

CADES SCHUTTE  
A Limited Liability Law Partnership

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Attorneys for Petitioner  
PŪLAMA LĀNAʻI

BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII

In the Matter of the Petition of

PŪLAMA LĀNAʻI,

To Amend The Agriculture Land Use  
District Boundaries Into the Urban Land  
Use District for approximately 200 acres  
of land, consisting of a portion of Tax  
Map Key No. (2) 4-9-002:061 at Lānaʻi  
City, Island of Lānaʻi, County of Maui,  
State of Hawaiʻi.

DOCKET NO. A19-809

**PETITIONER'S SECOND  
AMENDED EXHIBIT LIST**

**CERTIFICATE OF SERVICE**

Hearing:

Date: November 16, 2022

Time: 9:00 a.m.

## **PETITIONER PŪLAMA LĀNA‘I’S SECOND AMENDED EXHIBIT LIST**

Petitioner LĀNA‘I RESORTS, LLC dba PŪLAMA LĀNA‘I, a Hawai‘i limited liability company (“*Pūlama Lāna‘i*” or “*Petitioner*”), respectfully submits its Second Amended Exhibit List to the Land Use Commission of the State of Hawai‘i in the Petition to Amend The Agriculture Land Use District Boundaries Into the Urban Land Use District for approximately 200 acres of land, consisting of a portion of Tax Map Key No. (2) 4-9-002:061 at Lāna‘i City, Island of Lāna‘i, County of Maui, State of Hawai‘i. The Second Amended Exhibit List adds Exhibit 21, the slides used during Petitioner’s presentation of evidence at the hearing on November 16, 2022. Petitioner reserves the right to amend, modify and revise this exhibit list as needed.

<b>Exhibit List</b>	
<b>Exhibit</b>	<b>Description</b>
1.	Map of Petition Area
2.	Final Environmental Assessment and Finding of No Significant Impact
3.	Tax Map Key Maps
4.	Land Ownership Documents
5.	Notification of Petition Filing
6.	Survey of Petition Area
7.	Conceptual Master Plan
8.	State Historic Preservation Division regarding 14.5 acres SUP2 2021/0008
9.	Private Funding Letter and Financing Statement
10.	Countywide Policy Plan
11.	Lāna‘i Community Plan
12.	Written Testimony
13.	State Historic Preservation Division Letter Accepting Archaeological Data Recovery Plan and Archaeological Data Recovery Report

14.	Resume of Ken Kawahara, P.E.
15.	Resume of Trisha Kehaulani Watson, JD, PhD
16.	Resume of Matt Nakamoto, P.E.
17.	Resume of Gordon Ring, P.E.
18.	Resume of Tom Nance
19.	Resume of Tessa Munekiyo-Ng
20.	Letter to Mr. David Tanoue Approving Land Use Commission SUP2 for the Miki Basin Interim Industrial Use Project Located on a Portion of Land at Miki Basin at, Lānaʻi, Hawaiʻi; TMK: (2) 4-9-022:061 (Por.) (SUP2 2021/0008)
21.	Petitioner's PowerPoint Presentation on November 16, 2022

The following appendices are included within Exhibit 2, the Final Environmental Assessment and Finding of No Significant Impact:

<b>Appendix</b>	<b>Description</b>
A.	Market Assessment
B.	Impacts on Agriculture Report
C.	Flora and Fauna Study
D-1.	Archaeological Inventory Survey
D-2.	State Historic Preservation Division Archaeological Inventory Survey Acceptance Letter
D-3.	Archaeological Data Recovery Plan and Archaeological Data Recovery Report
E.	Phase I Environmental Site Assessment
F.	Economic, Population and Fiscal Impacts Report
G.	Traffic Impact Analysis Report
H-1.	Water Master Plan
H-2.	New Well Supply Alternatives for the Mānele Bay Water Supply, Public Water System No. 238
I.	Wastewater Master Plan
J.	Drainage Report

Appendix	Description
K-1.	Hawai'i State Plan – Assessment of Project Applicability to Goals, Objectives, and Policies
K-2.	Countywide Policy Plan – Assessment of Project Applicability to Goals, Objectives, and Policies

DATED: Honolulu, Hawai'i, November 17, 2022.

CADES SCHUTTE  
A Limited Liability Law Partnership

*/s/Molly A. Olds*

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CALVERT G. CHIPCHASE  
CHRISTOPHER T. GOODIN  
STACEY F. GRAY  
MOLLY A. OLDS

Attorneys for Petitioner  
PŪLAMA LĀNA'I



# EXHIBIT 21



# **MIKI BASIN INDUSTRIAL PARK A19-809 DISTRICT BOUNDARY AMENDMENT**

**LAND USE COMMISSION**  
NOVEMBER 16, 2022



# AGENDA

Discussion topics

HRS 6E Compliance

Vision of Pūlama Lānaʻi

Project Description

Conformance with LUC Rules

Summary Request





# ARCHAEOLOGICAL INVENTORY SURVEY, ARCHAEOLOGICAL DATA RECOVERY PLAN AND REPORT, AND CULTURAL IMPACT ASSESSMENT

**TRISHA KEHAULANI WATSON, J.D., PH.D.**  
HONUA CONSULTING  
FOUNDER



LAND USE COMMISSION, NOVEMBER 16, 2022



# NO ADDITIONAL FIELDWORK AND NO EVIDENCE OF ANY PROTECTED CULTURAL PRACTICES

## Archaeological activities

### Archaeological Inventory Survey (AIS)

- Pedestrian survey
- Sub-surface testing in 31 trenches
- SHPD accepted AIS, requested submission of an archaeological data recovery plan

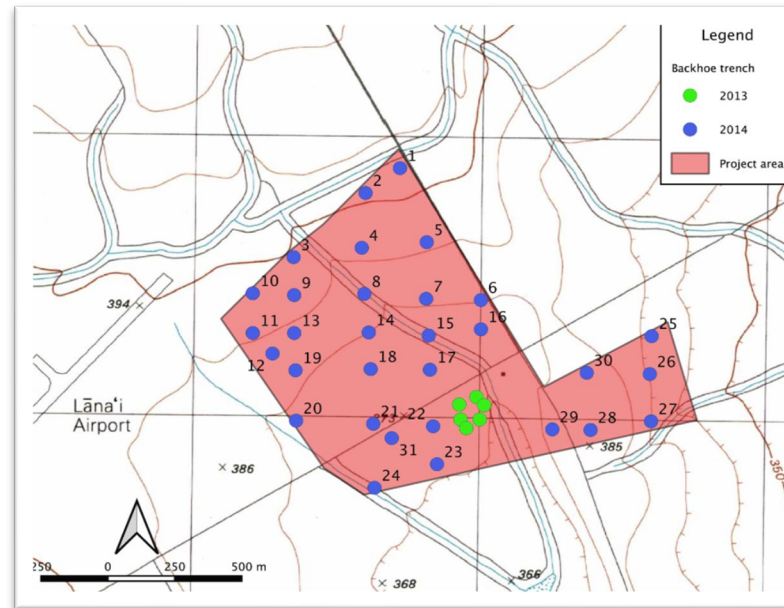
### Data Recovery Plan and Report (DRP and DRR)

