



November 4, 2022

Mr. Daniel Orodener
Executive Officer
Land Use Commission
State of Hawaii
Room 406
235 South Beretania Street
Honolulu, HI 96804-2359

Re: 2022 Annual Report - Docket No.: A13-797
Petitioner: CMBY 2011 Investment, LLC

Dear Mr. Orodener:

On behalf of CMBY 2011 Investment, LLC ("CMBY"), I hereby submit the 2021, Annual Report in accordance with Condition 22 of the State Land Use Commission Findings of Fact, Conclusions of Law and Decision and Order, dated, filed and effective on November 22, 2013, in Docket No.: A13-797, to report on the status of the development of the heavy industrial subdivision (the "Project"). The enclosed matrix outlines CMBY's compliance with each of the 25 conditions of approval under said Decision and Order.

Please feel free to contact me at any time at 808-270-5943 or noahw@pacifricrimland.com should you have any questions or require any additional information.

Thank you for your attention.

Sincerely,

Noah Walin
Project Coordinator for
CMBY 2011 Investment, LLC

Enclosures

cc. *County of Maui, Department of Planning
Maui County Council
State of Hawaii Office of Planning*

State Land Use Commission Docket No.: A13-797 Annual Report

On November 22, 2013, the State Land Use Commission reclassified approximately 86.030 acres of land, more particularly identified as Tax Map Key No.: (2) 3-8-008:019 (the "Petition Area"), from the Agricultural District to the Urban District under LUC Docket No.: A13-797. Petitioner intends to develop the Petition Area as a heavy industrial subdivision (the "Project").

No.	Condition	Status	Comments
1	<p><u>Highway and Road Improvements.</u> The Petitioner shall abide by, complete and/or submit the following:</p> <p>a. The TIAR shall be revised and resubmitted to the State Department of Transportation ("DOT") for review prior to Petitioner submitting an application for Preliminary Subdivision Approval to the County of Maui. The Petitioner shall obtain acceptance of the revised TIAR ("Revised TIAR") from the DOT prior to Petitioner receiving Preliminary Subdivision Approval from the County of Maui.</p> <p>b. Petitioner shall fund and provide for the planning, design and construction of all recommended transportation improvements required to mitigate local and direct Project-generated and/or related transportation impacts, in accordance with the Revised TIAR and required updates to the TIAR, as accepted by DOT, at no cost to the State, and in accordance with the requirements of the County of Maui Department of Public Works, as applicable. Petitioner shall also dedicate land to accommodate auxiliary lanes on Mokulele Highway, as required.</p> <p>c. Petitioner shall provide its fair share contribution toward the cost of regional transportation improvements to State highways, as determined by Petitioner and DOT. Regional improvements may also include the reservation and contribution of land for such improvements.</p> <p>d. Petitioner shall provide and complete all transportation improvements as recommended in the DOT-accepted Revised TIAR prior to the certificate of occupancy for the first building in the Project being issued by the County of Maui.</p>	Satisfied	<p>a. Petitioner revised the TIAR that was prepared by Phillip Rowell and Associates dated January 24, 2012, and submitted that revised TIAR, dated September 2013, to the DOT. The DOT has confirmed that the September 2013 TIAR is acceptable.</p> <p>b. Petitioner has satisfied the requirements per letter dated November 16, 2016 from DOT.</p> <p>c. Petitioner has satisfied the requirements per letter dated November 16, 2016 from DOT.</p> <p>d. Petitioner has complied with this condition.</p>
2	<p><u>Energy Conservation.</u> Petitioner, where feasible, shall implement energy conservation measures such as use of solar energy and solar heating and incorporate such measures into the proposed Project.</p>	Satisfied	<p>The Petitioner has complied with this condition in the Project development, and has incorporated into the Recorded Covenants, Conditions and Restrictions for the Project</p>
3	<p><u>Water System.</u> Petitioner shall provide the necessary water source, storage and transmission facilities to the satisfaction of the County of Maui's Department of Water Supply and/or DOH and/or Commission on Water Resource Management, as applicable, to service the Petition Area.</p>	Satisfied	<p>CMBY's well completion reports were submitted to the Commission on Water Resource Management August 2014</p>

