

# **Application for County Special Use Permit**

**MIKI BASIN INDUSTRIAL PARK  
LĀNAʻI, MAUI, HAWAII  
(TMK No. (2)4-9-002:061(por.))**

**Prepared for:  
Lanai Resorts LLC, a Hawaii Limited Liability Company  
doing business as Pūlama Lānaʻi**

**Applied Date: 04/28/2023**

**Plan Number: CSUP2023-00002**



Plan Number: CSUP2023-00002

[Plan Details](#) | [Tab Elements](#) | [Main Menu](#)

Type:

CSUP - County Special Use Permit

Status:

Submitted

Project Name:

Applied Date:

04/28/2023

Expiration Date:

District:

Lanai

Assigned To:

Poaipuni, Loriann

Completion Date:

Valuation:

\$4,000,000.00

Description:

Lanai Resorts LLC, a Hawaii Limited Liability Company doing business as Pūlama Lānaʻi

[Summary](#)

[Locations](#)

[Fees](#)

[Attachments](#)

[Contacts](#)

[Sub-Records](#)

[More Info](#)

[More Info](#) | [First Tab](#) | [Plan Details](#) | [Main Menu](#)

## I. Project InformationAPPLICATION DOCUMENTS

[Next Section | To](#)

Please use the below hyperlinks to open and/or download forms to be used while preparing and submitting your application

[Outline of County Special Use Permit Questions](#)

You can use this outline to help navigate within the set of questions below and refer to any specific one.

[Required Attachments for CSUP](#)

Upload all the listed documents in the "Attachments" section

[Sample of Basic Answers to Questions](#)

You can review this first sample to help you frame less complex answers to most of the questions below except those in Section V. Most should be appropriate for a less complex application and/or project. Most sample answers are drawn from actual reports to Commissions.

[Sample of Moderately Complex Answers to Questions](#)

You can review this second sample to help you frame more complex answers to most of the questions below except those in Section V. Many should be appropriate for a more complex application and/or project. Most sample answers are drawn from actual reports to Commissions.

[Sample Answers to Section V. Questions](#)

You can review this third sample to help you frame answers to questions in Section V. Section V. is specific to only this particular type of application. The questions in the other two samples above are common to a variety of applications which require a public hearing by a County Commission.

[Notice of Application - CSUP](#)

Fill out the Notice of Application and mail it out with a location map to all owners and recorded lessees within 500 feet of the subject project site property boundaries. Upload a copy in the "Attachments" section.

[Notarized Affidavit of Mailing of Notice of App](#)

After mailing out the Notice of Application, fill out the Affidavit, have it notarized, and upload it in the "Attachments" section.

[Notice of Public Hearing - CSUP](#)

Fill out the Notice of Public Hearing and upload it in the "Attachments" section. Do not mail it out until you are asked to do so later.

[Notarized Affidavit Mailing Notice-Public Hearing](#)

After mailing out the Notice of Public Hearing, fill out the Affidavit, have it notarized, and upload it in MAPPS.

[Maui County Code \(MCC\) Section 15.510.010](#)

**Standards for reviewing an application pursuant to Title 19, Article V Administration and Enforcement, Chapter 15.510 Application and Procedures**

[MCC Section 15.510.070 - Special use permits](#)

**Standards for reviewing a County Special Permit pursuant to Title 19, Article V Administration and Enforcement, Chapter 15.510, section .070**

**QUESTIONS**

If a question below does not apply to your project, enter NA as your answer and if the question requires a count, enter 0.

**I. Project Information**

**A. GENERAL INFORMATION**

**1. What other application(s) are you applying for related to this project?**

State of Hawai'i Permits and Approvals 1. Chapter 343, Hawai'i Revised Statutes Compliance 2. National Pollutant Discharge Elimination System (NPDES) Permit, as applicable 3. Community Noise Permit, as applicable 4. Permit to Perform Work on State Highways County of Maui Permits 1. Maui County Code, Title 19, Change of Zoning (CIZ) 2. Construction Permits (Building, Grubbing, Electrical, Plumbing)

**2. Associated application number(s), if known.**

ZPA2022-00005

**3. Is this application for a Maui county agency project?**

No

**4. Project Name**

Asphalt Plant and Rock Crushing Facilities at Miki Basin Industrial Park

**5. Total Area of Lot(s) - acreage of TMK parcel(s) where use is proposed**

16337.64

**6. Project Site Area [Enter only if different from Total Area of Lot(s)] - sq. ft. of area where use is proposed.**

1176120

**7. Valuation of Project\***

4400000

**\* Total cost or fair market value, as estimated by an architect, engineer, or contractor licensed by the State of Hawaii Dept. of Commerce and Consumer Affairs; or, by the administrator of the Dept. of Public Works, Development Services Administration.**

**8. Physical Address/Location of Project**

Miki Road, Lāna'i, Hawai'i

**9. Additional Location Information**

TMK No (2) 4-9-002:061(por.); 3.2 miles southwest of Lāna'i City off of Kaumālapa'u Highway and south of Lāna'i Airport



**10. Describe the Existing Use.**

The approximately 12.5-acre site for the relocated asphalt plant is vacant and fallow agricultural land. The 14.5-acre area was approved for a Land Use Commission Special Permit (SUP2 2021-0008) in March 2022 for a concrete recycling and rock crushing operation, including construction material stockpiles.

**11. Briefly describe the Proposed Development/Use.**

The Miki Basin Industrial Park, including the proposed special uses, will include 14.5 acres for the existing concrete recycling and rock crushing operation (and storage and stockpiling of aggregate and construction materials), as well as the relocation of an existing concrete batch plant. The rock crushing operation is proposed as a special use, while the concrete batch plant and recycling facilities are permitted within "M-2, Heavy Industrial" district zoning. Approximately 12.5 acres is proposed for the relocation of an existing asphalt plant as a special use.

**12. No. of Parking Spaces now on the site**

50

**13. No. of Parking Spaces on the site after development**

50

**14. Building Permit Application No.**

Not Applicable

**15. Has the proposed use or any work related to it already been started or completed for this project?**

Yes

**16. If (Y) describe after-the-fact use or work**

The 14.5-acre area was approved for a Land Use Commission Special Permit (SUP2 2021-0008) in March 2022 for a concrete recycling and rock crushing operation, including construction material stockpiles.

**B. DESCRIPTION OF PROPOSED ACTIVITY OR DEVELOPMENT****1. Specify the proposed use desired and state concisely the nature of the applicant's interest in the subject matter and the reasons for seeking the special permit, and include any facts, views, and arguments in support of the application.**

The Miki Basin Industrial Park, including the proposed special uses, will be compatible with existing industrial uses on neighboring properties and has been designated by the Lāna'i Community Plan for industrial use. In this regard, the proposed action is not anticipated to have significant adverse effects on the neighboring facilities or the Lāna'i Airport. Relocating the existing asphalt plant, as well as continuing operation of the existing rock crushing operation, will allow industrial facilities to avoid being scattered in business and residential areas in Lāna'i City, and be located in appropriate areas with the infrastructure and buffers necessary for industrial uses.

**2. Describe the full scope of your proposed action. Include, where applicable, but not limited to: use, length, width, height, building materials, floor area, and size of structures in square feet, hours of operation, number of employees, proposed employee housing plan, construction costs, construction timeline, phases, landscaping, and area, depth, or volume of grubbing, grading, fill, and any other ground-altering activity such as utility installation.**

The Miki Basin Industrial Park, including the proposed special uses, are provided in detail as Attachment, "Miscellaneous Plans, Surveys, and Documentation Miki Basin Industrial".

## **C. DESCRIBE THE FOLLOWING SITE CONDITIONS**

### **1. Elevations (highest and lowest points)**

The project area is situated on gently to moderately sloping lands with an average slope of five (5) percent to the southeast with elevations of 1,361 ft. above mean sea level to approximately 1,180 feet above mean sea level in the southeastern portion of the project area. The lands were formerly part of a large pineapple plantation. These lands have lain fallow since the plantation closed in 1992, and are now overgrown with a dense cover of grassland and shrubs.

### **2. Slopes**

Average slope is five (5) percent sloping to the southeast.

### **3. Topography**

Gently to moderately sloping terrain.

### **4. Soil Types**

Soils consist of three (3) series characterized as clay loam (WRA, 0 to 3 percent slopes), Molokai silty clay loam (MuA, 0 to 3 percent slopes; MuB, 3 to 7 percent slopes; MuC, 7 to 15 percent slopes) and Uwala silty clay loam (UwB, 2 to 7 percent slopes; UwC, 7 to 15 percent slopes), which are all variants of deep, well-drained soils of the upland plateau of Lānaʻi (U.S. Department of Agriculture (USDA), 1972).

### **5. Natural Features**

Although historical evidence suggests the existence of perennial streams, no surface water resources currently exist on the island. There are also no wetlands located on or in the immediate vicinity of the proposed project site (County of Maui, Department of Water Supply, 2011).

### **6. Vegetation**

A terrestrial vegetation and wildlife study of the project area was completed. No State or federally listed threatened or endangered species or rare native Hawaiian plant species were observed within the project area, and the area is not designated as a critical habitat for any species. Historically, the vegetation of Lānaʻi has been impacted by grazing and commercial pineapple cultivation. The vegetation in the project area is dominated by hardy, invasive non-native species. Of the 39 plant species observed, only three (3) are native to the Hawaiian Islands. 'Ilima (*Sida fallax*), 'uhaloa (*Waltheria indica*) and 'a'ali'i (*Dodonaea viscosa*) are common native plants documented in small numbers in the project area.

### **7. Existing Development**

The majority of the proposed Miki Basin Industrial Park, is vacant and fallow agricultural land. The 14.5-acre area was approved for a Land Use Commission Special Permit (SUP2 2021-0008) in March 2022 for a concrete recycling and rock crushing operation, including construction material stockpiles.

## **D. LIST THE ADJACENT AND SURROUNDING LAND USES**

### **1. North**

Future Miki Basin 200 Acre Industrial Park

### **2. East**

Hawaiian Electric Company Fossil Fuel Generating Station and Miki Basin Industrial Condominium

### **3. South**

Fallow agricultural land

### **4. West**

Fallow agricultural land and Lānaʻi Airport  
**E. HISTORIC PROPERTIES CHECK/HRS 6E**

1. If any of the following apply, check this box



Does the site include a registered Historic property?

Does the site include any buildings/structures 50 or more years old?

Is there ground altering activity proposed?

**F. CHAPTER 343, HRS (HAWAII ENVIRONMENTAL POLICY ACT) COMPLIANCE**

1. If any of the following apply, check this box



Is there a Chapter 343 trigger?

Has an EA or EIS already been submitted to the County?

Is the project exempt under Chapter 343?

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**II. Impacts**  
**A. SELECT THE RELEVANT THEMES, GOALS, OBJECTIVES, AND POLICIES FROM THE COUNTYWIDE POLICY PLAN AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the plan that is relevant to the proposed request. Consult the relevant goals, objectives, policies, and implementing actions of the Countywide Policy Plan for guidance.**

[Previous Section](#) | [Next Section](#) | [Table of Contents](#)

[Countywide Policy Plan Details Form](#)

**B. SELECT THE RELEVANT CORE VALUES, GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTING ACTIONS (CH. 1-7) FROM THE MAUI ISLAND PLAN AND THE DIRECTED GROWTH PLAN (CH. 8) AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the plan that is relevant to the proposed request. Consult the goals, objectives, policies, implementing actions, and Table 8-2 in Chapter 8 of the Maui Island Plan for guidance.**

**Core Values:** To achieve our island's vision, we will be guided by the following values: a) Adopt responsible stewardship principles by applying sound natural resource management practices. b) Respect and protect our heritage, traditions, and multi-cultural resources. c) Plan and build communities that include a diversity of housing. d) Retain and enhance the unique identity and sense of place. e) Preserve rural and agricultural lands and encourage sustainable agriculture. f) Secure necessary infrastructure concurrently with future development. g) Support efforts that contribute to a sustainable and diverse economy for Maui. h) Create a political climate that seeks and responds to citizen input. i) Respect and acknowledge the dignity of those who live on Maui. j) Establish a sustainable transportation system that includes multiple modes, including walking, biking, and mass transit, as well as automobile-based modes. k) Recognize and be sensitive to landownership issues and work towards resolution.

