial development in this area will have a less than significant impact on environmental quality.

*(8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;*

The proposed project is designed to specifically address the need for increased amount of industrial property on Lānaʻi and does not involve a commitment for other, larger actions. The potential for cumulative impacts associated with the proposed project are not anticipated or expected.

The proposed industrial land use expansion is consistent with the Lānaʻi Community Plan which states, "Pulama Lānaʻi would like to foster the growth of small businesses by providing support in key areas such as marketing and human resources and by expanding the amount of commercial and industrial space available for lease and for sale." (Lānaʻi Community Plan, page 6-2)

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The proposed project will be developed in accordance with County, State and Federal rules and regulations governing public safety and health. Potential sources of adverse impacts have been identified and appropriate mitigative measures developed.

In consideration of the above, industrial development in this area will not have a cumulatively considerable effect upon the environment or involves a commitment for larger actions.

*(9) Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat;*

There are no rare, threatened or endangered species of flora, fauna or avifauna that will be adversely affected by the proposed project.

The entire project area has lain fallow from agricultural use for 25 years, with some grazing occurring during a few of these years. The vegetation is a dense growth of grasses and shrubs.

In consideration of the above, industrial development in this area will have a less than significant impact on rare, threatened or endangered species or its habitat.

*(10) Have a substantial adverse effect on air or water quality or ambient noise levels;*

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling of exposed areas, will be implemented to minimize wind-blown emissions. Noise impacts will occur primarily from construction-related activities, however the project site is located away from residential or noise-sensitive areas.

Water quality is not expected to be affected. In the long term, the proposed project is not anticipated to have a significant impact on air and water quality.

While air quality will be impacted to a certain extent during the course of construction, such as exhaust emissions from on-site construction equipment, the impact will be short-term. Best management practices that include performing construction-related activities in strict compliance with all applicable air regulations will mitigate any temporary impacts. Contractors will be required to comply with Hawai'i Administrative Rules, Chapter 11-60.1, "Air Pollution Control."

In consideration of the above, industrial development in this area will have a less than significant impact on air, water quality or ambient noise levels.

*(11) Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;*

The site is located approximately three and a half miles to the east of the Pacific Ocean, the Site topographic elevation is approximately 1,247 feet above mean sea level (MSL), and local topography slopes to the west-southwest.

The proposed project is not located within and would not affect environmentally sensitive areas. The project area is not subject to flooding or tsunami inundation. Soils of the project area are not erosion-prone. There are no geologically hazardous lands, estuaries, or coastal waters within or adjacent to the project area.

In consideration of the above, industrial development in this area will have a less than significant impact on environmentally sensitive areas.

*(12) Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in county or state plans or studies; or*

The project site is not part of a scenic corridor and the project will not affect scenic vistas and view planes. The proposed project will not involve significant alteration of the existing topographic character of the site and will not affect public views to and along the shoreline.

The project area is well-suited for industrial development. It is adjacent to the most significant industrial uses on Lānaʻi, the Lānaʻi Airport and MECO's generating facility.

At 3.2-miles southwest of Lānaʻi City, it is far enough removed from the island's main business center and residential area as to minimize those impacts common to industrial areas but unsuitable for business and residential areas, such as noise, odors, and heavy vehicles. Yet, the project site is close enough to be conveniently and easily accessible to businesses, residents and the workforce.

In consideration of the above, industrial development in this area will have a less than significant impact on scenic vistas and view planes.

*(13) Require substantial energy consumption or emit substantial greenhouse gases.*

The proposed project will require use of energy primarily in the form of petroleum-based fuels for construction vehicles and equipment. As a master-planned project, the master developer will develop the major common infrastructure, such as roads and electric and water utility lines, so as to encourage others to locate light and heavy industrial uses on individual lots/leased areas within the project.

Developers of the individual lots/leased areas will be responsible for infrastructure and services within their sites and for all permitting and regulatory requirements associated with their individual developments.

The purpose of the proposed action is to increase the amount of land available for light and heavy industrial uses and to develop the infrastructure necessary to encourage and support the development of new and expanding industrial enterprises critical to the growth and diversification of Lānaʻi's economy.

The proposed industrial land use expansion is consistent with the Lānaʻi Community Plan which states, "Pulama Lānaʻi would like to foster the growth of small businesses by providing support in key areas such as marketing and human resources and by expanding the amount of commercial and industrial space available for lease and for sale." (Lānaʻi Community Plan, page 6-2)

In consideration of the above, industrial development in this area will have a less than significant impact on substantial energy consumption.

### **Summary Conclusion**

For the reasons above, the Miki Basin Industrial Park development will not have any significant effect in the context of Chapter 343, Hawaiʻi Revised Statutes and section 11-200.1-13 of the State Administrative Rules.