	Petitioner shall also provide notice to surrounding landowners, regarding the required separation distance for individual wastewater systems from the proposed drinking water source.		Petitioner has complied with this condition.
4	<u>Water Conservation.</u> Petitioner shall implement water conservation measures and best management practices, including water efficient plumbing fixtures, high efficiency or drip irrigation systems, and drought tolerant landscaping.	Satisfied	Petitioner has complied with this condition in the Project development and has incorporated into the Recorded Covenants, Conditions and Restrictions for the Project.
5	<u>Environmental Management.</u> Petitioner shall comply with the requirements of the County Department of Environmental Management and/or DOH as applicable.	Satisfied	Petitioner has complied with this condition in the Project development and has incorporated into the Recorded Covenants, Conditions and Restrictions for the Project.
6	<p><u>Pollution Prevention Best Management Practices.</u> Petitioner shall prepare a pollution prevention plan that incorporates Best Management Practices ("BMPs") for use during construction and development and during the operational phase of the Project.</p> <p>The pollution prevention plan shall be implemented by Petitioner, its successors and assigns, and shall be incorporated into the CC&Rs for the Project. BMPs shall be implemented during construction to control fugitive dust, minimize infiltration and runoff from construction and vehicle operations, and reduce or eliminate soil erosion and groundwater and surface water pollution in accordance with DOH rules and guidelines and County of Maui rules and ordinances. BMPs for the operational phase of the Project shall be directed at preventing all pollutants that may be associated with a specified industrial use from being released into the environment, including structural BMPs such as oil/water separators, detention ponds, lined containment pits, and stormwater filtration units designed to contain and remove industrial contamination.</p> <p>The pollution prevention plan shall include but not be limited to:</p> <p>a. Cleaning, repair, and maintenance of equipment involving the use of industrial liquids, such as gasoline, diesel, solvent, motor oil, hydraulic oil, gear oil, brake fluid, acidic or caustic liquids, antifreeze, detergents, degreasers, etc., shall be conducted on a concrete floor, whether roofed or unroofed. The concrete floor shall be constructed to contain any drip or spills and to provide for the recovery of any spilled liquids. Water drainage from these concrete floors shall, if necessary, pass through a separator sump before being discharged. The separated fluids shall be handled and disposed of in compliance with applicable DOH requirements for disposal of such materials. This material must be tested to determine whether it qualifies as hazardous waste and if determined to be hazardous waste, must be disposed of in compliance with hazardous waste rules.</p>	Satisfied	A Pollution Prevention Best Management Practices Plan has been prepared and is incorporated into the Recorded Covenants, Conditions, and Restrictions for the Project.

	<p>b. Any containers used for storage of used oil or other industrial liquids shall be kept on a concrete surface. The surface shall be bermed to prevent the loss of liquid in the event of spills or leaks. The containers shall be sealed and kept under shelter from the rain.</p> <p>c. Petitioner and all lot owners and occupants shall inform their employees to immediately collect and contain any industrial liquid spills on the concrete floor. Employees shall be informed against discharging or spilling any industrial liquids, and all be aware to prevent any industrial spill onto the bare ground.</p> <p>d. For parking areas, BMPs emphasizing pollution prevention shall be established. Large vehicles such as trucks and construction equipment shall utilize drip pans to avoid release of petroleum onto paved surfaces. Areas used primarily for automobile parking shall be periodically checked and cleaned to avoid buildup or oil or other automotive fluids: Maintenance work other than emergency work on vehicles should be prohibited in parking areas.</p>		
7	<p>Potable Water and Injection Wells. Any injection well that would dispose of desalination wastewater or other types of wastewater such as industrial process wastewater, sewage, or rainfall runoff, shall comply with Chapter 11-23, HAR, entitled Underground Injection Control, and shall demonstrate that the injections shall not adversely affect downgradient streams, Kealia Pond National Wildlife Refuge, and coastal waters.</p>	Satisfied	Petitioner has complied with this condition in the Project development, and has incorporated into the Recorded Covenants, Conditions, and Restrictions for the Project.
8	<p>Debris Catch Basin. All drainage injection wells or subsurface drainage structures shall be designed with a debris catch basin to allow the detention, before flowing into the drainage well, of rubbish and sediments that are often carried and deposited by runoff. The debris catch basin shall be periodically inspected and cleaned. An environmental precautionary sign shall be installed at, or painted on the ground next to, each drainage injection well, which shall read: "DUMP NO WASTE, GOES TO GROUNDWATER AND OCEAN HELP PROTECT HAWAII'S ENVIRONMENT."</p>	Satisfied	Petitioner has complied with this condition in the Project development, and has incorporated into the Recorded Covenants, Conditions, and Restrictions for the Project.
9	<p>Stormwater Management and Drainage. Petitioner shall fund the design and construction of stormwater and drainage system improvements for the Petition Area in accordance with the requirements of the County of Maui's Department of Public Works, and incorporate in the design and construction of backbone infrastructure low impact development features for stormwater capture and reuse, to the extent practicable and allowed by the County of Maui, to prevent runoff from adversely affecting downstream properties and facilities and receiving streams, Kealia Pond National Wildlife Refuge, and coastal waters, consistent with Federal, State, and County laws, rules, and ordinances.</p>	Satisfied	Petitioner has complied with this condition in the Project development.