[Maui Island Plan Details Form](#)

2. If your project falls within a Maui Island Plan Protected Area, address how your project or proposal impacts the Protected Area. Discuss any mitigation measures intended to protect the area. Consult the Protected Area Diagrams and Table 8-2 in Chapter 8 of the Maui Island Plan for

**guidance. If your request does not fall within a Maui Island Plan Protected Area, answer N/A and go on to the next section.**

Not Applicable

**3. If your project falls within a Maui Island Plan Growth Boundary, address how your project is consistent with Chapter 8 of the Maui Island Plan, Directed Growth chapter. If your project falls within a Planned Growth Area, address how your project is consistent with the Planned Growth Area description in Chapter 8. Consult Chapter 7 and 8 of the Maui Island Plan for guidance. If your request does not fall within a Maui Island Plan Growth Boundary, answer N/A and go on to the next question.**

Not Applicable

**C. SELECT THE RELEVANT SUBJECTS, GOALS, OBJECTIVES AND POLICIES, AND IMPLEMENTING ACTIONS FROM THE RELEVANT COMMUNITY PLAN AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the applicable community plan that is relevant to the proposed request. Community plan areas are defined by geographic boundaries. Consult the relevant goals, objectives, policies, and implementing actions in the relevant Community Plan for guidance.**

[Community Plan Details Form](#)

**D. DESCRIBE HOW YOUR PROPOSAL IS CONSISTENT AND CONFORMING WITH EACH OF THE APPLICABLE FOLLOWING TYPES OF MAPPED LAND USE DESIGNATIONS FOR THE SITE:**

**1. State Land Use Districts**

The project site, which includes the proposed special uses, is designated as “Urban” by the State Land Use Commission. The proposed industrial uses are consistent with the State Urban designation.

**2. Maui Island Plan Growth Boundaries**

Not Applicable

**(N/A if project on Molokai or Lana`i )**

**3. Maui Island Plan Protected Areas**

Not Applicable

**(N/A if project on Molokai or Lana`i )**

**4. Community Plan Land Use Designations**

The Lāna`i Community Plan was adopted by the County of Maui through Ordinance No. 4343 which took effect on July 26, 2016. Land use guidelines are set forth by the Lāna`i Community Plan Land Use Map. The proposed site for the special uses is designated as “Heavy Industrial” by the Community Plan. The proposed special uses are consistent with the Community Plan land use designations.

**5. Zoning Designations**

The Miki Basin Industrial Park, which includes the proposed special uses, is currently zoned “Agricultural”, with a small portion zoned “Interim” by County Zoning. The Applicant has applied for a Change of Zoning (CIZ) for “M-1, Light Industrial” and “M-2, Heavy Industrial” designation, to bring consistency with the Lāna`i Community Plan (ZPA 2022-00005). The proposed asphalt plant and rock crushing facilities are allowable special uses in the “M-2, Heavy Industrial” zoning district.

**DEVELOPMENT IMPACTS**

## **E. ARCHAEOLOGICAL, HISTORICAL, AND CULTURAL RESOURCES IMPACTS:**

### **1. Describe any archaeological impacts.**

The AIS prepared for the Miki Basin Industrial Park recommended that a data recovery plan be developed for State Inventory of Historic Places (SIHP) sites 50-40-98-1980 and 50-40-98-1981, and that this plan be implemented prior to proposed construction activities within the parcel. On August 4, 2020, SHPD concurred with this recommended mitigation. The Applicant submitted an Archaeological Data Recovery Plan (DRP) and Archaeological Data Recovery (ADR) Report. See Attachment, Final EA Feb 2022 Miki Basin Industrial (Appendices "D-1", "D-2", "D-3", and "D-4"). On October 11, 2022, SHPD accepted the DRP and agreed with the conclusions that the ADR work conducted adequately mitigates possible future adverse impacts to the SIHP sites. SHPD further concluded that no archaeological work is needed at either SIHP site. SHPD has notified the County that the permit issuance process may proceed. See Attachment, State Historic Preservation Division Acceptance Letter for Archaeological Data Recovery Plan and Archaeological Data Recovery Report Miki Basin Industrial. The Applicant will comply with all applicable County, State and Federal laws and rules regarding the treatment of archaeological and historic sites. Should evidence of archaeological or cultural resources be encountered during site preparation work or during drilling, then activities at the site will be suspended and Pūlama Lānaʻi and the SHPD will be contacted immediately for review, evaluation, and recommendations on how to preserve or avoid damage to the resources. However, given the conclusions stated above and accepted by SHPD, discovery of historic items in the project area are not expected. None of the historic sites identified in the AIS were located in the project area and the sites have been removed, as noted in the DRP and ADR that was accepted by SHPD.

### **2. Describe any impacts on historic resources.**

On October 11, 2022, SHPD accepted the DRP and agreed with the conclusions that the ADR work conducted adequately mitigates possible future adverse impacts to the SIHP sites. SHPD further concluded that no archaeological work is needed at either SIHP site. SHPD has notified the County that the permit issuance process may proceed. Refer to Attachment, State Historic Preservation Division Acceptance Letter for Archaeological Data Recovery Plan and Archaeological Data Recovery Report Miki Basin Industrial. The Applicant will comply with all applicable County, State and Federal laws and rules regarding the treatment of archaeological and historic sites. Should evidence of archaeological or cultural resources be encountered during site preparation work or during drilling, then activities at the site will be suspended and Pūlama Lānaʻi and the SHPD will be contacted immediately for review, evaluation, and recommendations on how to preserve or avoid damage to the resources. However, given the conclusions stated above and accepted by SHPD, discovery of historic items in the project area are not expected. None of the historic sites identified in the AIS were located in the project area and the sites have been removed, as noted in the DRP and ADR that was accepted by SHPD.

### **3. Describe any impacts on cultural resources.**

The impacts to cultural resources were assessed for the Miki Basin Industrial Park by Honua Consulting Services LLC. Refer to Attachment, Final EA Feb 2022 Miki Basin Industrial (Appendix "D-4"), Supporting Documentation on Cultural Impact Assessment Requirement. The AIS prepared for the proposed project included research compliant with guidelines for development of a Cultural Impact Assessment (CIA). The project area is situated in the ahupuaʻa of Kamoku. The CIA involved ethnographic research and interviews of individuals with knowledge of Kamoku and native Hawaiian beliefs, practices and traditions on Lānaʻi. One of the interviewees indicated that the project area had been used for gathering of ʻaʻalii and ʻuhaloa for adornments and laʻau lapaʻau. Both ʻaʻalii and ʻuhaloa are common throughout the Pālāwai-Miki Region of Lānaʻi and prevalent in the surrounding areas. Therefore, while the project area is used for traditional practices, the proposed special uses are not anticipated to affect the availability of these cultural resources, and the special uses will not affect access to these resources in the region. The proposed special uses are not anticipated to have an impact on native Hawaiian traditional and cultural practices in the ahupuaʻa.

### **4. List any comments/recommendations received from State Historic Preservation Division.**

The State Historic Preservation Division (SHPD) accepted the AIS on August 4, 2020. Refer to Final EA, Appendix "D-2", State Historic Preservation Division Archaeological Inventory Survey Acceptance Letter. SHPD concurred with this recommended mitigation of a data recovery plan be developed for Sites 50-40-98-1980 and 50-40-98-1981 and that this plan be implemented prior to proposed construction activities within the subject parcel. By letter dated October 11, 2022, the SHPD accepted the DPR and ADR and notified the County that the permit issuance process may proceed. Refer to Attachment, State Historic Preservation Division Acceptance Letter for Archaeological Data Recovery Plan and Archaeological Data Recovery Report Miki Basin Industrial.

## **F. SOCIO ECONOMIC IMPACTS**

### **1. Identify social and economic impacts (such as need for affordable housing, impacts on population, impacts on labor, local economy, etc.)**

**Surrounding Land Uses:** The proposed Miki Basin Industrial Park, including the proposed special uses, will be compatible with existing industrial uses on neighboring properties and has been designated by the Lānaʻi Community Plan for industrial use. In this regard, the proposed special uses are not anticipated to have significant adverse effects on the neighboring facilities or the Lānaʻi Airport. **Population and Demography:** The proposed Miki Basin Industrial Park, including the proposed special uses, is not a direct population generator and, thus, not anticipated to have a significant adverse impact on population or demographic trends on Lānaʻi. The project proposes to establish industrial activities in appropriate locations for industrial uses with infrastructure and buffers. **Economy:** The Miki Basin Industrial Park, including the proposed special uses, will support temporary and permanent employment opportunities.

## **G. ENVIRONMENTAL IMPACTS**

**Describe any impacts to the following:**

### **1. Environmentally Sensitive Areas, including shoreline, wetlands, streams, other fresh waters, estuaries, coastal waters, sea level rise exposure area, other erosion prone areas, geologically hazardous land, tsunami zone, flood plain, rock outcroppings, endangered plants and animals and exceptional trees. For proposals on Maui Island, consult the Protected Area sections in Chapter 8 of the Maui Island Plan (MIP) and discuss how the area will be protected from adverse actions. Include any mitigation measures if applicable. Please consult Table 8-2 in the MIP for guidance.**

Although historical evidence suggests the existence of perennial streams, no surface water resources currently exist on the island. There are also no wetlands located on or in the immediate vicinity of the proposed project site (County of Maui, Department of Water Supply, 2011). The proposed Miki Basin Industrial Park, including the proposed special uses, is also approximately 3.5 miles inland from the shoreline and at a significantly high elevation, thus, the project site is not subject to any foreseeable negative impacts from tsunamis or sea level rise. The proposed improvements are located outside of the projected 3.2-ft. sea level rise hazard area as identified in the Hawaiʻi Sea Level Rise Vulnerability and Adaptation Report published in 2017 by the Hawaiʻi Climate Change Mitigation and Adaptation Commission. According to the Flora and Fauna Study, the vegetation in the project area is dominated by hardy, invasive non-native species. No special habitats for native plants were found. Because of the above information, it is determined that there is nothing of special botanical concern with regard to this project. No recommendations with reference to plants were deemed necessary. The fauna recorded in this project area is largely non-native in character. Axis deer are abundant throughout the area and have significantly modified the habitat by reducing plant species to a few hardy dominants. Two (2) indigenous seabirds, the endangered ʻuaʻu and the threatened ʻaʻo, while not nesting in the project area, do fly over it during dusk to access their burrows high in the mountains and again at dawn to head out to sea. The Flora and Fauna Study recommended that any significant outdoor lighting associated with the proposed Miki Basin Industrial Park, including the proposed special uses, be hooded to direct the light downward to mitigate this threat. No other recommendations with reference to fauna were deemed necessary in the study.

## **2. View corridors and scenic resources impacts**

The project area is not part of a scenic corridor, and the proposed special uses will not affect scenic vistas or view planes. Rather, the project area abuts the southeast end of Lānaʻi Airport and the proposed special uses will have complementary, industrial uses to the neighboring facilities. No adverse impacts to open space or scenic resources are anticipated as a result of the proposed special uses. The project area is not located near traditional access or walking trails between coastal or upland areas.

## **3. Flora impacts**

A terrestrial vegetation and wildlife study of the project area was completed. Refer Attachment, Final EA Feb 2022 Miki Basin Industrial (Appendix "C"), Flora and Fauna Study. No State or federally listed threatened or endangered species or rare native Hawaiian plant species were observed within the project area, and the area is not designated as a critical habitat for any species. Historically, the vegetation of Lānaʻi has been impacted by grazing and commercial pineapple cultivation. The vegetation in the project area is dominated by hardy, invasive non-native species. Of the 39 plant species observed, only three (3) are native to the Hawaiian Islands. 'Ilima (*Sida fallax*), 'uhaloa (*Waltheria indica*) and 'aʻaliʻi (*Dodonaea viscosa*) are common native plants documented in small numbers in the project area.

