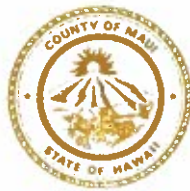


MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

December 23, 2021

Mr. Chris Sugidono, Senior Associate
Senior Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Sugidono:

SUBJECT: REQUEST FOR COMMENTS FROM THE PLANNING DEPARTMENT REGARDING THE SECOND DRAFT ENVIRONMENTAL ASSESSMENT PREPARED IN SUPPORT OF THE DISTRICT BOUNDARY AMENDMENT AND CHANGE OF ZONING FOR THE MIKI BASIN INDUSTRIAL PARK, A 200-ACRE MASTER PLANNED LIGHT AND HEAVY INDUSTRIAL DEVELOPMENT, LOCATED AT LANAI, HAWAII. TMK(S) (2) 4-9-002:061 (POR) (A19-809) (EAC 2021/0009)

The County of Maui Department of Planning (Department) received for its review the proposed Miki Basin Industrial Park (Project) Request for Comments on the Second Draft Environmental Assessment (EA). This letter reflects comments to be addressed in the proposed Final EA by Lanai Resorts, doing business as Pulama Lanai (Applicant).

The Project is a 200-acre master-planned light and heavy industrial development implementing the vision for placement of industrial land uses on Lanai and expanding industrially zoned lands called for in the updated Lanai Community Plan.

Many of the Department's concerns are reflected in the extensive comments offered by the Lanai Planning Commission during their review at their meeting of December 15, 2021. Therefore, the Department offers the following additional comments for review by the Applicant to be addressed in the Final EA.

1. In the description of the "Proposed Action" section, please clearly articulate the total maximum square footage of use types for the full build out of the project, including total impacts to utilities and services in a single table. Please include total water usage, as well as the outputs of wastewater, solid waste and traffic.
2. On the map with both the Heavy and Light Industrial boundaries indicated, please outline as best as possible the location of the concrete batching plant, the asphalt plant, the renewable energy project, and new industrial uses.
3. Considering that solar facilities are permitted on lands zoned for agriculture, why is the Applicant proposing to use 127.0 acres of Heavy and Light Industrial land for such a facility? Why wouldn't the Applicant place the solar facility on lands already zoned for agriculture, apply for a County Special Use Permit for a facility of 20 acres, and reserve the 127.0 acres for other industrial uses requiring such zoning? Considering the land use designations proposed are not required for the described use of the majority of the project area, please clarify why the total land area is appropriate to urbanize and then zone.

4. Will waste to energy be conducted within the project area?
5. Please state the purpose for the Community Plan designation that was presented to the Community Advisory Committee, Lanai Planning Commission and Council respectively when establishing the industrial designations in the Lanai Community Plan update.
6. Within the context of current Island water usage and anticipated water usage for this specific Project, please review water demand accounting for future developments including but not limited to the recently approved Hokuao housing project, the Agriculture Park, the Koele Project District Amendment, and any other well-defined projects "in the pipeline." The Miki Basin Industrial Park water demand should be reviewed in context of all current demand and likely future demand from full build-out of anticipated projects "on the book."
7. For anticipated "new industrial uses", please estimate water demand for each specific use so that some range of water usage may be revealed. Obviously, a slaughterhouse will use more water than a testing laboratory.
8. The majority of the references to industrial land uses in the 2016 Lanai Community Plan are accompanied by the representation that Pulama Lanai intends to increase offerings of commercial and industrial lease and fee simple opportunities in order to stimulate economic growth. Please state the total square footage of usable area in heavy and light industrial that is to be leased and sold fee simple resulting from these projects. Please clarify how those spaces will be divided into units for lease or ownership (i.e. undivided, condominimized, or subdivided, etc.). Please also describe level of improvement intended to be made to those various offerings (i.e. improved raw land, unfinished warehouse space or finished occupiable space, etc.).

Thank you for the opportunity to comment on the Second Draft EA for the Miki Basin Industrial Park. Should you require further clarification, please contact Kurt Wollenhaupt at kurt.wollenhaupt@mauicounty.gov or at (808) 270-8205.

Sincerely,



JORDAN E. HART
Deputy Director

for MICHELE MCLEAN, AICP
Planning Director

xc: Clayton I. Yoshida, Planning Program Administrator (PDF)
Jacky Takakura, Acting Planning Program Administrator (PDF)
Kurt F. Wollenhaupt, Staff Planner (PDF)
Richelle Thomson, Corporation Counsel (PDF)
Chris Sugidono, Senior Associate, Munekiyo Hiraga (PDF)
Tessa Munekiyo Ng, Vice President, Munekiyo Hiraga (PDF)
State Land Use Commission (PDF)
Dr. Keiki-Pua Dancil, Pulama Lanai (PDF)
Project File

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