	The Petitioner, its successors and assigns, shall cause to be maintained the stormwater and drainage system improvements for the Petition Area. Petitioner shall include in the CC&Rs for the Project the requirement that low impact development features be incorporated in individual site design and development, to the extent practicable and allowed by the County of Maui.		Petitioner has complied with this condition in the Project development and has incorporated into the Recorded Covenants, Conditions and Restrictions for the Project.
10	Water Quality Monitoring. Petitioner shall develop and implement a near shore water quality monitoring program to detect the presence of contaminants resulting from the development of the Project. The monitoring program will be developed by the Petitioner in consultation with the State Department of Health, to include the sampling constituents, the location, frequency and duration of monitoring, and reporting requirements. If contaminants are present, and such presence is irrefutably linked to the development of, or operations at, the Project, Petitioner, its successors and assigns, shall, in coordination with the DOH, implement appropriate revisions to the pollution prevention plan and BMPs, and CC&Rs if applicable, to address such contaminants.	Satisfied	A nearshore water quality monitoring program has been developed and implemented. Pre-Construction Phase I was completed December 17, 2016. Post Construction Phase 2 was completed August 2018.
11	Civil Defense. Petitioner shall fund and install one (1) civil defense warning siren as specified by and in a location identified by the State Civil Defense agency.	Satisfied	On 10/16/20 the Civil Defense Siren install was completed and certified by the Department of Defense.
12	Restricted Industrial Uses. The uses within the Petition Area shall be limited to those allowed in the M-3 Restricted Industrial District as established by the County of Maui under Ordinance 3977, as the same may be amended from time to time.	Satisfied	Petitioner has complied with this condition and has incorporated into the Recorded Covenants, Conditions and Restrictions for the Project.
13	Provisions of the Hawai'i Right to Farm Act. For all land in the Petition Area or any portion thereof that is adjacent to land the State Land Use Agricultural District, Petitioner shall comply with the following: (a) Petitioner and its successors and assigns shall not take any action that would interfere with or restrain farming operations conducted in a manner consistent with generally accepted agricultural and management principles on adjacent or contiguous lands in the State Agricultural District. For the purpose of these conditions, "farming operations" shall have the same meaning as provided in Section 165-2, HRS; and (b) Petitioner shall notify all prospective developers or purchasers of land or interest in land in the Petition Area, and provide or require subsequent notice to lessees or tenants of the land, that farming operations and practices on adjacent or contiguous land in the State Agricultural District are protected under Chapter 165, HRS, the Hawai'i Right to Farm Act. The notice shall disclose to all prospective buyers, tenants, or lessees of the Petition Area that potential nuisances from noise, odors, dust, fumes, spray, smoke, or vibration may result from agricultural uses on adjacent lands. The notice shall be included in any disclosure required for the sale or transfer of real property or any interest in real property.	Satisfied	Petitioner has complied with this condition and has incorporated into the Recorded Covenants, Conditions and Restrictions for the Project.