## **4. Fauna impacts**

The fauna recorded in this project area is largely non-native in character. Axis deer are abundant throughout the area and have significantly modified the habitat by reducing plant species to a few hardy dominants. This in turn has a somewhat limiting effect on resource availability for other mammals, birds and insects. Two (2) indigenous seabirds, the endangered 'ua'u and the threatened 'a'o, while not nesting in the project area, do fly over it during dusk to access their burrows high in the mountains and again at dawn to head out to sea. Young birds taking their first fledging flights are inexperienced fliers. They often are disoriented by bright lights and crash into light structures where they become vulnerable to injury and predators. The Flora and Fauna Study recommended that any significant outdoor lighting associated with the proposed project be hooded to direct the light downward to mitigate this threat. No other recommendations with reference to fauna were deemed necessary in the study. Refer to Attachment, Final EA Feb 2022 Miki Basin Industrial (Appendix "C"), Flora and Fauna Study. The U.S. Fish and Wildlife Service (USFWS) was consulted for the proposed Miki Basin Industrial Park, including the proposed special uses, and recommended avoidance and minimization measures be implemented for the project as it relates to the endangered Hawaiian petrel (*Pterodroma sandwichensis*) which may occur in the vicinity or pass through the project area. The USFWS also provided additional information on listed species that may occur or transit through the proposed project area, along with recommended avoidance and minimization measures for the Hawaiian hoary bat, Blackburn's sphinx moth, and Hawaiian seabirds. The measures will be incorporated into the project plans, as applicable.

## **5. Dune ecosystems impacts**

The proposed project area is located inland approximately 3.5 miles from the coastal zone and the underlying soils are composed of silty clay loam. As such, impacts to dune ecosystems are not anticipated.

## **6. Stream ecosystems impacts**

Although historical evidence suggests the existence of perennial streams, no surface water resources currently exist on the island. There are also no wetlands located on or in the immediate vicinity of the proposed project area. No surface water resources currently exist on Lānaʻi, thus, there will be no impacts to streams or wetlands.

## **7. Marine ecosystem impacts**

The proposed project area is inland approximately 3.5 miles from the coastline. As such, adverse impacts to marine ecosystems are not anticipated from the proposed special uses.

## **8. Natural features impacts**

The project area is located in the Miki Basin on gently to moderately sloping lands that were part of a large pineapple plantation. The proposed special uses are not anticipated to adversely impact any significant natural features.

#### **9. Open space impacts**

The proposed project area is located in the Miki Basin approximately four (4) miles southwest of Lānaʻi City and abuts the southeast end of Lānaʻi Airport. The project area is situated on gently sloping land with an average slope of five (5) percent. The proposed project area is located away from public roadways and residential areas. The proposed special uses are not anticipated to adversely impact open space resources.

#### **10. Noise Impacts**

Noise around the project area is dominated by noise from airport-related activities, including roadway use and aircraft taxiing, taking off and landing. Operations at the HECO fossil fuel power plant and the Miki Basin Industrial Condominium also contribute noise to the surrounding area. The nearest noise sensitive areas to the project area are located in Lānaʻi City. No noise-sensitive areas are present within the project area. Ambient noise conditions will be temporarily affected by construction activities. Sound attenuating construction equipment will be used, where practicable, and necessary to mitigate noise impacts caused by construction. Night-time construction activity is not anticipated or proposed. The proposed asphalt plant and rock crushing facilities will comply with all applicable DOH rules and regulations relating to noise impacts. Pūlama Lānaʻi will ensure that any impact to noise caused during construction will be mitigated by compliance with applicable State and Federal regulations and best management practices.

#### **11. Air Quality Impacts**

Construction related activities for the proposed project will be the primary source of airborne pollutants affecting the surrounding air quality. Appropriate BMPs, such as frequent watering of exposed surfaces and regular maintenance of construction equipment will be utilized to minimize air quality impacts associated with project construction. Stockpile sites at the proposed rock crushing facilities are generally left uncovered based on the need to transfer aggregate materials into and out of storage frequently. The generation of dust is the primary emission or by-product associated with the stockpile site. BMPs employed at the site to address these problems would principally consist of adhering to environmental regulations for the storage and use of the aggregate stockpiles. Dust control would be handled by use of regular wetting of the crushed concrete and rock, and materials storage areas with a sufficient amount of water to saturate the area without causing runoff. In the context of the Green House Gas Reporting Program (25,000 metric tons of CO<sub>2</sub> EQ), the relative effects GHG emissions (CO<sub>2</sub> EQ) during construction from earthmoving equipment and transportation of materials to and from the project site, will be short term and are not considered significant. Based on the foregoing, the proposed special uses are not anticipated to create significant direct and indirect foreseeable GHG emissions. This action does not fall within the threshold of mandatory GHG reporting.

#### **12. List any comments/recommendations received from government agencies.**

The U.S. Fish and Wildlife Service requested additional details in the Final EA regarding listed species that may occur in the project area and recommended avoidance and minimization measures. The Applicant included the listed species and avoidance measures recommended by the agency in the Final EA. The Hawaiʻi Department of Land and Natural Resources Engineering Division requested the Applicant research the Flood Hazard Zone designation for the project area, which the Applicant completed and determined that the property is located within Zone X and will not require a Special Flood Hazard Area Development Permit. The Hawaiʻi Department of Health Clean Air Branch provided its standard comments for Land Use Reviews. The Applicant acknowledged the comments and confirmed it will obtain an air pollution control permit, as applicable. The Applicant will also provide reasonable measures to control airborne, visible fugitive dust from the road areas during the various phases of construction.

#### **H. OTHER IMPACTS, MEETINGS, APPROVALS AND ZONING**



### **1. Describe any other impacts.**

The proposed Miki Basin Industrial Park, including the proposed special uses, commits 200 acres of land for construction. Other resources which will be committed in the implementation of the Miki Basin Industrial Park include material and fuel resources. Construction of the Miki Basin Industrial Park will result in short-term beneficial impacts related to temporary construction employment and spending. The Applicant will work to minimize noise emissions at the relocated facilities, including the use of all combustion powered equipment and vehicles. Any equipment found to be in poor condition will be repaired or replaced, and mufflers shall be used in accordance with federal and state laws and regulations. Considering the Miki Basin Industrial Park represents the relocation of existing facilities, significant increases in noise generation are not anticipated. It should be noted that the relocation site was selected, in part, due its close proximity to similar industrial uses, as well as its distance from noise-sensitive areas.

### **2. List the dates of any community meetings held regarding the project and summarize the feedback. Have your neighbors been made aware of your project and what has been their general feedback?**

During the Lānaʻi Community Plan process, the proposed 200-acre Industrial land was publicly discussed at ten (10) Lānaʻi Community Plan Advisory Council meetings, four (4) Lānaʻi Planning Commission meetings, and three (3) Maui County Council meetings as part of an update to the Lānaʻi Community Plan. A public community meeting was also held on Lānaʻi on October 22, 2018. The Miki Basin Industrial Park was explained, and questions were asked and answered. A Draft Environmental Assessment (EA) for the Miki Basin Industrial Park was previously published on November 23, 2019. Because additional detail became available on the proposed action and technical studies were updated, a 2nd Draft EA, which included the proposed special uses, was published on November 23, 2021. Consultation conducted during the preparation of the November 23, 2019 Draft EA and comments received on that previously published Draft EA informed the preparation of the 2nd Draft EA. The Draft EA consultation included a public hearing before the Lānaʻi Planning Commission (LPC) on December 15, 2021. The LPC requested additional information regarding the project, which was addressed in the Final EA and response letter to the commission. The Final EA was prepared and submitted to the State of Hawaiʻi, Land Use Commission (LUC) for a public hearing on February 16, 2022. The LUC determined that the Final EA was acceptable and issued a Finding of No Significant Impact by letter to the State Environmental Review Program on February 25, 2022. In addition, the Land Use Commission held two (2) public hearings for the District Boundary Amendment Petition for the Miki Basin Industrial Park on November 16, 2022 and February 8, 2023. There were no written or in person public testimony presented at either public hearing.

### **3. If applicable, provide an assessment of the impact the proposed use may have on agricultural use of the property with comments from the Department of Agriculture (DOA) and Natural Resources Conversation Service (NRCS).**

The project area is currently unproductive and not suitable for cultivation. The approximately 200 acres of the proposed Miki Basin Industrial Park represents approximately 1.1 percent of the 18,000 plus acres of the previously cultivated pineapple fields. Although the Miki Basin Industrial Park will result in the loss of approximately 200 acres of historically cultivated agricultural land, the land has not been cultivated for decades. Moreover, the 200-acre area makes up a fraction of the potentially cultivatable acres on the island and even less of the 200,000 acres of fallow agricultural lands vacated by the sugar and pineapple industries statewide. There is presently no demand for agricultural use of the project area, and there is sufficient available agricultural land to meet near to mid-term demand. Refer to Attachment, Final EA Feb 2022 Miki Basin Industrial (Appendix "B"), Impacts on Agriculture Report.

### **4. Identify other governmental approvals that the development will be subject to.**

The following permits and approvals will be required prior to the implementation of the project: State of Hawaiʻi 1. Chapter 343 Hawaiʻi Revised Statutes, Environmental Assessment 2. National Pollutant Discharge Elimination System (NPDES), as applicable 3. Community Noise Permit, as applicable 4. Permit

to Perform Work Upon State Highways, as applicable 5. Permit to Operate or Transport Oversize and/or Overweight Vehicles and Loads Over State Highways, as applicable County of Maui 1. Maui County Code, Title 19, Change of Zoning (CIZ) 2. Construction Permits (Grading, Building, Electrical, and Plumbing)

**5. Describe the relationship of the proposed project to the Maui County Code Title 19, Zoning Code.**

The land underlying the proposed Miki Basin Industrial Park, which includes the proposed special uses, is zoned “Agricultural”, with a small portion zoned “Interim” by the Maui County Zoning. Refer to Attachment, Final EA Feb 2022 Miki Basin Industrial (Figure 10). The Applicant has applied for a Change of Zoning (CIZ) request to the Maui County Council for “M-1, Light Industrial” and “M-2, Heavy Industrial” designation, similar to the designation called for in the 2016 Lānaʻi Community Plan (ZPA 2022-00005). The proposed asphalt plant and rock crushing facilities are allowable special uses in the “M-2, Heavy Industrial” zoning district.

**6. Describe the relationship of the proposed project to any other relevant regulatory controls, best management practices, policies, plans, technical studies, guidelines, or studies.**

The subject property is designated “Urban” by the State Land Use Commission.

### III. InfrastructureA. WATER

#### 1. Identify existing water source and current usage. [Previous Section](#) | [Next Section](#) | [Table of Contents](#)

Akinaka & Associates, Ltd. prepared a Water Master Plan for Mānele Bay Water System (Public Water System 238 (“PWS 238”)), which provides service to the project area and to Mānele, Hulopoʻe and the Pālāwai Irrigation Grid. Refer to Attachment, Final EA Feb 2022 Miki Basin Industrial (Appendix “H-1”), Water Master Plan. PWS 238 is owned, operated and maintained by the Lānaʻi Water Company. PWS 238 is sourced by Well No. 2 (State Well No. 5-4953-001) and Well No. 4 (State Well No. 5-4952-002). PWS 238 provides water service to Mānele, Hulopoʻe, and the Pālāwai Irrigation Grid. Water from the wells is either stored in the existing 0.5 million gallon (MG) Hiʻi Tank, 1.0 MG concrete Hiʻi Reservoir, or fed directly into the distribution system depending on the demand. PWS 238 consists of 10-inch, 12-inch, and 16-inch transmission mains. PWS 238 is interconnected with the Lānaʻi City Water System (Public Water System 237 (“PWS 237”)). During emergencies, PWS 237 can be connected to PWS 238 by opening a valve. The existing average daily water usage of PWS 238 is estimated at 433,000 gallons per day (GPD). Existing water demand for the asphalt plant is 1,000 GPD, which is currently provided by PWS 237. The asphalt plant will have a new demand of 1,000 GPD on PWS 238, when it is relocated into the Miki Basin Industrial Park.

#### 2. Describe any water transmission lines currently serving the site.

As mentioned previously, PWS 238 consists of 10-inch, 12-inch, and 16-inch transmission mains. The 12-inch transmission main transports water from the 1,000,000 gallon Hiʻi Reservoir to the 500,000 gallon Hiʻi Tank and into the Mānele Bay Water System (PWS 238). The 12-inch main splits at a junction to serve both Mānele and Pālāwai Irrigation Grid. From the junction to Mānele and Hulopoʻe, the 12-inch line feeds into three (3) pressure breaker storage tanks. From the junction to the Pālāwai Irrigation Grid area, the waterline upsizes to a 16-inch main for water delivery. The existing 12-inch Pālāwai PRV downstream of the junction reduces the pressure in the waterline to 95 psi. The Mānele Bay Water System (PWS 238) is interconnected with the Lānaʻi City Water System (PWS 237). During emergencies, the Lānaʻi City System (PWS 237) can be connected to the Mānele Bay Water System (PWS 238) by opening a valve.

