

Chapter 3 - Environmental Assessment Alternatives

This chapter lists and describes the various alternatives, including the preferred alternative, that are included in this analysis. The objective of Pūlama Lānaʻi is to more fully utilize the property with uses consistent with the Lānaʻi Community Plan. Pūlama Lānaʻi proposes the development of a master planned light and heavy industrial development on 200-acres of its land adjoining the Lānaʻi Airport and the MECO plant.

3.1 Alternative 1 - No Action

Under the “no action” alternative, no action would be taken and the project area would be left in its current state and no industrial uses will be implemented.

The site will remain classified as Agriculture and designated for agricultural uses. Given the large amount of agricultural land available on Lānaʻi, the No-Action Alternative will likely result in these lands remaining fallow and unused or underutilized.

3.2 Alternative 2 - Proceed with Project as Described – Proposed Action - Preferred Alternative

The preferred alternative, Alternative 2, is to proceed with the project as described in Chapter 2, Project Description.

In short, 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. 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 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.

Implementation of the proposed action requires reclassification of the 200-acre site from Agriculture to Urban by the State Land Use Commission, and rezoning of the land for light and heavy industrial uses.

The proposed action is consistent with, and will implement, the Lānaʻi Community Plan.