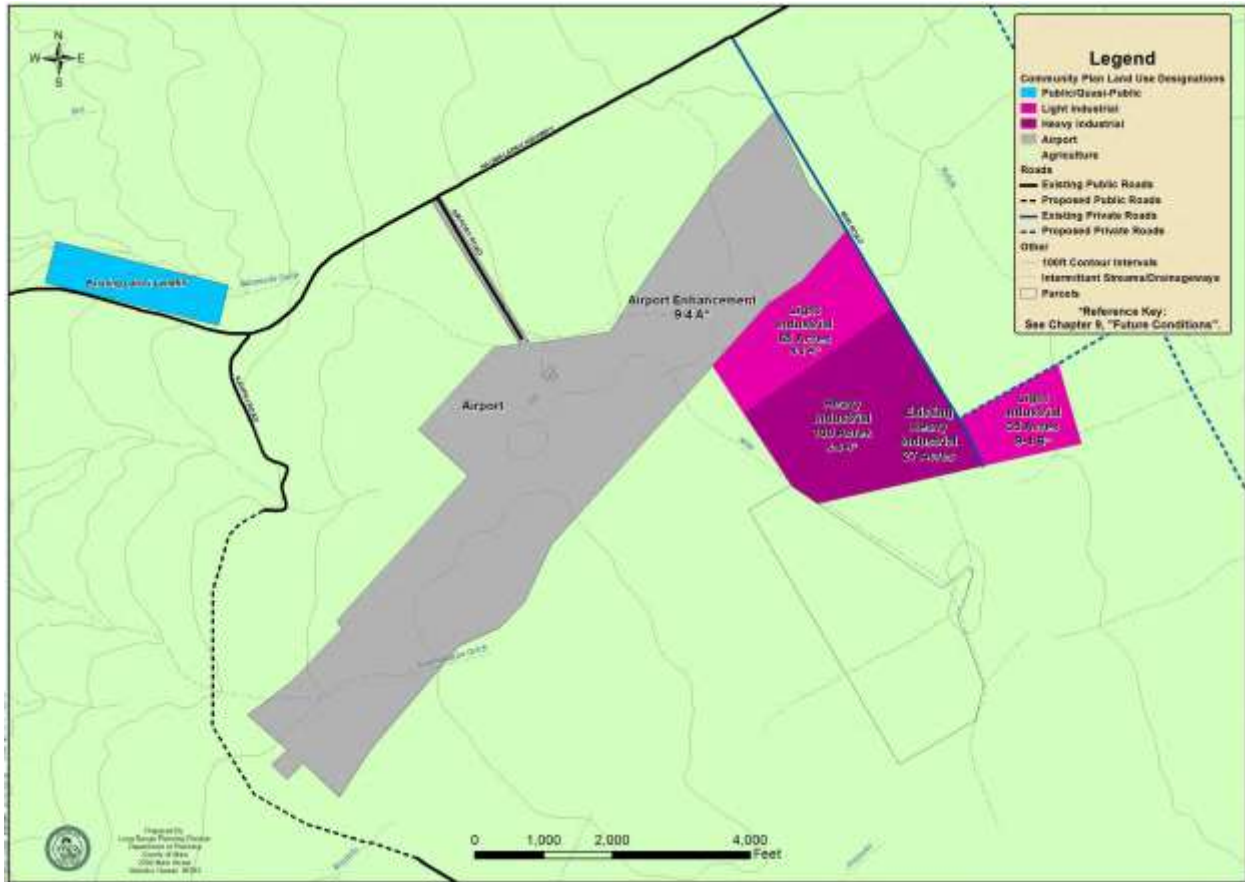


Miki Basin Industrial Park Final Environmental Assessment



Lānaʻi Community Plan Airport Land Use Map (Red tones note Subject, as well as MECO & existing Industrial Uses)

Prepared for:
Approving Agency
State of Hawaiʻi Land Use Commission

&
Applicant
Pūlama Lānaʻi

Prepared by:
Hoʻokuleana LLC
... to take responsibility ...

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March 2020

Project Name: Miki Basin Industrial Park

Applicant & Property Owner: Pūlama Lānaʻi
733 Bishop Street, Suite 2000
Honolulu, HI 96813

Approving Agency: State of Hawaiʻi, Land Use Commission
Department of Business, Economic Development & Tourism
Leiopapa A Kamehameha
235 South Beretania Street, Room 406
Honolulu, Hawaiʻi 96804-2359

Anticipated Determination: Finding of No Significant Impact (FONSI)

Project Location: Miki Basin, Adjoining Lānaʻi Airport, Lānaʻi, Hawaiʻi

TMK: (2) 4-9-002:061 (portion)

Land Use Classification: Maui County Zoning: Agricultural
Lānaʻi Community Plan: Light and Heavy Industrial
State Land Use Designation: Agricultural

Land Area: 200-acres (approximately, overall)

EA Trigger: Use of State Land

Approvals Required: Land Use District Boundary Amendment
Maui County Rezoning (recommendation to come from Lānaʻi Planning Commission)
Maui County Dept of Public Works Subdivision approval (possible)
Maui County Department of Public Works Building Permits approval

Summary:

Pūlama Lānaʻi, is proposing the Miki Basin Industrial Park, a 200-acre master-planned light and heavy industrial development on land adjoining the Lānaʻi Airport, the Maui Electric Company (MECO) 5-acre power plant and the existing 20-acre Miki Basin Industrial Condominium.

The project site is located on Tax Map Key (TMK) (2) 4-9-002:061, approximately 3.2-miles south of Kaumālapaʻu Highway in Lānaʻi City, Maui County, Hawaiʻi. This project implements the vision for placement of industrial land uses on the island and expands upon the much-needed industrially-zoned land area called for in the Lānaʻi Community Plan.

The project will provide 100-acres for light industrial uses and 100-acres for heavy industrial uses. Pūlama Lānaʻi may or may not go through the subdivision process; it may lease sites, rather than sell the land and subdivide. Full buildout of the proposed 200-acre Miki Basin Industrial Park will be developed incrementally over a period of 30-years (not all at once.)

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 sites within the project.

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

Agencies and Organizations who were sent the Draft EA for comments:

Federal

U.S. Department of the Interior, Fish & Wildlife Service

State of Hawai'i

Department of Business, Economic Development & Tourism - Office of Planning

Department of Health - Environmental Health Administration

Department of Health - OEQC

Department of Land & Natural Resources

Department of Transportation

Office of Hawaiian Affairs

Lāna'i Public and School Library

Hawaii Document Center

County of Maui

Department of Fire and Public Safety

Department of Environmental Management

Department of Planning

Department of Public Works

Department of Transportation

Department of Water Supply

Police Department

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