#### 3. Describe the adequacy of the water supply to meet fire protection requirements.

The subject project (27 acres) has an overall water demand of 3,625 gallons per day (GPD) or 0.003625 million gallons per day (MGD) at full implementation. The water demand for the Miki Basin Industrial Park (200 acres) was analyzed in the context of the 6.0 MGD sustainable yield for the island as a whole. The

total forecasted water demand for Lānaʻi (current water demand on Lānaʻi is 1.517 MGD, the full buildout for the Miki Basin Industrial park is anticipated to be 0.159 MGD (includes 0.003625 MGD for the proposed special uses), proposed or approved projects at 0.260 MGD) is 1.936 MGD, which is 55 percent less than the 4.3 MGD trigger set by CWRM and 68 percent less than the sustainable yield of 6 MGD for Lānaʻi. The majority of the Miki Basin Industrial Park, including the proposed special uses, will be developed within five (5) years upon securing all entitlements and can be supported by the current water system. The remaining 13 percent will likely need additional capacity depending on the new industrial uses that will be implemented throughout the duration of the industrial park (over a period of 20 years). The Water Master Plan notes that PWS 238 does not have adequate well-pump capacity (source) for the full buildout of the Miki Basin Industrial Park. However, there is enough storage to support the full buildout with the existing tank and reservoir. The Water Master Plan includes a detailed list of improvements that will be required to support full buildout of the industrial park. The New Well Supply Alternatives report prepared by Tom Nance Water Resource Engineering concluded that a new well to supply the Miki Basin Industrial Park can be accommodated within the Leeward Aquifer System's 3.0 MGD sustainable yield. Refer to Attachment, Final EA Feb 2022 Miki Basin Industrial (Appendix "H-2"), New Well Supply Alternatives for the Mānele Bay Water System, Public Water System No. 238.

**4. Describe any anticipated increase in water demand and if necessary, any subsequent improvements.**

The near-term Miki Basin Industrial Park's anticipated uses include the relocation of the asphalt plant and concrete batch plant (CBP), recycling and rock crushing facilities. These near-term uses are expected to have an incremental demand of 2,625 GPD for the CBP and a new demand of 1,000 GPD for the asphalt plant on PWS 238. In the long term, the new industrial uses (not part of subject project) are expected to have a new demand of 156,000 GPD on PWS 238. According to the Water Master Plan, the full buildout of the Miki Basin Industrial Park's new water demand on PWS 238 is 159,625 GPD. The estimated water demand on PWS 238 for the full buildout of the Industrial Park is 163,125 GPD, which includes the existing and new water demand. The projected average day demand for PWS 238, including full buildout of the Industrial Park and existing demands, is 592,625 GPD. The Water Master Plan includes a detailed list of improvements that will be required to support full buildout of the industrial park. Three alternative well sites were also evaluated, with the recommended site located 2,000 feet northwest of existing Well No. 2 at the top of a former pineapple field and accessed by old plantation roads. This proposed well site is far enough away from existing wells so as not to impact their sustainable supplies. A well at this site would encounter high-level, drinking water quality groundwater and could meet or exceed the necessary 426 GPM capacity to ensure adequate supply for the full buildout of the Industrial Park. Additionally, the design and operations of facilities will include measures which will promote the conservation of water. The proposed special uses will be constructed with appropriate water efficiency measures. The Applicant confirms its commitment that water usage for the Miki Basin Industrial Park, including the proposed special uses, will not exceed the maximum daily usage calculations provided in the Water Master Plan report.

**5. List any comments/recommendations received from government agencies.**

The County of Maui, Department of Water Supply (DWS) noted that Lānaʻi island does not obtain water service from the County, and, therefore, any building or plumbing permits would not be reviewed by DWS. DWS noted, however, if a subdivision application is received, then it would review the project to ensure compliance with county code. The Applicant acknowledged the comments and confirmed that the Miki Basin Industrial Park, including the proposed special uses, does not involve a subdivision of the property. Additionally, DWS provided its standard comments for Best Management Practices (BMPs) for pollution prevention and conservation indoor and outdoor BMPs and noted that the industrial park's potential use of R-1 recycled wastewater would be in alignment with the Lānaʻi Island Water Use and Development Plan. The Applicant will utilize R-1 recycled wastewater for the proposed special uses, to the extent it is available, feasible and practicable, as well as BMPs for pollution prevention and water conservation measures. It is noted, however, that landscaping in an industrial area is not necessarily conducive.

**B. SEWERS**

### **1. Identify existing sewage service (treatment plants, transmission lines, etc.).**

There is currently no existing County or privately owned or operated wastewater treatment system in the vicinity of the proposed 200-acre Miki Basin Industrial Park. Wastewater is currently treated via onsite individual wastewater systems.

### **2. Identify current wastewater usage**

Currently, there is no wastewater generated from the proposed 200-acre Miki Basin Industrial Park site.

### **3. Describe any anticipated increase in wastewater demand and if necessary, any subsequent improvements.**

According to the Akinaka & Associates, Ltd. Wastewater Master Plan for the proposed 200-acre Miki Basin Industrial Park, which includes the proposed special uses, the construction of onsite Individual Wastewater Systems (IWS), decentralized Wastewater Treatment Plants (WWTP) and collection systems will be required to support development activity. Refer to Final EA, Appendix "I", Wastewater Master Plan. It is anticipated that the asphalt plant and rock crushing facilities may be the first sites developed, and will require the installation of an IWS septic system. The wastewater flows generated from these facilities are minimal and could be managed with an IWS even after development of a nearby decentralized WWTP. The wastewater system for the Miki Basin Industrial Park will be designed in conformance with the requirements of the DOH and the County of Maui to ensure proper handling and treatment of wastewater generated by the proposed special uses.

### **4. List any comments/recommendations received from government agencies.**

The County of Maui, Department of Environmental Management did not provide any comments on the proposed Miki Basin Industrial Park, including the proposed special uses.

## **C. DRAINAGE**

### **1. Describe existing drainage pattern**

R.M. Towill Corporation prepared a Drainage Report on July 9, 2021, to determine that the offsite and onsite drainage system requirements for the proposed Miki Basin Industrial Park, including the proposed special uses, meet the County of Maui Storm Drainage Standards. Refer to Attachment, Final EA Feb 2022 Miki Basin Industrial (Appendix "J"), Drainage Report. Offsite runoff generated from the area north of Miki Road sheet flows and is intercepted by an unlined ditch along Miki Road. Once in the unlined ditch, the runoff flows towards the southeast direction to a low point in Miki Road, near the existing HECO facility. The existing onsite terrain is covered with vegetation and slopes at about five (5) percent from Miki Road toward the southeast. There is no existing storm drain system within the project area. Offsite runoff, including runoff generated from the HECO facility, is diverted around the Miki Basin Industrial Condominium site and is discharged into an existing drainageway. Runoff generated within the existing Miki Basin Industrial Condominium site is collected by an onsite drainage system and is discharged offsite.

### **2. Describe existing drainage structures**

There are currently no drainage structures within the project area.

### **3. Describe any anticipated increase in drainage and if necessary, any subsequent improvements.**

The proposed Miki Basin Industrial Park, including the proposed special uses, will increase the amount of impervious area within the project area. The Miki Basin Industrial Park will increase the runoff onsite by 141.36 cfs based on a 100-year, 24-hour storm. Existing drainage patterns will be maintained by discharging intercepted offsite runoff to its original flow path. Offsite runoff will be intercepted before entering the project site by proposed drainage ditches. The drainage ditches will divert runoff around the perimeter of the project site to an offsite discharge point downstream. The ditches will be sized to

accommodate the peak runoff flow from the 100-year, 24-hour storm and 10-year, 1-hour storm where necessary and provide a minimum 2-foot freeboard. Onsite runoff will be collected by a proposed underground storm drain system consisting of pipes and inlets. The additional flow generated within the proposed parcels can be accommodated by the existing Miki Basin and Pālāwai Basin. The additional runoff volume is negligible compared to the available basin capacity. Stormwater treatment will not be provided for the industrial park since the runoff flows into an existing offsite sump with no outlet to the ocean. Applicable law will be followed to minimize soil movement, erosion and compaction during all project actions. The proposed drainage plan will meet the requirements of Chapter 4, "Rules for the Design of Storm Drainage Facilities in the County of Maui" and Chapter 111, "Rules for the Design of Storm Water Treatment Best Management Practices". The proposed special uses will include the implementation of site-specific BMPs during the construction to provide erosion control and minimize impacts to downstream properties. Based on the foregoing, the proposed Miki Basin Industrial Park, including the proposed special uses, will not have an adverse impact on any existing downstream properties.

#### **4. Describe any flood hazard impact**

As indicated by the Flood Insurance Rate Map for the County of Maui, the project area, which includes the proposed special uses, is located within Zone X. The Zone X designation corresponds to areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent annual chance flood. Due to the project location, significant adverse impacts related to flood hazards, are not anticipated.

### **D. ROADWAYS, CURBS, GUTTERS AND SIDEWALKS**

#### **1. Describe existing roadway conditions including width of right-of-way, pavement width, improvements such as curbs, gutters, sidewalks, deceleration/acceleration lanes.**

The primary street for ingress/egress for the Miki Basin Industrial Park is Miki Road. Miki Road is a generally north-south, two-way privately-owned roadway that begins to the north at its intersection with Kaumālapa'u Highway and extends approximately 2.95 miles to the south. Kaumālapa'u Highway is generally east-west, two-way, two-lane state-owned roadway that runs perpendicular to Miki Road. Miki Road is 13 to 15 feet wide and currently requires vehicles to pull off to the unpaved shoulder when encountering approaching vehicles traveling in the opposite direction. The Traffic Impact Analysis Report (TIAR) evaluated traffic impacts resulting from the Miki Basin Industrial Park. Refer to Attachment, Final EA Feb 2022 Miki Basin Industrial (Appendix "G"), Traffic Impact Analysis Report. Due to atypical traffic caused by COVID-19, Hawai'i Department of Transportation (HDOT) traffic volume data from 2018 were utilized instead of the 2020 traffic volumes in the TIAR. The TIAR considered the total traffic impacts of the industrial park as well as the impacts of known future developments in the vicinity of the project area. Currently, the Kaumālapa'u Highway/Miki Road intersection operates at level of service (LOS) B, which is defined as reasonably free-flow traffic conditions.

#### **2. Describe existing and proposed ingress and egress into and from the site.**

At least two (2) driveway access points to the Miki Basin Industrial Park will be provided along Miki Road. Project Driveway 1 provides access to the light and heavy industrial areas west of Miki Road, including the proposed special uses, and Project Driveway 2 provides access to the light industrial area east of Miki Road. Refer to Attachment, Final EA Feb 2022 Miki Basin Industrial (Appendix "G"), Traffic Impact Analysis Report.

#### **3. Describe any proposed roadway condition improvements.**

The TIAR recommends the widening of Miki Road between its intersection with Kaumālapa'u Highway to the Miki Basin Industrial Park driveways. Miki Road is currently estimated to be 13 feet wide and should be widened to accommodate large vehicles and full side-by-side bi-directional travel with intersections capable of accommodating turning movements, and to provide an exclusive westbound left-turn deceleration lane. Each of the intersections is forecasted to operate at LOS B, which is similar to existing conditions.

#### **4. Comprehensively describe traffic impacts in and around the project site.**

The Miki Basin Industrial Park is anticipated to generate 161 trips during the weekday AM peak hour of traffic and 163 trips during the weekday PM peak hour of traffic by 2040. Upon completion of the project, all intersection movements are forecast to operate at LOS B or better during the AM and PM peak hours of traffic. Miki Road is privately-owned; the levels of service for the proposed uses on such are acceptable and not significant.

#### **5. List any comments/recommendations received from Department of Public Works or State DOT.**

The Hawai'i Department of Transportation (HDOT) Airports Division provided comments and guidance on addressing Federal Aviation Administration (FAA) regulations and impacts from aircraft operations. The Applicant acknowledged the division's comments and will comply with all FAA regulations. HDOT's Highways Division provided recommendations on traffic mitigations and improvements, and requested additional information on planned projects that could affect traffic conditions on Kaunāhāu Highway by 2040. The Highways Division also requested consultation with the Maui Highway District Engineer for required permits and approvals, as well as implementation of a maintenance and monitoring program. The Applicant acknowledged responsibility for all required improvements and confirmed it will consult directly with the Maui District Engineer on permit approvals, and maintenance and monitoring during the project's development. The Applicant also provided additional information and clarification in the Final EA. The County of Maui Department of Public Works did not provide any comments on the Draft EA.