- SHPD accepted archaeological data recovery plan and report

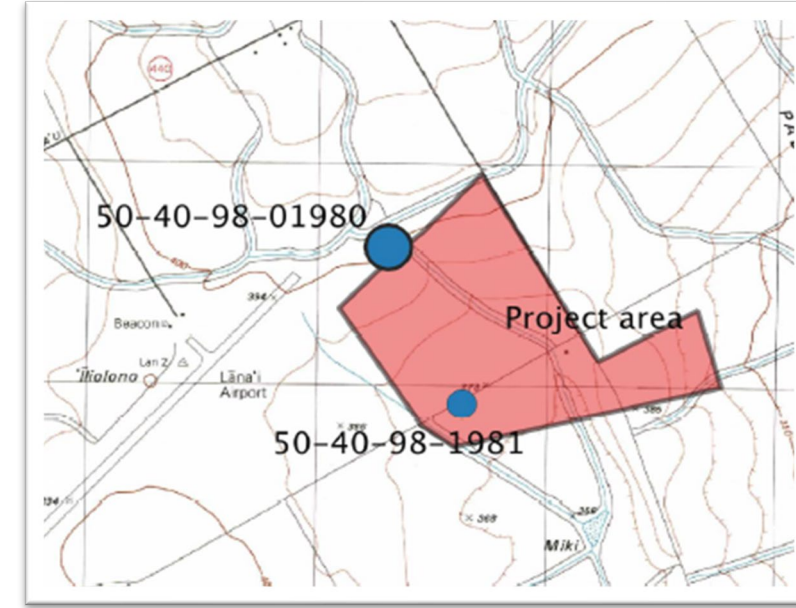
### Cultural Impact Assessment

- No traditional and customary practices affected

## Exploratory trenches in project area



## Two SIHP sites identified



The Project will not have any significant negative impact on traditional and customary practices

# SHPD CONCURRENCE WITH AIS

Glen Ueno  
8/4/20  
Page 2

TSD identified two historic properties during AIS testing (Table 1). SIHP # 50-40-98-1980 is comprised of two features including a lithic scatter and an eroded exposed fire-pit. SIHP # 50-40-98-1981 is a subsurface truncated fire-pit feature. TSD assessed SIHP # 50-40-98-1980 and 50-40-98-1981 as significant for the information on Hawaiian history and prehistory that they have yielded. The report indicates the Miki Basin Industrial Park project will adversely impact both historic properties and it is recommended that data recovery excavation be conducted as mitigation for SIHP #s 50-40-98-1980 and 50-40-98-1981.

Table 1: Historic properties identified within the current project area.

SIHP # 50-40-98-	Formal Type	Significance Assessment	Description	Mitigation
1980	artifact scatter and fire-pit	d	Surface lithic scatter and exposed fire-pit	Data recovery
1981	fire-pit	d	Subsurface fire-pit (Backhoe Trench 21)	Data recovery (tested)

**The report meets the minimum requirements of HAR §13-275-6. It is accepted.** Please send two hard copies of the document, clearly marked FINAL, along with a copy of this acceptance letter and text-searchable PDF version of the report to the Kapolei SHPD office, attention SHPD Library. Additionally, please send a digital copy of the final AIS report (DiVito et al., May 2018) to [lehua.k.soares@hawaii.gov](mailto:lehua.k.soares@hawaii.gov).

The current submittal includes a cover letter from Pūlama Lānaʻi dated July 5, 2020 that requests an HRS 6E-42 project effect determination of "effect, with proposed mitigation commitments," with mitigation in the form of data recovery. Honua Consulting recommends that a data recovery plan be developed for SIHP #s 50-40-98-1980 and 50-40-98-1981 and a program of archaeological monitoring for the Miki Basin Industrial Park project.

**SHPD concurs with the significance assessments and mitigation recommendations for SIHP #s 50-40-98-1980 and 50-40-98-1981.** However, the SHPD notifies the County of Maui that our office has not yet received a County permit submittal triggering an HRS 6E-42 review. Therefore, our division cannot make a project effect determination at this time.

SHPD requests to be consulted prior to the issuance of any permits associated with the Miki Basin Industrial Park project on the subject property, allowing our division the opportunity to review the proposed project and to make an HRS 6E project effect determination in accordance with HAR §13-284-3 and, if necessary, any appropriate mitigation.

Please contact Andrew McCallister, Historic Preservation Archaeologist IV, at [Andrew.McCallister@hawaii.gov](mailto:Andrew.McCallister@hawaii.gov) or at (808) 692-8010 for matters regarding archaeological resources or this letter.

Aloha,  
**Alan Downer**

Alan S. Downer, PhD  
Administrator, State Historic Preservation Division  
Deputy State Historic Preservation Officer

cc: Keiki-Pua S. Dancil, Pūlama Lānaʻi, [kdancil@pulumalanai.com](mailto:kdancil@pulumalanai.com)  
Trisha Kehaulani Watson, Honua Consulting, [watson@honuaconsulting.com](mailto:watson@honuaconsulting.com)  
Kurt Matsumoto, Pūlama Lānaʻi, [kmatsumoto@pulumalanai.com](mailto:kmatsumoto@pulumalanai.com)  
Daniel E. Orendenker, Land Use Commission, [daniel.e.orendenker@hawaii.gov](mailto:daniel.e.orendenker@hawaii.gov)



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
STATE HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING  
601 KAMOKILA BLVD., STE 555  
KAPOLEI, HI 96707

August 4, 2020

Glen Ueno, Administrator  
County of Maui  
Department of Public Works  
Development Services Administration Division  
250 South High Street  
Wailuku, Maui, Hawai'i 96793

Dear Glen Ueno:

SUBJECT: Chapter 6E-42 Historic Preservation Review –  
Miki Basin Industrial Park Project  
Archaeological Inventory Survey  
Kamoku Ahupua'a, Lāhaina District, Lānaʻi Island  
TMK: (2) 4-9-002:061 por.

This letter provides the State Historic Preservation Division's (SHPD) review of the draft report titled, *Archaeological Inventory Survey for the Miki Basin 200 Acre Industrial Development* (DiVito et al., May 2018), produced by T.S. Dye and Colleagues, Archaeologist, Inc. (TSD) for the Pūlama Lānaʻi, Miki Basin Industrial Park project. SHPD received a draft environmental assessment (EA) report (Ho'okuleana LLC, June 2020) for the project on December 5, 2019 (Log No. 2019.02674) and a final EA report on July 8, 2020 along with a cover letter prepared on behalf of Pūlama Lānaʻi, an HRS 6E Submittal Form, the subject archaeological inventory survey (AIS) report (Log No. 2020.01586).

The Miki Basin Industrial Park project is 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 current submittal does not include a permit set, however Pūlama Lānaʻi indicates the proposed 200-acre Miki Basin Industrial Park is planned to be developed incrementally over a 30-year period.

TSD initially completed the subject AIS in 2016 (Log No. 2016.02655) and the report was subsequently withdrawn by Pūlama Lānaʻi. TSD conducted additional archaeological work in the project area and presented the findings from both survey efforts in the current AIS report (DiVito et al., May 2018). The report indicates the AIS was conducted to identify historic properties and cultural materials in the project area to support a proposed zoning change and construction activities associated with the Miki Basin Industrial Park project.

The subject AIS report includes a detailed analysis of historic land use, cultural practices in the area, an artifact analysis section, a summary of previous archaeological investigations, and the results of the archaeological testing. The survey included a 100 percent coverage pedestrian survey of the project area conducted using transects spaced at 10-meter (m) intervals. Subsurface testing of the project area included the excavation of 31 backhoe trenches. The test trenches were excavated to 145 cm below ground surface, measured 3 to 4 m in length, and were each 1 m wide. The GPS data for the locations of each trench excavation was recorded and the locations are depicted on a map of the project area. The report includes soil descriptions using Munsell colors and USDA descriptions and attributes.

IN REPLY REFER TO:  
Log No.: 2020.01586  
Doc. No.: 2008AM02  
Archaeology

SHPD concurs with the significance assessments and mitigation recommendations for SHPD #s 50-40-98-1980 and 50-40-98-1981



# SHPD CONCURRENCE WITH DRP AND DRR

DAVID Y. IGE  
GOVERNOR OF  
HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
KAKUHIHEWA BUILDING  
601 KAMOKILA BLVD., STE 555  
KAPOLEI, HI 96707

October 11, 2022

Daniel E. Orodnenker, Executive Officer  
State of Hawaii Land Use Commission  
Department of Business, Economic Development & Tourism  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359  
Wailuku, HI 96793  
c/o: Daniel.E.Orodnenker@hawaii.gov

IN REPLY REFER TO:  
Project No.: 2020PR33693  
Doc. No.: 2210IK07  
Archaeology

Dear Daniel E. Orodnenker:

SUBJECT: Chapter 6E-42 Historic Preservation Review –  
Miki Basin Industrial Park Project – 2<sup>nd</sup> Draft Environment Assessment for the  
State Land Use District Boundary Amendment (Docket No. A19-809)  
Archaeological Data Recovery Plan  
Archaeological Data Recovery Report  
Kamoku Ahupua'a, Lāna'i City, Island of Lāna'i  
TMK: (2) 4-9-002:061 por.

