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PHYLLIS SHIMABUKURO-GEISER
Chairperson, Board of Agriculture

MORRIS M. ATTA
Deputy to the Chairperson



September 23, 2022

Mary Alice Evans, Director
Office of Planning and Sustainable Development
235 South Beretania Street, 6th Floor
Honolulu, Hawaii 96813

Dear Ms. Evans:

Subject: A19-809 Pulama Lanai
Miki Basin Industrial Park
District Boundary Amendment - Agricultural to Urban
TMK: 4-9-002: por. 061 Lanai City, Lanai
Area: approximately 200 acres

The Department of Agriculture (DOA) has reviewed the documentation for the proposed district boundary amendment and offers the following comments.

The Petitioner, Pulama Lanai, is seeking to reclassify about 200 acres from the State Agricultural to Urban district on Lanai. The petitioned area abuts the Urban District of the Lanai Airport, the Miki Basin Industrial complex, and the Hawaiian Electric Company power plant.

Proposed uses for the Miki Basin Industrial Park include: 127 acres of solar energy generation and storage facilities, 20 acres of Park infrastructure, 12.5 acres for relocated asphalt plant, 14.5 acres for relocation of a concrete recycling and rock crushing operation, and 26 acres for new industrial uses (possibly a slaughterhouse, cold storage warehouse space, animal hospital, and other uses).

Historic use was pineapple cultivation, first by Hawaiian Pineapple Company, then Castle and Cooke/Dole Food Company (1922 to 1992).

The proposed reclassification is consistent with the Lanai Community Plan (Exhibit 2, Final Environmental Assessment, Figure 9, page 72) which designates the subject property as Light and Heavy Industrial.



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DOA concurs with the description of existing conditions, potential impacts, and mitigation measures with respect to agricultural lands (Exhibit 2, Final Environmental Assessment, February 2022, pages 10-14; and Part 3, Appendix B, Impacts on Agriculture Report, February 2019). We would note that the "Detailed Land Classification – Island of Lanai" (L.S.B. Bulletin No. 8, May 1967, maps 14, 19, and 20) identifies the primary overall productivity rating as "D" and the land types as mostly "1" and perhaps some "5". There is a small area of "E" rated soils in the northeast portion of the petitioned area. If sufficient irrigation water is made available to the petitioned area, the overall productivity rating would improve to "A". The petitioned area is classified by the "Agricultural Lands of Importance to the State of Hawaii" as "Unique" agricultural land (Exhibit 2, Appendix B, page 5) as it supported largely unirrigated pineapple cultivation at the time the classification was done in the mid-1970's.

DOA believes that the Petitioner's request to reclassify 200 acres from the Agricultural to Urban district would not adversely affect the agricultural resources or agricultural use potential of surrounding lands.

This concludes our comments. Should you have any questions, please contact Earl Yamamoto at (808) 973-9466, or email at earl.j.yamamoto@hawaii.gov.

Sincerely,



Phyllis Shimabukuro-Geiser
Chairperson, Board of Agriculture

c: Land Use Commission