### **E. ELECTRICAL, TELEPHONE AND CABLE**

#### **1. Describe existing and proposed utilities**

The HECO fossil fuel facility is adjacent to the proposed Miki Basin Industrial Project, including the proposed special uses, and provides energy to Lāna'i Airport operations. The electrical service lines to the Airport are underground, running from Kaunāhāu Highway along the Airport access road to the Airport. The proposed special uses are not anticipated to have an adverse impact on existing electrical, telephone, or cable television systems, nor are they expected to extend existing service area limits. Early project coordination will be carried out with the service providers to ensure services can be delivered to the project site in a timely basis. Hawaiian Telecom (HTCO) and Charter Communications dba Spectrum (Spectrum) will offer broadband and telephone services to the project area.

### **F. SOLID WASTE**

#### **1. Solid Waste Landfill Site**

Lanai Landfill

#### **2. Solid Waste Facilities Adequacy**

The Lāna'i Landfill on Kaunāhāu Highway accepts municipal solid waste and construction debris dropped-off from commercial and residential customers. In addition, personal delivery to the landfill of municipal solid waste, green waste, and trash is available. During the initial short-term construction phase of the proposed Miki Basin Industrial Park, the contractor will develop and implement a construction-generated waste disposal plan. Appropriate construction debris will be taken to the landfill. With respect to the rock crushing operation, the operation will be part of the concrete batch plant and recycling facilities permitted within "M-2, Heavy Industrial" district zoning. The operator will manage solid waste disposal consistent with the County programs on the island. Most of the materials and by-products would consist of rock, aggregate, and concrete cement that is planned to be recycled as much as possible to reduce the need for costly importation of building materials. Materials that are considered construction and demolition debris waste would be handled and disposed of in accordance with State and County regulations and laws. Inasmuch as the rock crushing operation represents an existing use, significant new solid waste generation is not anticipated. Based on the foregoing, the proposed special uses are not anticipated to generate a significant adverse impact related to solid waste disposal considerations.

### 3. Describe your plans for solid waste disposal and recycling.

During the initial short-term construction phase of the proposed Miki Basin Industrial Park, the contractor will develop and implement a construction-generated waste disposal plan. Appropriate construction debris will be taken to the landfill. With respect to the rock crushing operation, the operation will be part of the concrete batch plant and recycling facilities permitted within “M-2, Heavy Industrial” district zoning. The operator will manage solid waste disposal consistent with the County programs on the island. Most of the materials and by-products would consist of rock, aggregate, and concrete cement that is planned to be recycled as much as possible to reduce the need for costly importation of building materials. Materials that are considered construction and demolition debris waste would be handled and disposed of in accordance with State and County regulations and laws. Inasmuch as the rock crushing operation represents an existing use, significant new solid waste generation is not anticipated.

### 4. List any comments/recommendations received from government agencies

The County of Maui, Department of Environmental Management Solid Waste Division did not provide any comments on the Draft EA.

## G. OTHER

### 1. Describe any other infrastructure requirements

The Miki Basin Industrial Park, including the proposed special uses, is located adjacent to and east of the Lānaʻi Airport. The airport has a single runway and primarily serves scheduled interisland and commuter/air taxi traffic. The airport complex includes a terminal, parking, rental car facilities, cargo, and airport support services. The portion of the airport property that is immediately adjacent to the project site consists of vacant land. The airport runway is located over 1,500 feet from the nearest property boundary. The Miki Basin Industrial Park, including the proposed special uses, will comply with all applicable requirements and regulations regarding development near the airport, including requirements pertaining to the development of solar energy facilities.

## IV. ServicesA. PARKS

### 1. List any County or other local community/recreational facilities that serve your site. [Previous Section](#) | [Next Section](#) | [Table of Contents](#)

The Miki Basin Industrial Park, including the proposed special uses, is not anticipated to have any impact on parks or recreational resources. Nevertheless, there are adequate park facilities available. The Maui County Department of Parks and Recreation and Lānaʻi public schools maintain a number of recreational resources on the island of Lānaʻi. County parks and facilities in Lānaʻi City include: the Lānaʻi Community Center, the Lānaʻi Gym and Tennis Courts, and the Lānaʻi Little League Field, Fraser Avenue Park and Kaumālapaʻu Highway/Fraser Avenue Park. Pūlama Lānaʻi also owns and maintains a number of recreational facilities that are available for public use including Dole Park, Olopua Woods Park, Waialua Park, Hulopoʻe Beach Park, and the Lānaʻi Recreation Center. Other recreational facilities operated by Pūlama Lānaʻi include the 18-hole championship golf course at Mānele Resort and the 9-hole Cavendish Golf Course.

### 2. Select the State community/recreational facilities that serve your site.

<input type="checkbox"/>	Halekii-Pihana Heiau State Monument
<input type="checkbox"/>	Iao Valley State Monument
<input type="checkbox"/>	Kaumahina State Wayside

<input type="checkbox"/>	<b>Makena State Park</b>
<input type="checkbox"/>	<b>Polipoli Spring State Recreation Area</b>
<input type="checkbox"/>	<b>Puaa Kaa State Wayside</b>
<input type="checkbox"/>	<b>Waianapanapa State Park</b>
<input type="checkbox"/>	<b>Wailua Valley State Wayside</b>
<input type="checkbox"/>	<b>Palaau State Park</b>
<input type="checkbox"/>	<b>N/A</b>

**3. Identify any impacts of your proposed project to those facilities.**

The proposed special uses are not expected to generate a need for additional recreational facilities. There are no anticipated adverse impacts to existing recreational facilities and resources.

**4. Describe any additional public facility requirements to serve your site.**

Not Applicable

**B. SCHOOLS**

**1. Select the Public School Facilities which serve your site.**

<input type="checkbox"/>	<b>Hana Schools</b>
<input type="checkbox"/>	<b>Kahului Schools</b>
<input type="checkbox"/>	<b>Kihei Schools</b>
<input type="checkbox"/>	<b>Kula Schools</b>
<input type="checkbox"/>	<b>Lahaina Schools</b>
<input type="checkbox"/>	<b>Lanai Schools</b>
<input type="checkbox"/>	<b>Makawao Schools</b>
<input type="checkbox"/>	<b>Molokai Schools</b>
<input type="checkbox"/>	<b>Paia-Haiku Schools</b>
<input type="checkbox"/>	<b>Pukalani Schools</b>
<input type="checkbox"/>	<b>Wailuku Schools</b>

**2. Identify any impacts of your proposed project to those facilities.**

The Miki Basin Industrial Park, including the proposed special uses, is located approximately 3.2 miles from Lānaʻi High and Elementary School, which is the only public school that serves the educational needs



of the island of Lānaʻi. The proposed special uses are not anticipated to generate an increase in enrollment.

### **C. PUBLIC SERVICES**

#### **1. Select the fire station that serves your area.**

<input type="checkbox"/>	Wailuku Fire Station
<input type="checkbox"/>	Kahului Fire Station on Dairy Road
<input type="checkbox"/>	Kihei Fire Station next to Kalama Park
<input type="checkbox"/>	Lahaina Fire Station - Lahaina Civic & Rec Ctr
<input type="checkbox"/>	Napili Fire Station - Napilihau Shopping Center
<input type="checkbox"/>	Kula Fire Station on Kula Highway
<input type="checkbox"/>	Makawao Fire Station on Makawao Avenue
<input type="checkbox"/>	Paia Fire Station on Hana Highway in Paia Town
<input type="checkbox"/>	Hana Fire Station
<input type="checkbox"/>	Hoolehua Fire Station
<input type="checkbox"/>	Kaunakakai Fire Station
<input type="checkbox"/>	Pukoo Fire Station
<input type="checkbox"/>	Lanai Fire Station
<input type="checkbox"/>	Wailea Fire Station

#### **2. Describe the fire protection for your site.**

The Lānaʻi Fire Station provides the fire protection services for the island. Located at 1345 Fraser Avenue in Lānaʻi City, the fire station is approximately three (3) miles from the project area. The station includes a total staffing of 18 personnel. Three (3) captains, six (6) Firefighter III, and nine (9) Firefighter I. Lānaʻi Station houses one (1) engine company and one (1) tanker. There are six (6) personnel on duty daily (County of Maui, Department of Fire and Public Safety, 2014-2015). The proposed special uses are not anticipated to have a significant impact on fire protection services.

#### **3. Select the library that serves your area.**

<input type="checkbox"/>	Maui Public Library in Wailuku
<input type="checkbox"/>	Hana Public and School Library
<input type="checkbox"/>	Kahului Public Library on School Street
<input type="checkbox"/>	Kihei Public Library near Kalama Park
<input type="checkbox"/>	Lahaina Library - Front Street

<input type="checkbox"/>	<b>Makawao Public Library - Makawao Town</b>
<input type="checkbox"/>	<b>Lanai Public and School Library on Fraser Avenue</b>
<input type="checkbox"/>	<b>Molokai Public Library in Kaunakakai</b>

**4. Select the police station that serves your area.**

<input type="checkbox"/>	<b>Wailuku Police Station on Mahalani Road</b>
<input type="checkbox"/>	<b>Hana Police Station</b>
<input type="checkbox"/>	<b>Lanai Police Station</b>
<input type="checkbox"/>	<b>Molokai Police Station</b>
<input type="checkbox"/>	<b>Kihei Police Station</b>
<input type="checkbox"/>	<b>Wailuku District Substations</b>
<input type="checkbox"/>	<b>Haiku Community Center</b>
<input type="checkbox"/>	<b>Lokahi Pacific</b>
<input type="checkbox"/>	<b>Maui Community College</b>
<input type="checkbox"/>	<b>Luana Gardens</b>
<input type="checkbox"/>	<b>Maui Marketplace</b>
<input type="checkbox"/>	<b>Pukalani Terrace</b>
<input type="checkbox"/>	<b>Wailea Point between Kamaole II and III</b>
<input type="checkbox"/>	<b>Office at Kihei Community Center</b>
<input type="checkbox"/>	<b>Lahaina Police Station</b>

**5. Select the hospital that serves your area.**

<input type="checkbox"/>	<b>Maui Memorial Medical Center - Wailuku</b>
<input type="checkbox"/>	<b>Kula (long term care facility)</b>
<input type="checkbox"/>	<b>Hana Medical Center</b>
<input type="checkbox"/>	<b>Lanai Community Hospital in Lanai City</b>
<input type="checkbox"/>	<b>Molokai General Hospital in Kaunakakai</b>

**6. Describe any additional public services to serve your site.**

The proposed special uses will not adversely affect public services. It is not a population generator, nor will it expand service limits for public services.

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**V. CSUP CriteriaA. PROVIDE THE OTHER BELOW INFORMATION**

**REQUIRED BY ZONING CODE SECTION 19.510.010** [Previous Section](#) | [Next Section](#) | [Table of Contents](#)

**1. A detailed land use history of the subject parcel(s) to include former and existing state and county land use designations, violations, and uses.**

The proposed project area lands were formerly part of a pineapple plantation and no violations have been recorded by the Applicant.

**2. An analysis of secondary impacts of the proposed use on surrounding uses.**

The context for analyzing secondary and cumulative impacts is defined by the time horizon within which “reasonably foreseeable” conditions may occur. The future context for development is established by the Maui County General Plan (General Plan) and the 2016 Lānaʻi Community Plan. The General Plan defines parameters for growth. The document plans for the horizon year 2030 and “reasonably foreseeable” conditions may be considered within this future context. Whereas the Countywide Policy Plan covers planning goals and objectives at the broadest levels, the regional Community Plans consider specific regional needs and opportunities. The Lānaʻi Community Plan (LCP) identifies fostering a robust and diversified economy as a critical component to establishing a sustainable and resilient future for Lānaʻi. The Miki Basin Industrial Park is located 3.2 miles southwest of Lānaʻi City and is far enough removed from the island’s main business center and residential area as to minimize those impacts common to industrial areas, such as noise, odors, and heavy vehicles. Development of the 200-acre industrial park will allow existing industrial facilities currently scattered in business and residential areas in Lānaʻi City to relocate to more appropriate locations having the infrastructure and buffers necessary for industrial uses; and provide opportunities for future industrial development on Lānaʻi, which will add to the diversification of Lānaʻi’s economy and thereby contribute to the island’s resiliency and sustainability. The Miki Basin Industrial Park, including the proposed special uses, is not anticipated to result in significant impacts that will not be mitigated. It is not part of a larger action and will not result in significant cumulative impacts. The proposed special uses are not a population generator and will not result in significant adverse secondary impacts.