This letter provides the State Historic Preservation Division's (SHPD's) review of a draft archaeological data recovery plan (DRP) titled, *Archaeological Data Recovery Plan for Sites 50-40-98-1980 and 50-40-98-1981 Within the Miki Basin 200 Acres Industrial Development Lands of Kalulu and Kaunolu, Lahaina District, Lānaʻi Island TMD: (2) 4-9-002:061* (Dye, May 2018) and a draft archaeological data recovery report (DRR) titled, *Archaeological Data Recovery Report for Sites 50-40-98-1980 and 50-40-98-1981 Within the Miki Basin 200 Acres Industrial Development Lands of Kalulu and Kaunolu, Lahaina District, Lānaʻi Island TMD: (2) 4-9-002:061* (Dye, February 2019).

SHPD previously reviewed and accepted an archaeological inventory survey (AIS) report (DiVito et al., May 2018) for the proposed Mikki Basin Industrial Park Project in a letter dated August 4, 2020 (Log No. 2020.01586, Doc. No. 2008AM02). SHPD concurred with the proposed mitigation recommendations of archaeological data recovery for Site 50-40-98-01980 (surface lithic scatter and exposed fire-pit) and SHP Site 50-40-98-01981 (subsurface fire-pit). SHPD received an HRS 6E Submittal Form and SHPD's previous review letter of the subject project on December 20, 2021 (Submission No. 2020PR33693.002) and the draft DRP and draft DRR on January 7, 2022 (Submission No. 2020PR33693.003). The unsolicited DRP and DRR were developed before SHPD's review and acceptance of the AIS report.

The landowner, Pūlama Lāna 1, proposes the Miki Basin Industrial Park Project consisting of 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. There are no proposed ground disturbances and currently is considered a paper action only. According to the submittal documents, future ground-disturbance activities will require a new HRS GE review.

SUZANNE D. CASE  
CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCES MANAGEMENT

**ROBERT K. MASUDA**  
FIRST DEPUTY

**M. KALEO MANUEL**  
DEPUTY DIRECTOR - WATER

**AQUATIC KNOWLEDGE**  
BOATING AND OCEAN RECREATION  
BUREAU OF CONSERVATION  
COMMISSION ON WATER QUALITY AND NATURE  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND ANIMALS AND ENFORCEMENT  
ENFORCEMENT  
POCKETRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAROLINA ISLANDS AND KIRKBY COMMISSION  
LAND

Daniel E. Orodnenker  
10/11/2022  
Page 2

T.S. Dye and Colleagues, Archaeologists, Inc. (May 2018) of 200 acres for the subject MCHP coverage pedestrian survey of the project intervals. Subsurface testing of the project area was excavated to 145 cm below ground surface identified two historic properties during the lithic scatter and an eroded exposed fire-pit. During the AIS fieldwork, all the lithic artifacts were excavated. TSD assessed SIHP Sites 50-40-98-01880 and 50-40-98-01881 Hawaiian history and prehistory that they are associated with the proposed project. The Industrial Park Project will adversely impact the sites. SHPD conducted a mitigation SHPD concurred with TSD assessment of SIHP Sites 50-40-98-01880 and 50-40-98-01881.

## Data Recovery Plan (Dye, May 2018)

TSD produced the subject DRP for 5IHP. The DRP was produced prior to SHPD's review and includes a brief management summary, site plan that no fieldwork will be conducted for the site. Above the DRP, the DRP (2018). The DRP plan stipulates that the artifacts were collected from the field, the fire pits were bisected, and charcoal samples were collected. The DRP focuses on conducting charcoal identification, accelerator mass spectrometry dating, and calibration of the laboratory results with the BCal software package for each fire-pit feature. Additionally, the collected lithic artifacts would be subjected to EDXRF at the University of Hawai'i at Hilo to identify the source of rock with non-destructive geochemical analysis. Lastly, the DRP indicates the laboratory results would be presented in the DRP.

Research questions include 1) gathering data on the history of vegetation change on Lānaʻi in an effort to date two periods of change, the pre-Contact period and the mid-nineteenth century when sheep and goats were raised on the island; and 2) complete technological and geochemical sourcing analyses of the lithic artifacts to determine the reduction sequences for the lithic artifacts and to determine possible source locations.

## Data Recovery Report (Dve. February 2019)

TSD produced the subject DRR before SHPD's review and acceptance of the DRP (Dye, May 2018). The DRR includes a management summary, an overview of the DRP, laboratory results, a discussion of research objectives, and conclusions. Two pieces of wood charcoal were selected for radiocarbon dating. A piece of 'ilima charcoal (SIHP Site 50-40-98-01981) and a piece of 'akoko (SIHP Site 50-40-98-01980) were submitted to Beta-Analytic for AMS dating. The results indicated that both sites dated near the end of the pre-Contact period.

No further  
archaeological work  
needed for SHPD #s 50-  
40-98-1980 and 50-40-  
98-1981

The DRP meets the minimum requirements of HAR §13-278-3. It is accepted. In addition, SHPD agrees with the conclusion that the archaeological data recovery work conducted for the current study adequately mitigates possible future adverse impacts to SHP Sites 50-40-98-01980 and 50-40-98-01981. No further archaeological work is needed at either site. Additionally, the DRR meets the minimum requirements of HAR §13-278-4 and HAR §13-284-9(d). It is accepted.

Please send two hard copies of the mitigation plan and report, each clearly marked FINAL, along with a copy of this letter and a text-searchable PDF versions of the plan and report to the Kapolei SHPD office, Attn: SHPD Library. Also, submit a text-searchable PDF copy of the final plan and report to HICRIS Project No. 2020PR33693 using the Project Supplement option and a PDF copy of each to [lehna.k.soares@hawaii.gov](mailto:lehna.k.soares@hawaii.gov).

SHPD notifies the County that the permit issuance process may proceed.

~~SHPD requests the opportunity to review future projects involving ground disturbances within the Miki Basin Industrial Park Project.~~

Please contact 'Iolani Kauhane, Maui Archaeologist III, at ~~iolani.kauhane@hawaii.gov~~ for matters regarding archaeological resources or this letter.

Aloha,  
Alan Downer

Alan S. Downer, PhD  
Administrator, State Historic Preservation Division  
Deputy State Historic Preservation Officer

cc: Keiki-Pua Dancil, [kdancil@pualamalani.com](mailto:kdancil@pualamalani.com)  
Olivia Simpson, [osimpson@pualamalani.com](mailto:osimpson@pualamalani.com)  
Dodge Watson, [dodge@honaconsulting.com](mailto:dodge@honaconsulting.com)  
Trisha Watson, [watson@honaconsulting.com](mailto:watson@honaconsulting.com)  
Land Use Commission, [dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov)

SHPD notified the County that the permit issuance process may proceed

# THE PROJECT IS NOT ANTICIPATED TO AFFECT THE RIGHTS OF CUSTOMARILY AND TRADITIONALLY EXERCISED

## Ka Pa‘akai Analysis and Recommendation Determination

### Numerous documents reviewed as part of analysis

- Archaeological Inventory Survey (AIS) and SHPD acceptance letter
- Letter from Kepā Maly (September 2019)
- Letter from Kepā Maly (June 2020)
- Interview with Kumu Hula La‘ikealoha Hanog (August 2021)
- Interview with Kumu Hula Pualani Kauila (August 2021)

### Recommended Determination

- Project area is not anticipated to affect the rights customarily and traditionally exercised
  - Does not affect or impair any Hawai‘i Constitution, Article XII, Section 7 uses, or the feasibility of protection of those uses



Pineapple Field Harvest in Miki Basin Fields – Miki Camp in Background  
HAPCo Photo No. 525, August 31, 1928 (Lāna‘i Culture & Heritage Center Collection).