14	Flora and Fauna. Petitioner shall ensure that all exterior lighting fixtures are down-shielded to minimize the harmful effects of lighting on endangered avifauna.	Satisfied	Petitioner has complied with this condition in the Project development, and has incorporated into the Recorded Covenants, Conditions, and Restrictions for the Project.
15	Hawaiian Hoary Bats. Petitioner shall include a provision in the CC&R prohibiting the construction of barbed wire fences within the Petition Area.	Satisfied	Petitioner has complied with this condition and has incorporated into the Recorded Covenants, Conditions, and Restrictions for the Project.
16	Established Access Rights Protected. Pursuant to Article XII, section 7, of the Hawai'i State Constitution, Petitioner shall preserve any established access rights of Native Hawaiians who have customarily and traditionally used the Petition Area to exercise subsistence, cultural, and religious practices, or for access to other areas.	Satisfied	Petitioner has complied with this condition in the Project development, and has incorporated into the Recorded Covenants, Conditions, and Restrictions for the Project.
17	Archaeological and Historic Preservation. Petitioner shall comply with mitigation measures recommended by the SHPD. Archaeological monitoring shall be conducted should an alternative access road alignment be pursued.	Satisfied	Petitioner has complied with this condition. An alternate access road will not be pursued
18	Previously Unidentified Burials and Archaeological/Historic Sites. In the event that historic resources, including human skeletal remains, are identified during construction activities, all work shall cease in the immediate vicinity of the find, the find shall be protected from additional disturbance, and the SHPD Maui Island Section shall be contacted immediately. Without any limitation to any other condition found herein, if any burials or archaeological or historic sites are discovered during the course of construction of the Project, all construction activity in the vicinity of the discovery shall stop until the issuance of an archaeological clearance from the SHPD that mitigation measures have been implemented to its satisfaction.	Satisfied	Petitioner complied with this condition during the Project development. Construction is completed and no burials were discovered.
19	Infrastructure Deadline. The Petitioner shall complete construction of the proposed backbone infrastructure for the Project, which consists of the primary roadways and access points, internal roadways, water and electrical system improvements, and stormwater/drainage and other utility system improvements, within ten (10) years from the date of this Decision and Order approving the Petition.	Satisfied	Petitioner has complied with this condition and construction was substantially completed June 15, 2018.
20	Compliance with Representations. The Petitioner shall develop the Petition Area in substantial compliance with the representations made to the Commission as reflected in	Satisfied	Petitioner has complied with this conditions and construction was substantially completed June 15, 2018.

	the findings of fact, conclusions of law, and decision and order. Failure to so develop the Petition Area may result in reversion of the Petition Area to its former classification, or change to a more appropriate classification.		
21	<u>Notice of Change of Ownership.</u> Petitioner shall notify the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interests in the Petition Area at any time, prior to completion of development of the Petition Area.	Satisfied	22 of the 28 lots have been sold and petitioner intends to sell the remainder.
22	<u>Annual Reports.</u> Petitioner shall timely provide and without any prior notice, annual reports to the Commission, the Office of Planning and the Maui County Planning Department, and their respective successors, in connection with the status of the development of the Petition Area and Petitioner's progress in complying with the conditions imposed herein. The annual report shall be in a form prescribed by the Executive Officer of the Commission. The annual report shall be due on or before the anniversary date of the Decision and Order for the reclassification of the Petition Area.	Satisfied	Reports are provided annually.
23	<u>Release of Conditions.</u> The Commission may fully or partially release the conditions provided herein as to all or any portion of the Petition Area upon timely motion and upon provision of adequate assurance of satisfaction of these conditions by Petitioner or its successors or assigns.	Satisfied	The Petitioner acknowledges this condition.
24	<u>Notice of Imposition of Conditions.</u> Within seven (7) days of the issuance of the Commission's Decision and Order for the subject reclassification, Petitioner shall: (a) record with the Bureau of Conveyances of the State of Hawai'i a statement that the Petition Area is subject to conditions imposed herein by the Commission in the reclassification of the Petition Area; and (b) file a copy of such recorded statement with the Commission.	Satisfied	The Notice of Imposition of Conditions by the Land Use Commission was recorded at the Bureau of Conveyances on November 27, 2013 as Document No. A-50790870. A certified copy of the recorded Notice was filed with the Commission on November 27, 2013, by Jennifer A. Benck.
25	<u>Recordation of Conditions.</u> Petitioner shall record the conditions imposed herein by the Commission with the Bureau of Conveyances pursuant to Section 15-15-92, HAR. All such conditions shall run with the land.	Satisfied	A Declaration of Conditions was recorded at the Bureau against the Petition Area as Document No. A-50880606 on December 6, 2013. A certified copy of said Declaration filed with the Commission on December 9, 2013, by Jennifer A. Benck.