**3. Identify any traditional beach and mountain access trails and additional trails which may be required for public access, and, if applicable, a preservation/mitigation plan and comments from the Department of Land and Natural Resources and the Office of Hawaiian Affairs.**

The project area is located approximately six (6) miles from the nearest beach and approximately ten (10) miles from the peak of Lānaʻi hale, the highest point on the island. There are no traditional access trails identified in close proximity to the proposed project area. Accordingly, there are no anticipated adverse impacts to beach and mountain access from the proposed special uses.

**4. Identify and provide an assessment of chemicals and fertilizers used, including, but not limited to, detailing effects upon surface, underground and marine water resources and neighboring properties and surrounding flora and fauna, and if applicable, a mitigation plan and maintenance program and schedule, and comments from the Departments of Health and of Land and Natural Resources of the State, the United States Fish and Wildlife Service, and the United States Environmental Protection Agency.**

TRC Environmental Corporation (TRC) prepared a Phase I Environmental Site Assessment (ESA) of the approximately 200-acre project site to identify potential hazardous materials sources on the project site. Refer to Attachment, Final EA Feb 2022 Miki Basin Industrial (Appendix “E”), Phase I Environmental Site Assessment. The Phase I ESA notes that the site is believed to always have been undeveloped and utilized for agricultural purposes associated with pineapple cultivation. The Phase I ESA did not identify any

Recognized or Historical Environmental Conditions, or de minimis conditions which require mitigation. From a long-term perspective, it is noted that operations of future industrial activities are regulated by applicable federal and state law and industry standards. At the rock crushing operation, the types of materials processed include different types of cement that are free of paint or other hazardous coatings or products. The size of any individual piece must be three (3) inches in diameter (across any dimension) or less. If there is rebar embedded in the concrete, it will be broken up onsite, and the rebar removed. The rebar will be shipped off-island for appropriate disposal in a landfill. The U.S. Fish and Wildlife Service requested additional detail in the Final EA regarding listed species that may occur in the project area and recommended avoidance and minimization measures. The Applicant included the listed species and avoidance measures recommended by the agency in the Final EA. The Hawai'i Department of Health Clean Air Branch provided its standard comments for Land Use Reviews. The Applicant acknowledged the comments and confirmed it will obtain an air pollution control permit, as applicable. The Applicant will also provide reasonable measures to control airborne, visible fugitive dust from the road areas during the various phases of construction.

**B. Special Permits, § 15.510.070 of Maui County Code**

**DESCRIBE IN AS MUCH DETAIL AS NECESSARY HOW YOUR PROPOSED DEVELOPMENT OR USE MEETS THE FOLLOWING EIGHT CRITERIA**

**1. The proposed request meets the intent of the general plan and the objectives and policies of the applicable community plan of the county.**

The Miki Basin Industrial Park, including the proposed special uses, directly and indirectly promotes many of the goals and objectives of the Countywide Policy Plan. This includes the project's investment in the local economy, which will support local businesses that are linked to the construction, industrial, and renewable energy industries. From a long-term perspective, the Miki Basin Industrial Park supports economic diversification and the overall business environment by providing opportunities for new enterprises to establish places of operations for their respective ventures. See Attachment, Countywide Policy Plan Details Form Miki Basin Industrial. The Lāna'i Community Plan was adopted by the County of Maui through Ordinance No. 4343 which took effect on July 26, 2016. Land use guidelines are set forth by the Lāna'i Community Plan Land Use Map. The project site for the proposed special uses is designated as "Heavy Industrial" by the Community Plan. The Miki Basin Industrial Park, including the proposed special uses, is consistent with the Community Plan land use designations. See Attachment, Community Plan Details Form Miki Basin Industrial.

**2. The proposed request is consistent with the applicable community plan land use map of the county.**

The Lāna'i Community Plan was adopted by the County of Maui through Ordinance No. 4343 which took effect on July 26, 2016. Land use guidelines are set forth by the Lāna'i Community Plan Land Use Map. The Miki Basin Industrial Park is designated as "Light Industrial" and "Heavy Industrial" by the Community Plan. The proposed special uses are located in the area of the Industrial Park that is designated "Heavy Industrial" by the Community Plan.

**3. The proposed request meets the intent and purpose of the applicable district.**

The "M-2, Heavy Industrial District" is intended to include those uses which include the manufacture or treatment of goods from raw materials. The proposed asphalt plant and rock crushing activities are identified as special uses in the "M-2, Heavy Industrial District" under Maui County Code, Section 19.26.040.

**4. The proposed development will not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences, and improvements.**

The Miki Basin Industrial Park, including the proposed special uses, is located approximately 3.2 miles from Lānaʻi City and is not in close proximity to public or private schools, parks, or playgrounds. The Miki Basin Industrial Park will allow industrial uses to be established in a location appropriate for such uses, away from residential areas. As discussed previously, infrastructure improvements, including roadway, water, wastewater, and drainage improvements will be developed as part of the Miki Basin Industrial Park. Adverse impacts to public services or infrastructure are not anticipated.

**5. The proposed development will not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the area.**

The Miki Basin Industrial Park, including the proposed special uses, is located on land adjoining the Lānaʻi Airport, the Hawaiian Electric 5-acre fossil fuel facility, and the existing 20-acre Miki Basin Industrial Condominium. The proposed special uses are located in an area identified for industrial use in the Lānaʻi Community Plan. It would not adversely impact social, cultural, economic, environmental, and ecological character and quality of the area.

**6. That the public shall be protected from the deleterious effects of the proposed use.**

The proposed special uses will be located in an area specifically designated for industrial uses and located 3.2 miles from Lānaʻi City. Best management practices will be implemented at the asphalt plant and rock crushing facilities. Deleterious effects to the public are not anticipated.

**7. That the need for public service demands created by the proposed use shall be fulfilled.**

The proposed special uses will not expand the need for public services.

**8. If the use is located in the state agricultural and rural district, describe how the use complies with the guidelines established in section 15-15-95 of the rules of the land use commission of the State.**

The proposed special uses are not located in the State Agricultural or Rural District. In February 2023, the State Land Use Commission approved a District Boundary Amendment for the Miki Basin Industrial Park, designating the property as Urban.

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## VI. Long Range Planning InfoA. PERMITS REQUESTED

[Previous Section | Table of Contents](#)

### 1. What Permits Are You Applying For

County Special Use Permit (Change of Zoning was previously filed – ZPA 2022-00005)

### B. RESIDENTIAL PROJECTS

#### 1. How many single-family units?

0

#### 2. Will any accessory dwellings be permitted?

No

#### 3. If yes, how many?

0

#### 4. How many multi-family units are you building?

0

#### 5. Are you subdividing your property?

No

**6. If yes, how many buildable lots are you requesting to create?**

0

**7. How many acres, or square feet, is the project site?**

0

**8. If only a portion of the property is going to be used for this project, how many acres or square feet will be used just for the project?**

0

### **C. LAND USE ENTITLEMENTS**

**Will This Project Require Land Use Amendments? (Check All That Apply)**

**1. Change of Zoning (COZ)**

Yes

**2. Change of Zoning (COZ) From:**

Agricultural District

**3. Change of Zoning (COZ) To**

M-2, Heavy Industrial District

**4. Community Plan Amendment**

No

**5. Community Plan Amendment From**

Not Applicable

**6. Community Plan Amendment To:**

Not Applicable

**7. State Land Use District Boundary Amendment**

No

**8. State Land Use District Boundary Amendment From:**

Not Applicable

**9. State Land Use District Boundary Amendment To:**

Not Applicable

**10. Maui Island Plan Designation Change**

No

**11. Maui Island Plan Designation Change From**

Not Applicable

**12. Maui Island Plan Designation Change To:**

Not Applicable

**13. Will you be selling any of the units as "affordable" as defined under HUD guidelines?**

No

**14. If yes, how many units, or percentage of units will fall under this category?**

0

**15. From the date of filing the application with the Planning Dept., how long do you estimate the project to reach complete build-out?**

0-5 years

#### **D. INDUSTRIAL / COMMERCIAL PROJECTS**

**WILL THIS PROPERTY BE USED FOR: (List all that apply by providing the square footage proposed)?**

**1. Retail Purposes**

Not Applicable

**2. Office Space/Lease**

Not Applicable

**3. Industrial Purposes**

27 acres

#### **E. BED AND BREAKFAST (B&B), SHORT-TERM RENTAL (STRH) AND TRANSIENT VACATION RENTALS (TVRs)**

**1. Will the project have a B&B, STRH, or TVR component?**

N/A

**2. Will (any of) the unit(s) be owner occupied?**

N/A

**3. How many bedrooms are proposed for rental?**

<input type="checkbox"/>	N/A
<input type="checkbox"/>	One (1) Bedroom
<input type="checkbox"/>	Two (2) Bedrooms
<input type="checkbox"/>	Three (3) Bedrooms
<input type="checkbox"/>	Four (4) Bedrooms
<input type="checkbox"/>	5+ Bedrooms
<input type="checkbox"/>	Entire Unit (i.e., condo/house/accessory dwelling)
<input type="checkbox"/>	Not sure

4. Will this project be newly constructed?

N/A

5. How many dwellings are entirely rented to visitors?

0

F. VISITOR ACCOMMODATIONS

1. Table 1: Hotels and Timeshares

Accommodation	Units/Rooms	Lock-offs	# of Units v
N/A	0	N/A	0






## **REQUIRED ATTACHMENTS**

**1 - 500 FOOT OWNERSHIP LIST/MAP**  
**(500 ft Boundary List Map Miki Basin Industrial)**

Pacific Ocean

**Key**

-  Project TMK (2)4-9-002:061
-  500 ft. Buffer from TMK (2)4-9-002:061
-  Parcels in 500 ft. Buffer

**Project  
Tax Map Key**

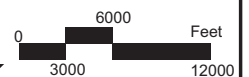
**Inset 1**

**Approximate  
Location of  
Project Site**

Source: County of Maui, Department of Planning

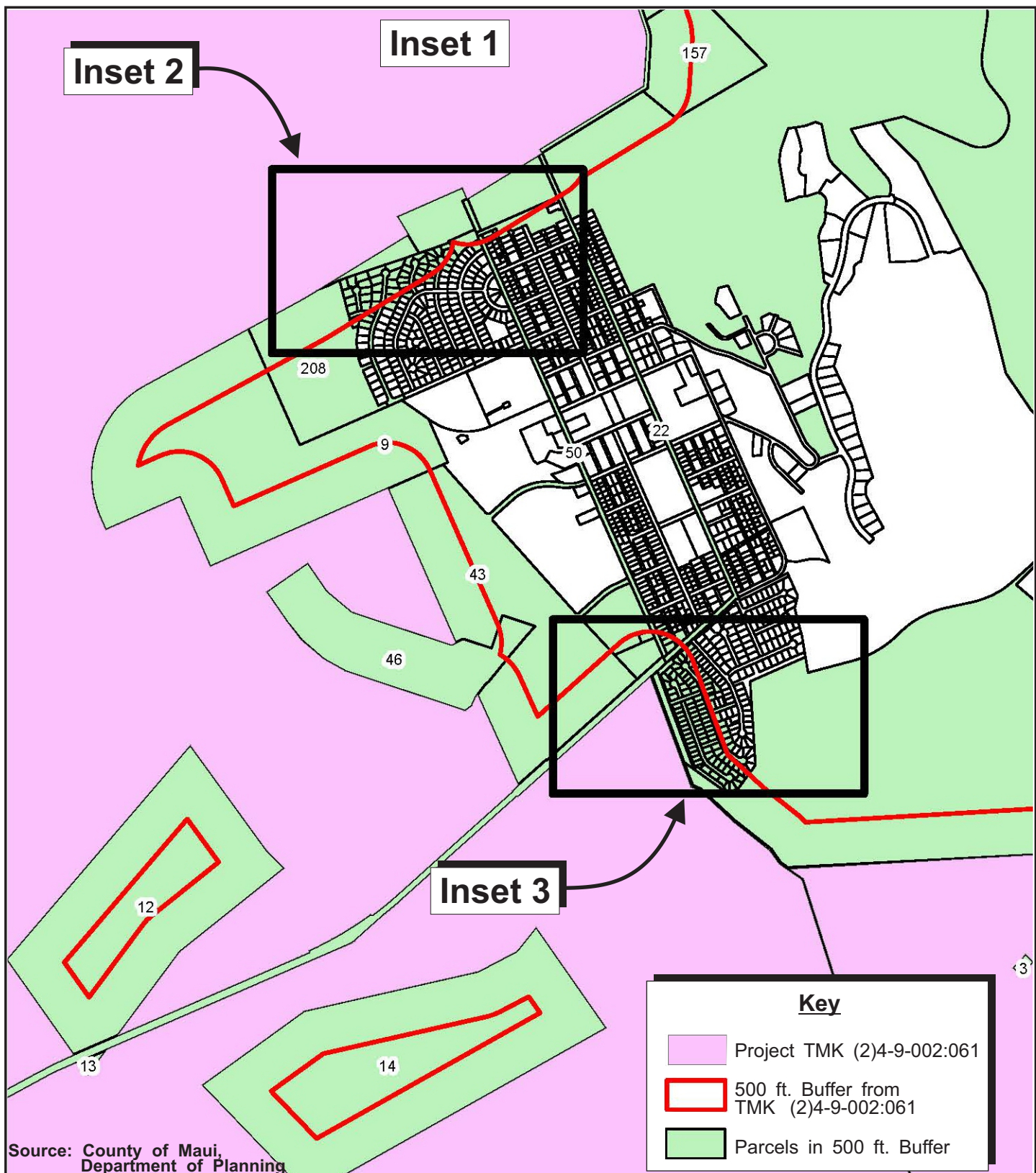


**Asphalt Plant and Rock Crushing  
Facilities at Miki Basin Industrial Park**  
Parcels Within 500 Feet  
of Subject Property