# VISION OF PŪLAMA LĀNA‘I

**KURT MATSUMOTO**  
PŪLAMA LĀNA‘I  
PRESIDENT

LAND USE COMMISSION, NOVEMBER 16, 2022







# MIKI BASIN INDUSTRIAL PARK WILL PROVIDE MUCH NEEDED URBAN LAND FOR INFRASTRUCTURE SUPPORT ON LĀNA‘I

>85% of the land use is identified



## Other new industrial uses

### Consolidation of existing industrial uses to support on island infrastructure

- Relocation of concrete crushing and stockpiling activities
- Relocation of asphalt plant and related activities

### Renewable Energy Projects to reduce fossil fuel use on Lāna‘i

- Potential to take Lāna‘i’s energy use to 95% renewable, providing stable energy prices for everyone
- Reduce green house gas production by significantly reducing fossil fuel use by HECO

### Ensuring there is enough zoned land for future new industrial uses

- Potential new Heavy Industrial Uses include:
  - Lumber yards, machine shops, and slaughter house
- Potential new Light Industrial Uses include:
  - Cold storage, commercial laundry, general food, fruit, and vegetable processing, tire repair, and warehouse storage

# A VISION OF SUSTANABILITY

A SELF –SUSTAINING, VIBRANT COMMUNITY WHERE PEOPLE AND FUTURE GENERATIONS THRIVE

## Creating new opportunities



Wellbeing Resort

Authentic Experiences



Sustainable Practices

Data & Technology

Nutrient Rich Produce



On-going infrastructure investment in water, wastewater, roads, and renewable energy



## Enhancing and perpetuating our fragile ecosystem

Game management

Natural species preservation

Erosion control

Coastal Resources & Fisheries

Invasive species control

Conservation education



Capacity building

Preservation of Archaeological sites

Preservation Plan impementation

On-island monitoring



We will ensure that Miki Industrial Park incorporates, to the extent feasible and practicable, our vision of sustainability



# THE STATE AND THE COUNTY **SUPPORT** THE PROJECT IN THEIR POSITION STATEMENTS

OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT HAS REQUESTED CONDITIONS

## **Pūlama Lānaʻi agrees with these conditions, as negotiated**

1. Preserving Water Resources
2. Storm water Management
3. CWRM Water Audit Program
4. FAA Notice of Construction
5. Notification of Proximity to Lānaʻi Airport
6. Hazards to Aircraft Operations
7. Kaumālapaʻu Highway Mitigation
8. Endangered Hawaiian Hoary Bat
9. Impacts to Seabirds
10. Invasive Species
11. Infrastructure Deadline



# PURPOSE OF PROJECT

**KEIKI-PUA S. DANCIL, PH.D.**

PŪLAMA LĀNAʻI

SENIOR VICE PRESIDENT, GOVERNMENT AFFAIRS & STRATEGIC PLANNING

LAND USE COMMISSION, NOVEMBER 16, 2022



# PROCEDURAL HISTORY

Q1 2022

## **Final Environmental Assessment (FEA) published on March 8, 2022**

- Petitioner published a 2<sup>nd</sup> Draft Environmental Assessment (2<sup>nd</sup> “DEA”) in the Environmental Notice on November 23, 2021 and responded to all comments
- The LUC at its scheduled hearing on the matter on February 16, 2022, determined that Petitioner’s FEA was acceptable and issued a Finding of No Significant Impact (“FONSI”) by letter to the State Environmental Review Program (formerly known as the Office of Environmental Quality Control) on February 25, 2022

Q4 2022

## **Filed District Boundary Amendment (DBA) with the Land Use Commission on June 7, 2022**

- 200 acres from Agricultural District to Urban District
- Concurrence from County of Maui and State Office of Planning & Sustainable Development
- Public Hearing on DBA Petition on November 16, 2022

We are here today





0 5,000 10,000 20,000 30,000 40,000 Feet

Island of Lana'i



3773 ft

Image © 2022 CNES / Airbus

Google Earth





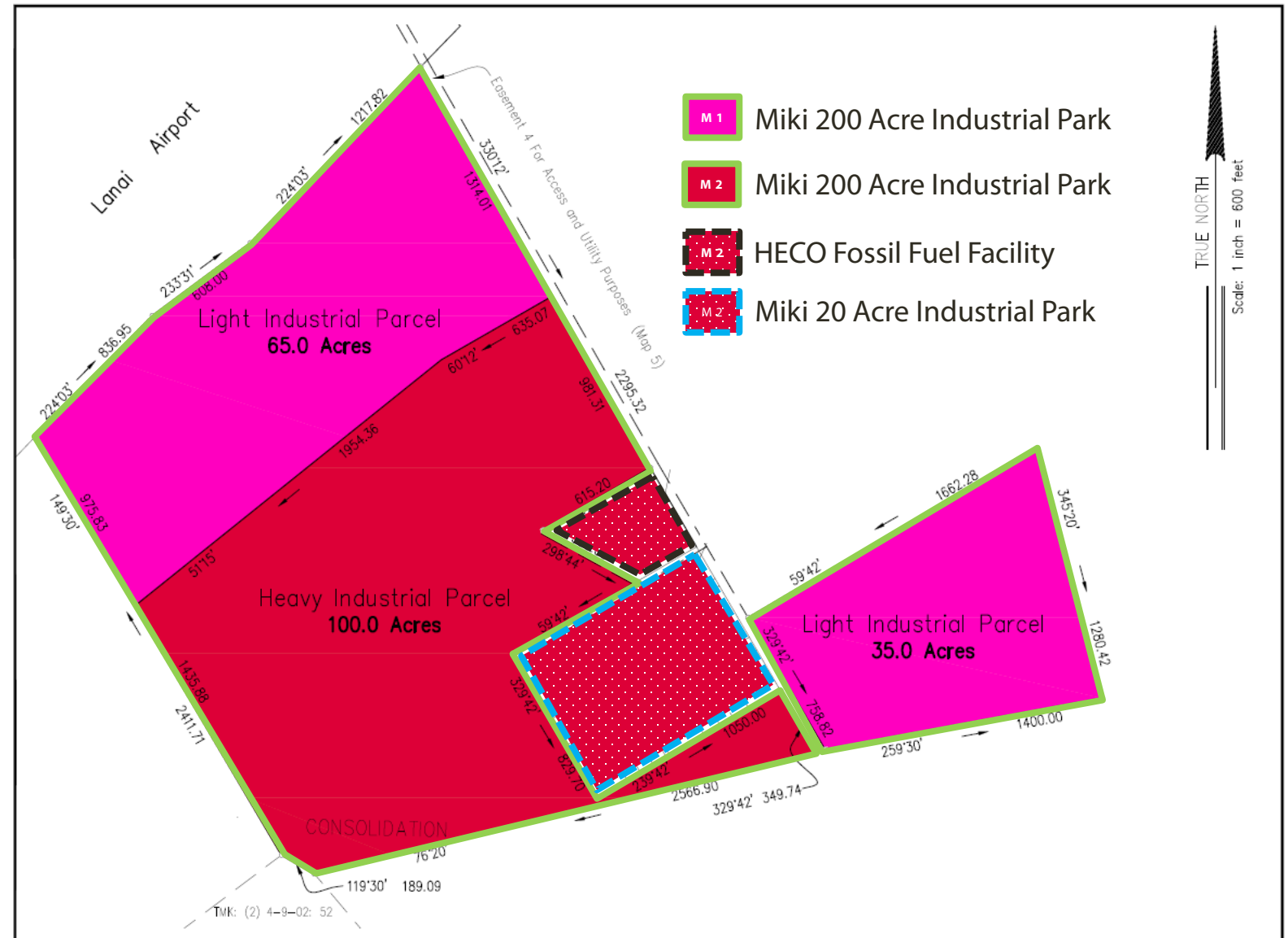


# IMPLEMENTING THE COMMUNITY PLAN BY REZONING DESIGNATED LAND USE

## Implementation the Community Plan

- 50% for Heavy Industrial (red)
- 50% for Light Industrial (magenta)
- >85% of the area has an identified use and is expected to be developed within the first 10 years, if not sooner

Proposed action ensures there is sufficient land for future economic diversification to support on island operations



Source: Lānaʻi Community Plan Map (2016) of project area.

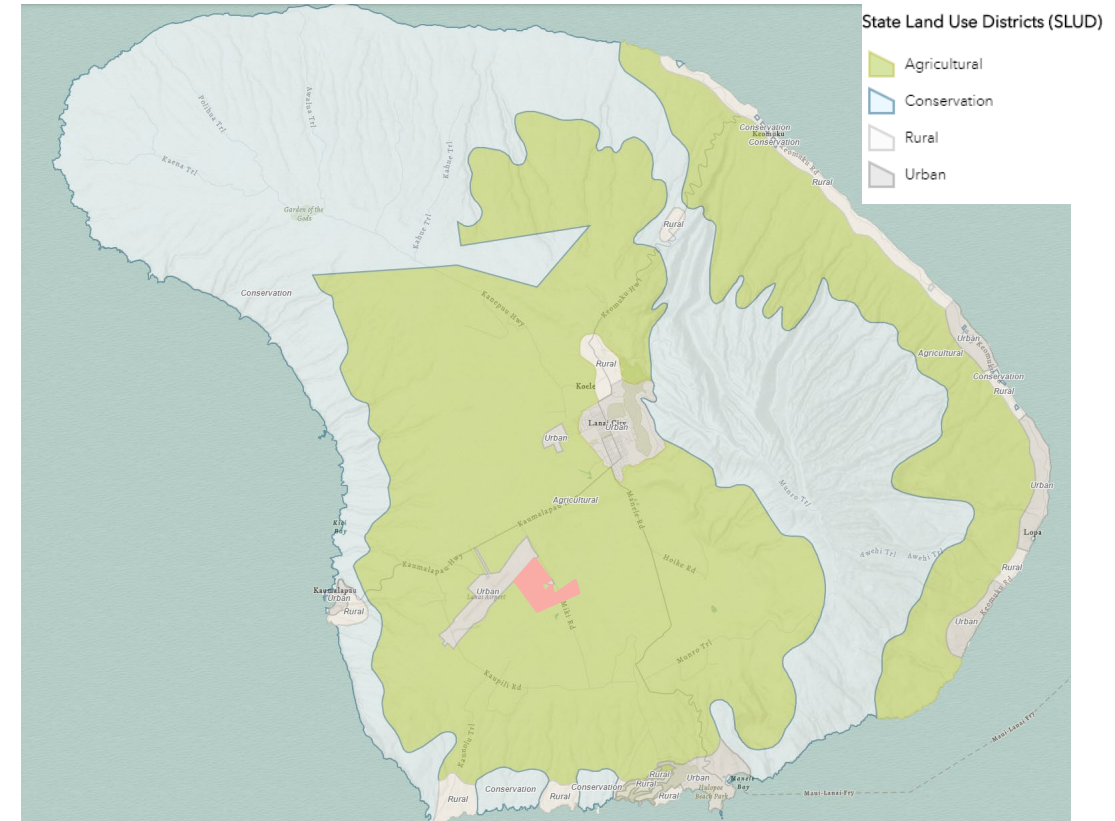
# PURPOSE AND NEED OF PROJECT

## Diversification requires suitable land

- The purpose of the proposed action furthers a key goal of the Lānaʻi Community Plan—the **diversification** of the economy on Lānaʻi
- Diversifying the economy will entail **providing necessary land** for new industries that support and expand beyond luxury tourism
- Provide a **central location** for industrial uses that are spread out on the island to other adjacent like uses

This is a **critical component** to establishing a **sustainable and resilient** future for Lānaʻi.

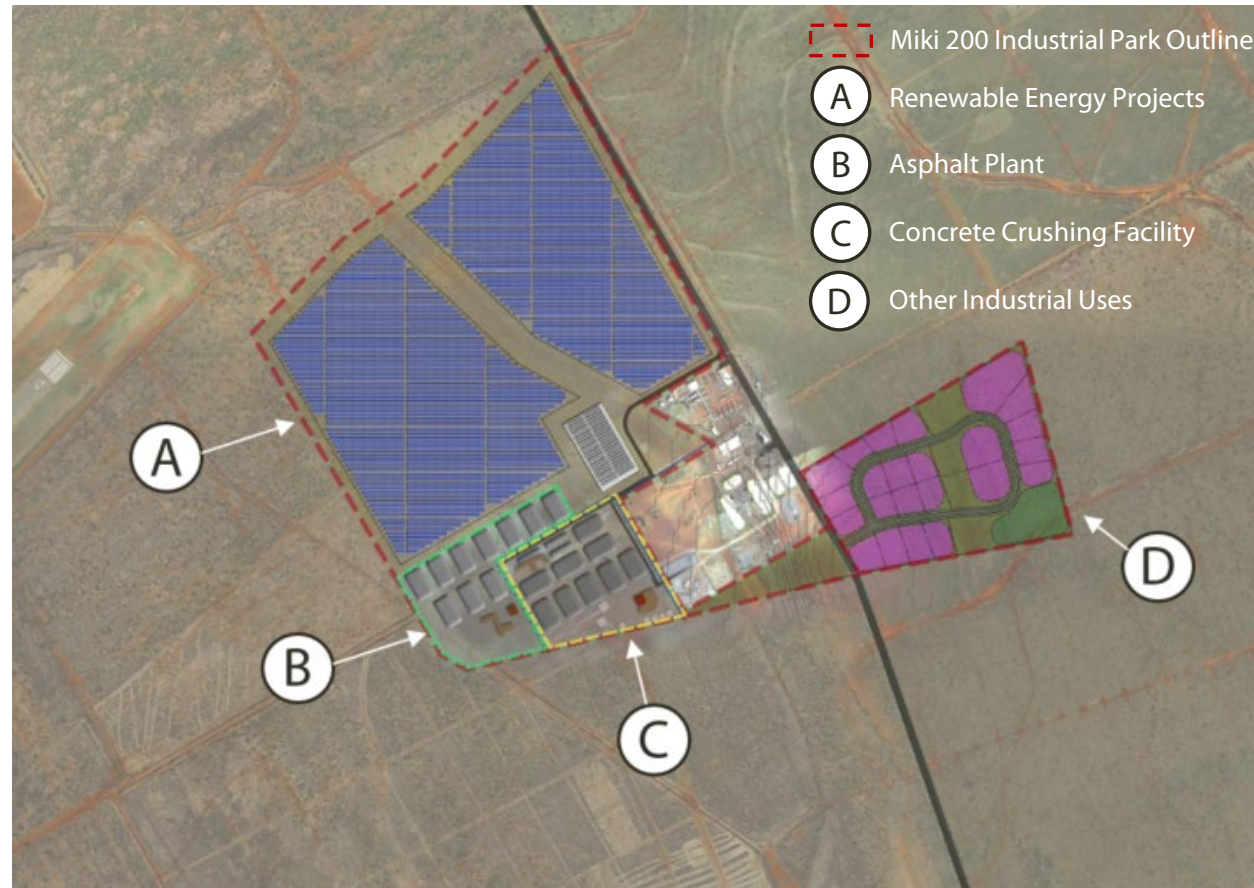
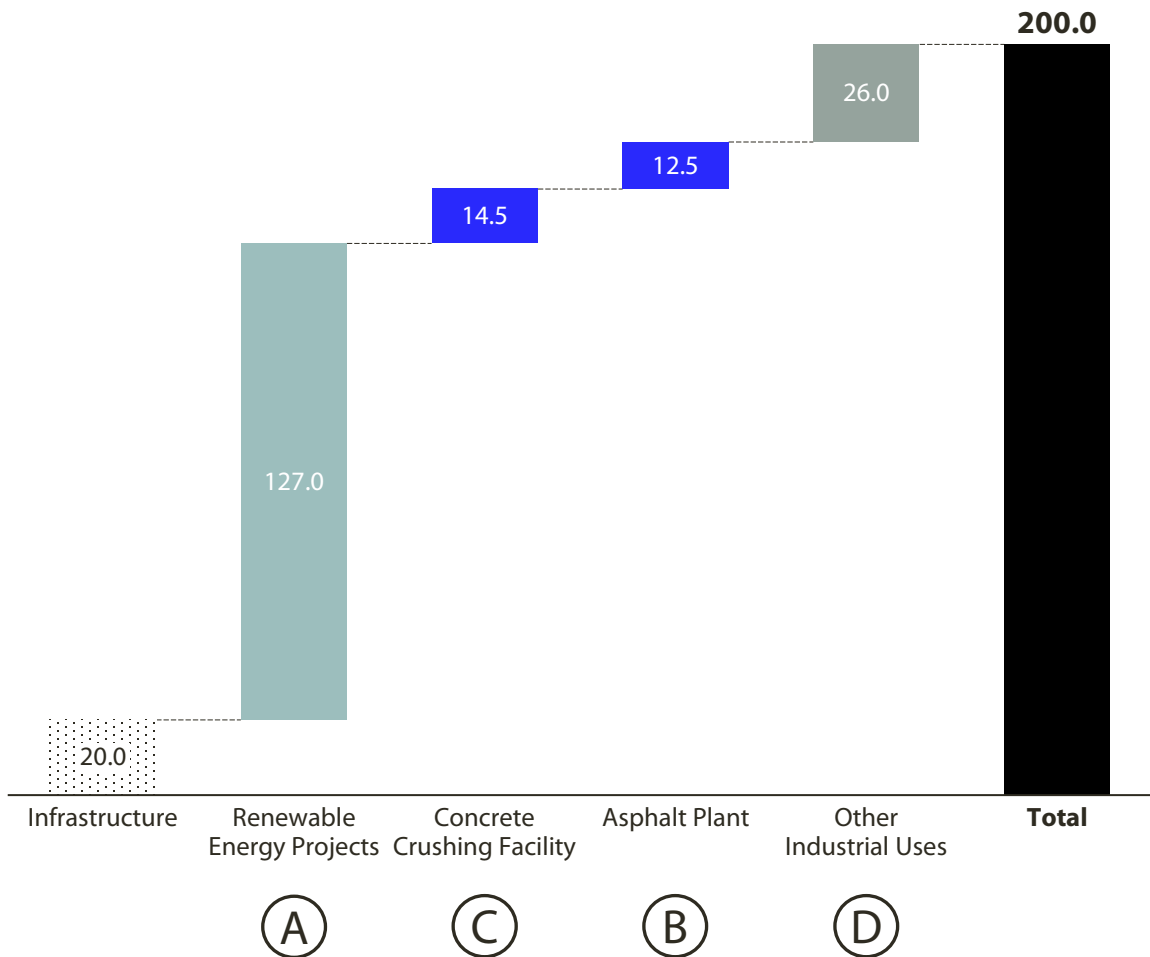
## There is limited Urban District on Lānaʻi, 3% of the land