Prepared for: Lanai Resorts LLC, a Hawaii Limited Liability  
Company doing business as Pūlama Lānaʻi





# Asphalt Plant and Rock Crushing Facilities at Miki Basin Industrial Park Parcels Within 500 Feet of Subject Property






Prepared for: Lanai Resorts LLC, a Hawaii Limited Liability  
Company doing business as Pūlama Lānaʻi

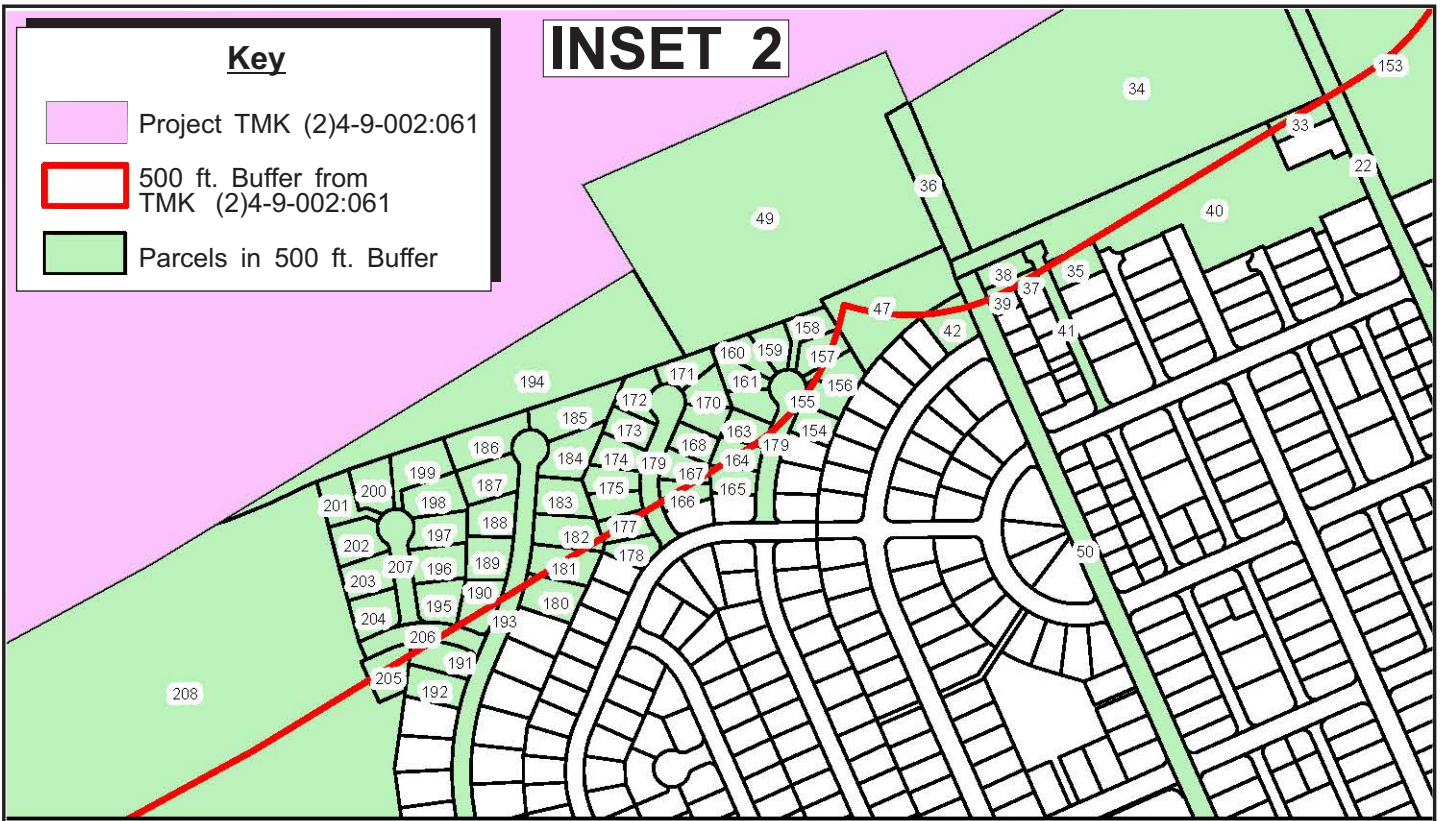
**MUNEKIYO HIRAGA**



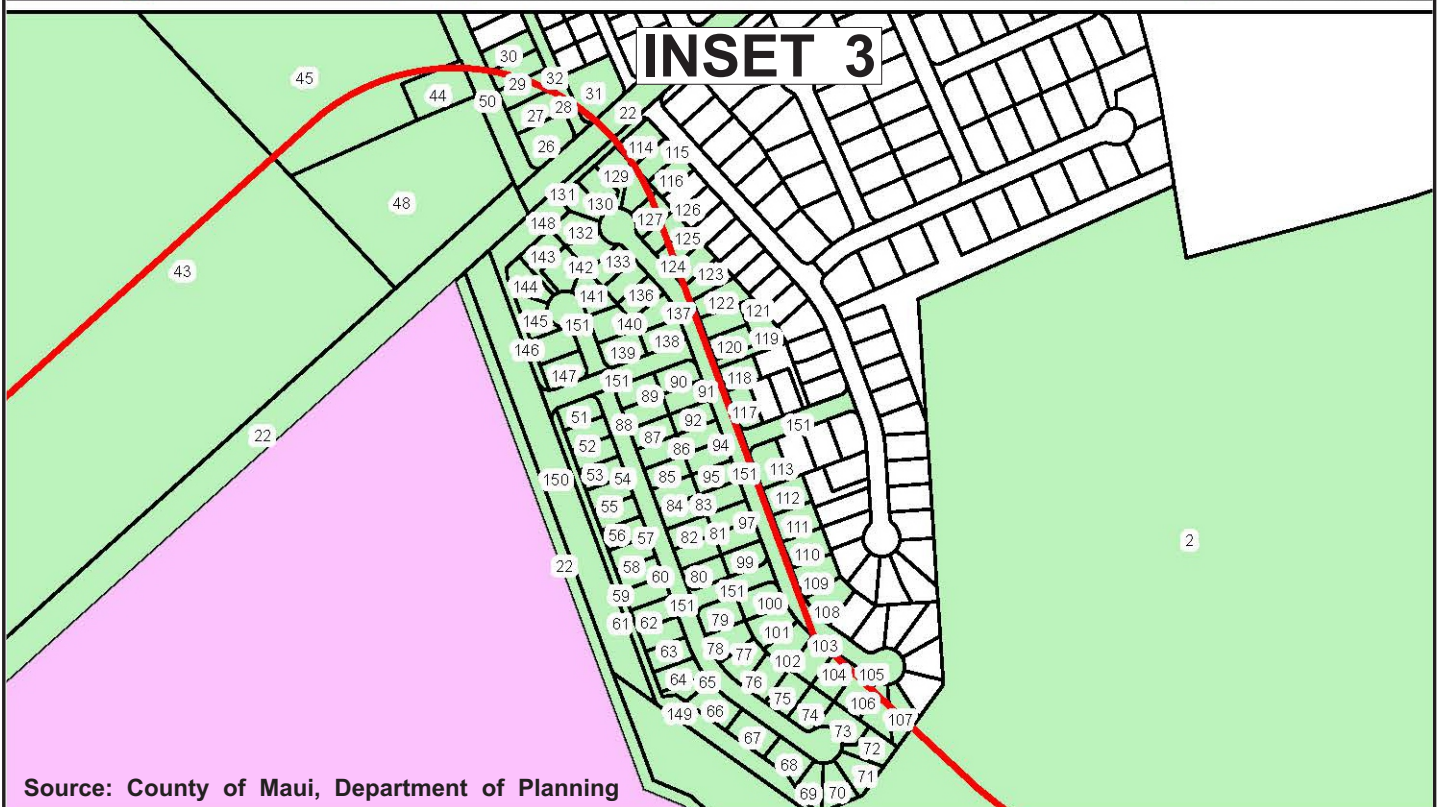
# Key

-  Project TMK (2)4-9-002:061
-  500 ft. Buffer from TMK (2)4-9-002:061
-  Parcels in 500 ft. Buffer

# INSET 2



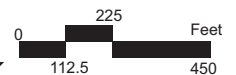
# INSET 3



Source: County of Maui, Department of Planning

## Asphalt Plant and Rock Crushing Facilities at Miki Basin Industrial Park

### Parcels Within 500 Feet of Subject Property



Prepared for: Lanai Resorts LLC, a Hawaii Limited Liability Company doing business as Pūlama Lānaʻi

 MUNEKIYO HIRAGA

**Asphalt Plant, Concrete Batch Plant, and Recycling and Rock Crushing  
Facilities at Miki Basin Industrial Park  
Tax Map Key Parcels within 500 Foot of Subject Property**

<b>No. on Map</b>	<b>TMK NO.</b>
1	227999999
2	249002001
3	249002029
4	249002041
5	249002050
6	249002052
7	249002054
8	249002055
9	249002058
10	249002059
11	249002060
12	249002062
13	249002063
14	249002064
15	249002065
16	249002112
17	249002113
18	249002114
19	249002115
20	249002116
21	249002117
22	249002999
23	249003005
24	249003006
25	249003007
26	249004001
27	249004002
28	249004003
29	249004004
30	249004005

<b>No. on Map</b>	<b>TMK NO.</b>
31	249004031
32	249004999
33	249008012
34	249008013
35	249008015
36	249008036
37	249008042
38	249008043
39	249008044
40	249008048
41	249008999
42	249009023
43	249014001
44	249014012
45	249014013
46	249014015
47	249014016
48	249014017
49	249014018
50	249014999
51	249016001
52	249016002
53	249016003
54	249016004
55	249016005
56	249016006
57	249016007
58	249016008
59	249016009
60	249016010

<b>No. on Map</b>	<b>TMK NO.</b>
61	249016011
62	249016012
63	249016013
64	249016014
65	249016015
66	249016016
67	249016017
68	249016018
69	249016019
70	249016020
71	249016021
72	249016022
73	249016023
74	249016024
75	249016025
76	249016026
77	249016027
78	249016028
79	249016029
80	249016030
81	249016031
82	249016032
83	249016033
84	249016034
85	249016035
86	249016036
87	249016037
88	249016038
89	249016039
90	249016040

**Asphalt Plant, Concrete Batch Plant, and Recycling and Rock Crushing  
Facilities at Miki Basin Industrial Park  
Tax Map Key Parcels within 500 Foot of Subject Property**

<b>No. on Map</b>	<b>TMK NO.</b>
91	249016041
92	249016042
93	249016043
94	249016044
95	249016045
96	249016046
97	249016047
98	249016048
99	249016049
100	249016050
101	249016051
102	249016052
103	249016053
104	249016054
105	249016055
106	249016056
107	249016057
108	249016064
109	249016065
110	249016066
111	249016067
112	249016068
113	249016069
114	249016097
115	249016098
116	249016099
117	249016115