Source: State Land Use District (SLUD) map with insert of project area.

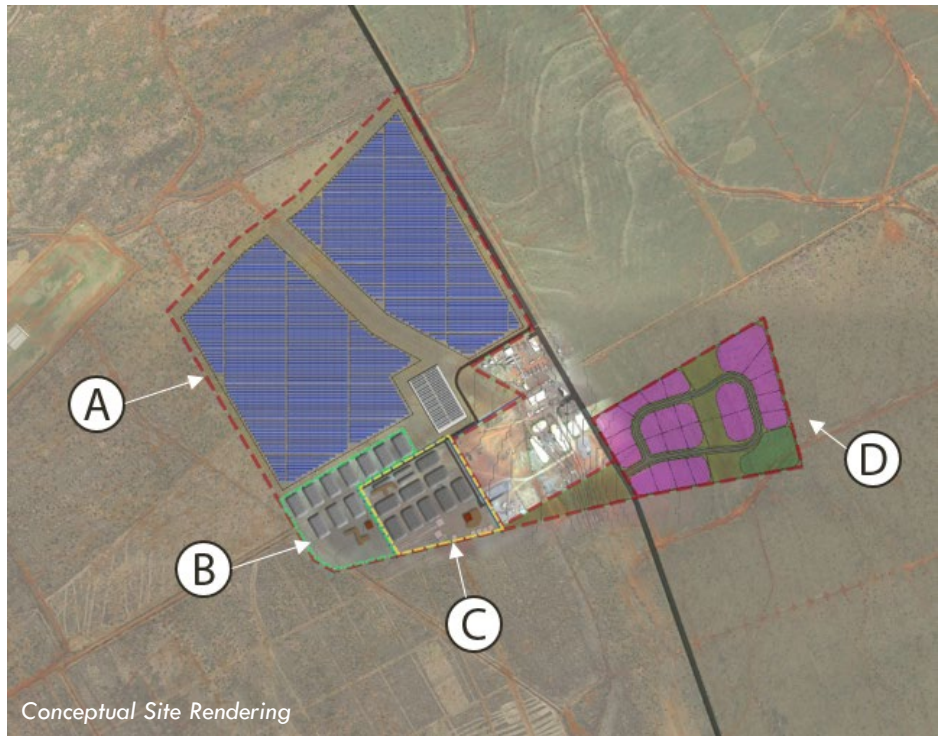
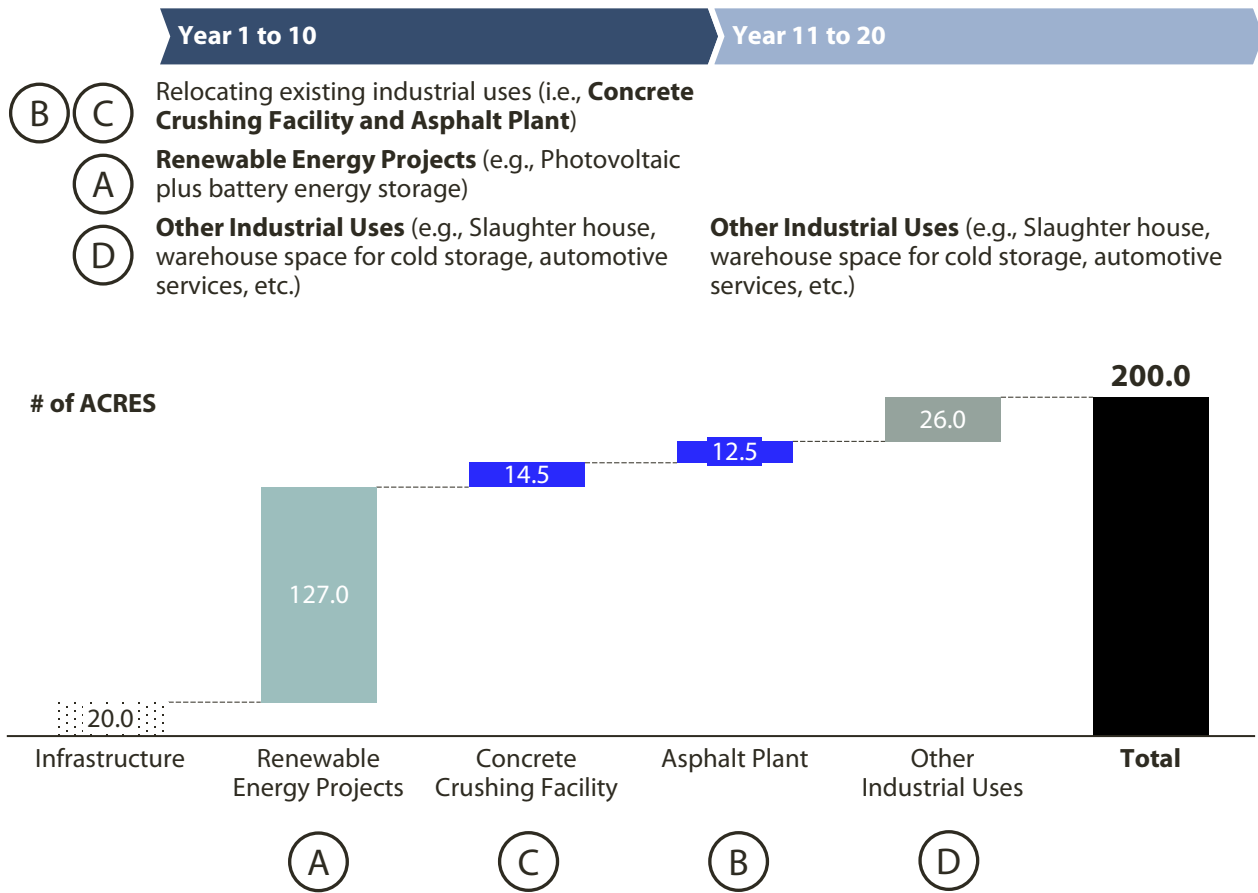
# CONCEPTUAL MASTER PLAN FOR MIKI 200 BASIN INDUSTRIAL PARK

174 acres, 87 percent of land has an identified use





# TIMELINE, ACREAGE, AND CONCEPTUAL SITE RENDERING FOR MIKI 200 INDUSTRIAL PARK



# INFRASTRUCTURE FOR THE MAUKA LAND

## Other Industrial Uses

### Wastewater Development

- Individual wastewater systems, or required system, will be developed as needed

### Water Development

- Accounts for 98% of projected water demand
- Interconnect PWS 238 and 237, permanently
- Well 7 online by end of 2024, adding additional capacity to PWS 237
- New well development

### Road Development

- Road will be developed as needed, similar to the Miki 20 condominium site.

### Drainage

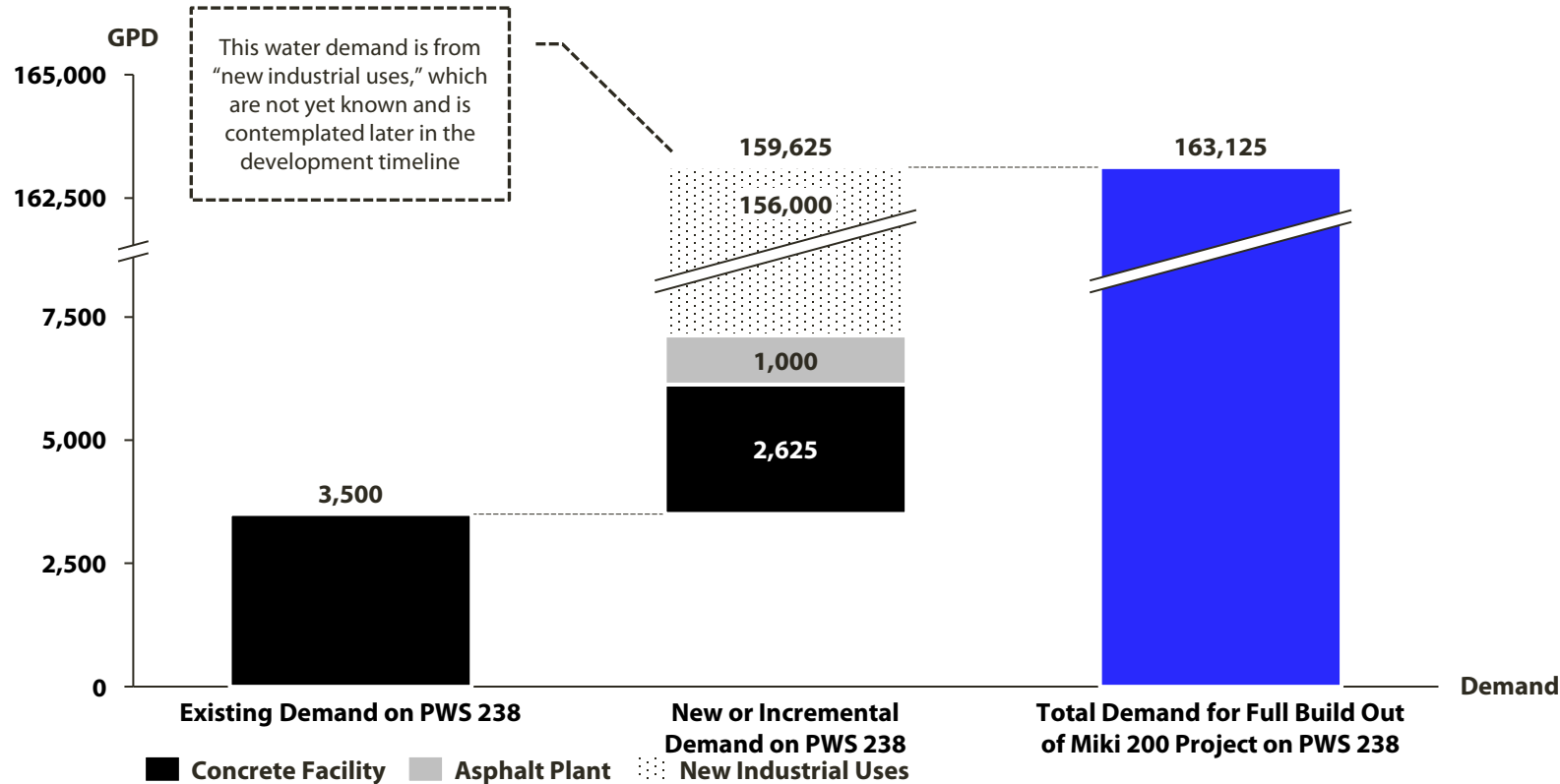
- Will comply with the County's storm water treatment requirements.
- Source control BMPs will be provided to the maximum extent possible to reduce runoff.
- Example BMPs include covering fuel areas, providing self-contained areas for car washing and using covered trash bins.

*Illustrative conceptual rendering*



# WE COMMIT TO WHAT WAS REPRESENTED IN THE WATER MASTERPLAN

**Projected Water Demand for the full build out of Miki 200**



## Identification of Water Source for full buildout

### Water Master Plan (FEA REF-575)

- Drilling a new source or multiple sources to obtain a total minimum pump capacity of 426 gallons per minute.
  - Well site locations identified in “New Well Supply Alternatives Study” (FEA REF-587)
- Installing a permanent connection between PWS 238 and PWS 237.
- Well 7 is currently under construction on PWS 237, this will provide additional capacity and reliability.

~98% of the new demand on PWS 238 is not contemplated until much later in the development timeline



# LĀNA'I FINAL RFP SCHEDULE, ACCORDING TO HAWAIIAN ELECTRIC

	2021		2022			
	Q3	Q4	Q1	Q2	Q3	Q4
<b>PUC issues Order No. 37879</b> HECO Final RFP to PUC <b>PUC issues Order No. 37954</b> HECO files motion for clarification of Order No. 37954 <b>PUC issues Order No. 38038</b>	▲ 7/27 ▲ 8/25 ▲ 9/3 ▲ 9/13	▲ 10/25				
<b>Timeline for Lāna'i RFP</b> Proposed final RFP filed Final RFP issued Final RFP is Approved and Opened in Power Advocate Sealed HECO Self-Build and Affiliate Proposals Due IPP Proposal Due Date Selection of Final Award Contract Negotiations Start		▲ 11/4 ▲ 11/22 ▲ 11/22	▲ 2/14 ▲ 2/15	▲ 4/20 ▲ 4/27		
HECO Press Release announcing the selection of award to Onyx Renewables and entering PPA negotiations Letter from HECO to PUC regarding the Termination of Negotiations with Onyx Renewables				▲ 4/28	▲ 6/17	
HECO Press Release announcing the selection of a new developer, <b>DG Development &amp; Acquisition, LLC</b> and entering PPA negotiations					▲ 7/25	
						▲ 11/16

Guaranteed Commercial Operation Date August 2025, dependent on length of PPA negotiations and PUC approval

# ECONOMIC & FISCAL IMPACT ASSESSMENT

## BENEFITS FROM CONSTRUCTION AND OPERATION



- **Up to 20 years** for full development, with **majority occurring within 5-10 years of entitlement**



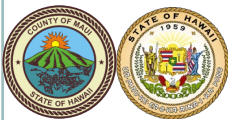
- During development, an average of **19 construction jobs over a 10-year period**



- At full development, about **60 new jobs**



- Development activity over initial 5 to 10-year construction period: ~ **\$5.6 MM** net to the State



- Operations at full development: ~ **\$380,000/year** net to the County and ~ **\$670,000/year** to the State
- County and State support expenditures are expected to be negligible.

Increased employment and revenues to the State and County are anticipated.

# RENEWABLE ENERGY PROJECT WILL DISPLACE **25,382** METRIC TONS OF CO<sub>2</sub>E, ANNUALLY

This is equivalent to CO<sub>2</sub> emissions from

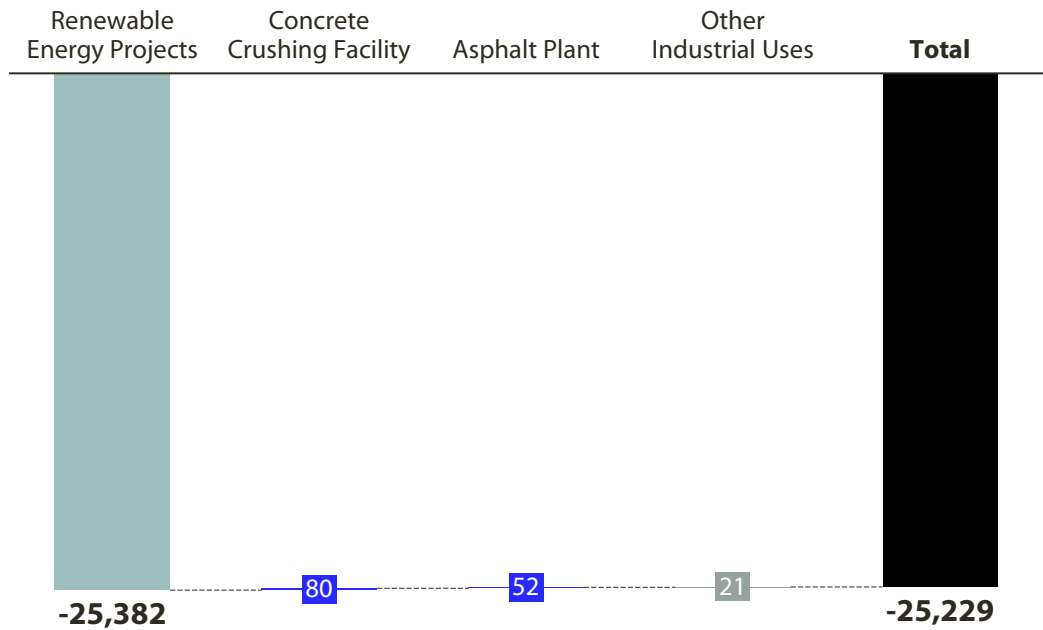


This is a **significant reduction** in the carbon footprint for the Miki Basin 200 acre Industrial Park and Lānaʻi

# MIKI BASIN 200 ACRE INDUSTRIAL PARK PROJECT WILL HAVE AN OVERALL REDUCTION IN CO<sub>2</sub>E/YEAR

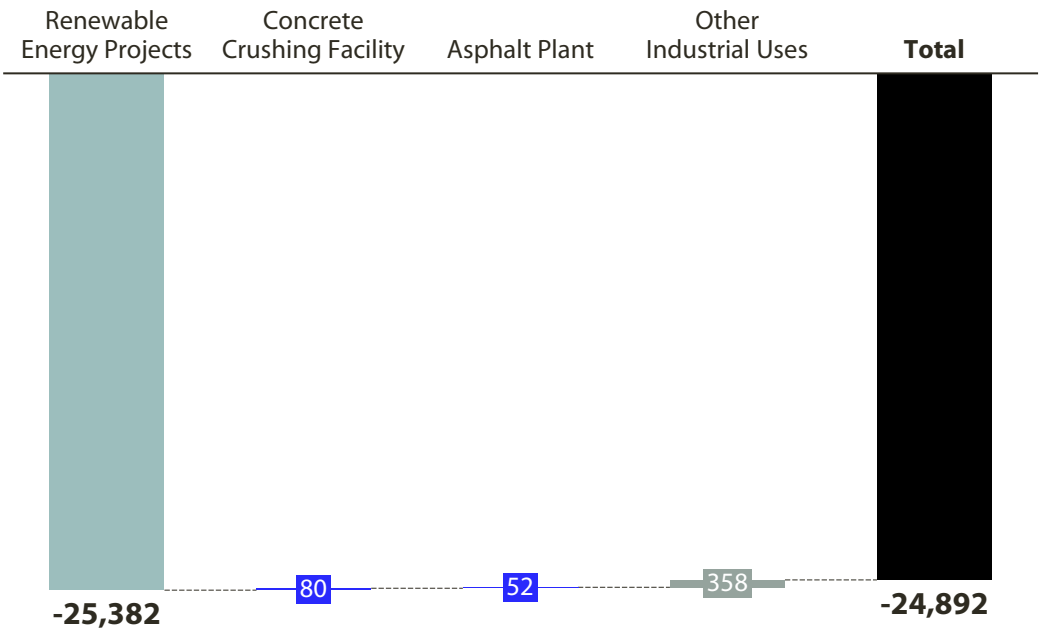
Low range of CO<sub>2</sub>E for Miki Basin 200 Acre Industrial Park Project

Metric Ton CO<sub>2</sub>E/year



High range of CO<sub>2</sub>E for Miki Basin 200 Acre Industrial Park Project

Metric Ton CO<sub>2</sub>E/year



Renewable energy projects Relocating existing industrial uses New industrial uses Total

This is a significant reduction in the carbon footprint for the Miki Basin 200 acre Industrial Park and Lānaʻi

# THE STATE AND THE COUNTY **SUPPORT** THE PROJECT IN THEIR POSITION STATEMENTS

OFFICE OF PLANNING AND SUSTAINABLE DEVELOPMENT HAS REQUESTED CONDITIONS

## **Pūlama Lānaʻi agrees with these conditions, as negotiated**

1. Preserving Water Resources
2. Storm water Management
3. CWRM Water Audit Program
4. FAA Notice of Construction
5. Notification of Proximity to Lānaʻi Airport
6. Hazards to Aircraft Operations
7. Kaumālapaʻu Highway Mitigation
8. Endangered Hawaiian Hoary Bat
9. Impacts to Seabirds
10. Invasive Species
11. Infrastructure Deadline



BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII

In the Matter of the Petition of

PŪLAMA LĀNAʻI,  
To Amend The Agriculture Land Use  
District Boundaries Into the Urban Land  
Use District for approximately 200 acres of  
land, consisting of a portion of Tax Map  
Key No. (2) 4-9-002:061 (por.) at Lānaʻi  
City, Island of Lānaʻi, County of Maui,  
State of Hawaiʻi

DOCKET NO. A19-809

**CERTIFICATE OF SERVICE**

**CERTIFICATE OF SERVICE**

The undersigned hereby certify that on this date, a copy of the foregoing document was duly served on the following persons at their last known address by depositing a copy in the U.S. mail, postage prepaid, and by e-mailing a courtesy copy:

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DATED: Honolulu, Hawai'i, November 17, 2022.

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