<b>No. on Map</b>	<b>TMK NO.</b>
118	249016116
119	249016117
120	249016118
121	249016119
122	249016120
123	249016121
124	249016122
125	249016123
126	249016124
127	249016125
128	249016126
129	249016127
130	249016128
131	249016129
132	249016130
133	249016131
134	249016132
135	249016133
136	249016134
137	249016135
138	249016136
139	249016137
140	249016138
141	249016139
142	249016140
143	249016141
144	249016142

<b>No. on Map</b>	<b>TMK NO.</b>
145	249016143
146	249016144
147	249016145
148	249016147
149	249016148
150	249016149
151	249016999
152	249018001
153	249018003
154	249019004
155	249019005
156	249019006
157	249019007
158	249019008
159	249019009
160	249019010
161	249019011
162	249019012
163	249019013
164	249019014
165	249019015
166	249019018
167	249019019
168	249019020
169	249019021
170	249019022
171	249019023

***Asphalt Plant, Concrete Batch Plant, and Recycling and Rock Crushing  
Facilities at Miki Basin Industrial Park  
Tax Map Key Parcels within 500 Foot of Subject Property***

<b>No. on Map</b>	<b>TMK NO.</b>
172	249019024
173	249019025
174	249019026
175	249019027
176	249019028
177	249019029
178	249019030
179	249019999
180	249024013
181	249024014
182	249024015
183	249024016
184	249024017
185	249024018
186	249024019
187	249024020
188	249024021
189	249024022
190	249024023
191	249024024
192	249024025
193	249024036
194	249024037
195	249024038
196	249024039
197	249024040
198	249024041
199	249024042
200	249024043
201	249024044
202	249024045
203	249024046

<b>No. on Map</b>	<b>TMK NO.</b>
204	249024047
205	249024048
206	249024049
207	249024050
208	249024051
209	249999999



**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

<b>TMK</b>	<b>NAME</b>	<b>NAME 1</b>	<b>ADDRESS</b>	<b>ADDRESS 2</b>
227999990000	ROADWAY			
2490020010000	CELLCO PARTNERSHIP DBA VERIZON WIRELESS ETAL		1 VERIZON WAY STOP 4AW100	BASKING RIDGE NJ 07920
2490020010000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490020290000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490020410000	DEPT OF TRANSPORTATION STATE OF HAWAII	AIRPORTS DIVISION	300 RODGERS BLVD #6	HONOLULU HI 96819
2490020416001	BRADLEY PACIFIC AVIATION INC DBA LANDMARK AVIATION ETAL	ATTN: TAX DEPARTMENT	13485 VETERANS WAY STE 600	ORLANDO FL 32827
2490020416002	AIR SERVICE HAWAII INC ETAL		95 NAKOLO PL	HONOLULU HI 96819
2490020416003	K&S HELICOPTERS INC ETAL		73-341 UU ST	KAILUA KONA HI 96740
2490020416004	KAMAKA AIR LLC ETAL		144 PALEKONA ST	HONOLULU HI 96819
2490020416005	AIR SERVICE HAWAII INC ETAL		95 NAKOLO PL	HONOLULU HI 96810
2490020416006	KAMAKA AIR LLC ETAL		144 PALEKONA ST	HONOLULU HI 96819
2490020416007	KAMAKA AIR INC ETAL		144 PALEKONA ST	HONOLULU HI 96819
2490020416008	SOUTHERN AIRWAYS EXPRESS LLC ETAL		2875 S OCEAN BLVD	PALM BEACH FL 33480
2490020416009	UNIVERSAL PROTECTION SERVICE LP DBA ALLIED UNIVERSAL SECURITY SERVICES ETAL		1003 BISHOP ST STE 138	HONOLULU HI 96813
2490020416010	SOUTHERN AIRWAYS EXPRESS LLC ETAL		2875 S OCEAN BLVD	PALM BEACH FL 33480
2490020500000	MAUI ELECTRIC COMPANY LTD	ATTN: LAND DIVISION, ENGINEERING	P O BOX 398	KAHULUI HI 96733
2490020520000	NOT ON FTP OR RPT WEBSITE			
2490020540000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
2490020550003	DROPPED 12/01/2021			
2490020550007	DROPPED 12/01/2021			
2490020550011	DROPPED - 6/30/2021		STATE OF HAWAII	
2490020580000	COUNTY OF MAUI			
2490020590000	DEPT OF TRANSPORTATION STATE OF HAWAII	AIRPORTS DIVISION	300 RODGERS BLVD #6	HONOLULU HI 96818
2490020590005	FEDERAL EXPRESS CORPORATION ETAL		3680 HACKS CROSS RD, BLDG H, 3RD FLR	MEMPHIS TN 38125
2490020600000	COUNTY OF MAUI			
2490020620000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490020630000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490020640000	NOT ON FTP OR RPT WEBSITE			
2490020650000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490021120000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490021130000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490021140000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490021150000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490021160000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490021170000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490029990000	ROADWAY			
2490030050000	WESCOATT WREN W ETAL		PO BOX 81	KAUNAKAKAI HI 96748

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

<b>TMK</b>	<b>NAME</b>	<b>NAME 1</b>	<b>ADDRESS</b>	<b>ADDRESS 2</b>
2490030060000	MAKAHANALOA,DUDLEY K TRUST		1150 HUNAKAI ST	HONOLULU HI 96816
2490030060000	MAKAHANALOA,JOSEPH LANUI TRUST		92 1431 PUNAWAINUI ST	KAPOLEI HI 96707
2490030060000	MAKAHANALOA,MELVIN E		13538 EAST DARVALLE ST	CERRITOS CA 90701
2490030060000	MAKAHANALOA,NOLAN K		94-571 HONOWAI ST	WAIPAHU HI 96797
2490030070000	APIKI,KAUHANE ESTATE	LEE,DOROTHY Y	PO BOX 61187	FAIRBANKS AK 99706
2490040010000	LANAI HONGWANJI MISSION ETAL		PO BOX 630087	LANAI CITY HI 96763
2490040020000	AGTARAP,NATIVIDAD		92-2012 KULIHI ST	KAPOLEI HI 96707
2490040020000	AGTARAP,NOVINA		92-2012 KULIHI ST	KAPOLEI HI 96707
2490040030000	LOWY,DONNA M TRUST		1042 WILLOW CREEK RD #A101-238	PRESCOTT AZ 86301
2490040040000	IGE,DAVID MASAACKI ETAL		PO BOX 630790	LANAI CITY HI 96763
2490040050000	FRANKLIN,CHRISTOPHER JAMES ETAL		PO BOX 631041	LANAI CITY HI 96763
2490040310000	ZAGATA,GERALDINE		1907 SOUTHWOOD DR	VACAVILLE CA 95687
2490049990000	ROADWAY			
2490080120000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490080130000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490080150000	CABANIA,FAMILY TRUST		PO BOX 630082	LANAI CITY HI 96763
2490080360000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490080420000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490080430000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

<b>TMK</b>	<b>NAME</b>	<b>NAME 1</b>	<b>ADDRESS</b>	<b>ADDRESS 2</b>
2490080440000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490080480000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490089990000	ROADWAY			
2490090230000	TAMASHIRO,THELMA T TRUST		P O BOX 630518	LANAI CITY HI 96763
2490140010000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490140120000	LANAI RESORTS LLC ETAL		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490140130000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490140150000	COUNTY OF MAUI			
2490140160000	COUNTY OF MAUI			
2490140170000	COUNTY OF MAUI			
2490140180000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490149990000	ROADWAY			
2490160010000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160020000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160030000	CABANTING,FELIPE DAGDAG ETAL		PO BOX 631085	LANAI CITY HI 96763
2490160040000	HERMANO,MAXIMO P/FLORA L TR		P O BOX 630997	LANAI CITY HI 96763
2490160050000	TAJIRI,EDITA FERNANDEZ ETAL		PO BOX 630298	LANAI CITY HI 96763
2490160060000	BURGOS,WALDENJOY QUIOCHO ETAL		PO BOX 631107	LANAI CITY HI 96763
2490160070000	AGARAN,FAMILY TRUST	AGARAN,RUDY P/ELSA I TRS	PO BOX 631037	LANAI CITY HI 96763

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

<b>TMK</b>	<b>NAME</b>	<b>NAME 1</b>	<b>ADDRESS</b>	<b>ADDRESS 2</b>
2490160080000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160090000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160100000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160110000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160120000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160130000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160140000	RIBUCAN,GEORGE ETAL		PO BOX 630393	LANAI CITY HI 96763
2490160150000	CASTLE & COOK INC ETAL		PO BOX 898900	MILILANI HI 96789
2490160150000	LANAI WATER CO INC TRUSTEE	NO ADDRESS ON RPT WEBSITE		
2490160160000	SABINO,RICHARD B		P O BOX 631146	LANAI CITY HI 96763
2490160170000	KAWASAKI,MYRAH KAUHIWAI		1560 S OHOHIA PL	LANAI CITY HI 96763
2490160180000	MOON,RITA M TRUST		PO BOX 630309	LANAI CITY HI 96763
2490160190000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160200000	MENZE,JEFFERSON A ETAL		PO BOX 630491	LANAI CITY HI 96763
2490160210000	WONG 2013 FAMILY TRUST	GUY WONG SR & LENORA FABRAO-WONG TTEES	PO BOX 630770	LANAI CITY HI 96763
2490160220000	ILUSTRADO,SOLOMON D AND LETICIA R TRUST		P O BOX 631078	LANAI CITY HI 96763
2490160230000	TAGUCHI,MERRILL S TR		P O BOX 630324	LANAI CITY HI 96763
2490160240000	ANCHETA,GEORGE BEN ETAL		PO BOX 630514	LANAI CITY HI 96763
2490160250000	MENZE,JEFFERSON ARTHUR ETAL		PO BOX 630491	LANAI CITY HI 96763

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

<b>TMK</b>	<b>NAME</b>	<b>NAME 1</b>	<b>ADDRESS</b>	<b>ADDRESS 2</b>
2490160260000	AGCAOILI,JESUS DALERE ETAL		PO BOX 630312	LANAI CITY HI 96763
2490160270000	BARSATAN,MARGARETTE PETRA		PO BOX 631002	LANAI CITY HI 96763
2490160280000	GUILLERMO,FAMILY TRUST		P O BOX 630323	LANAI CITY HI 96763
2490160290000	FORONDA,MARIA AZUCENA QUITOLIT REV TR		PO BOX 630274	LANAI CITY HI 96763
2490160300000	MANUEL,BLAS PETER		P O BOX 631082	LANAI CITY HI 96763
2490160310000	CALILAO,EDMUND BORROMEO ETAL		PO BOX 630230	LANAI CITY HI 96763
2490160320000	VILA,FELECITO RUIZ ETAL		PO BOX 630594	LANAI CITY HI 96763
2490160330000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160340000	AGTARAP FAMILY TRUST		PO BOX 630258	LANAI CITY HI 96763
2490160350000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160360000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160370000	BADILLO,ANASTACIO RUPA ETAL		P O BOX 630984	LANAI CITY HI 96763
2490160380000	BACALSO,ELEANOR A 2019 TRUST		PO BOX 631045	LANAI CITY HI 96763
2490160390000	GANIR,MERLITO GANIBAN ETAL		6481 MUSTANG SPRING AVE	LAS VEGAS NV 89139
2490160400000	MEDEIROS,JAYSON ETAL		PO BOX 631607	LANAI CITY HI 96763
2490160410000	AKEMOTO,HELEN S TRUST		PO BOX 630807	LANAI CITY HI 96763
2490160420000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160430000	JIMENEZ,TEODOSIA T TRUST		PO BOX 630205	LANAI CITY HI 96763
2490160440000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

<b>TMK</b>	<b>NAME</b>	<b>NAME 1</b>	<b>ADDRESS</b>	<b>ADDRESS 2</b>
2490160450000	KINCAID,CHRISTOPHER R TRUST	KINCAID, CHRISTOPHER R/EUGENIE-MAE	45-926 KEAAHALA PL	KANEOHE HI 96744
2490160460000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160470000	BADILLO,MARCOS R ETAL	BADILLO,MARCOS R/LUCILA P	PO BOX 630192	LANAI CITY HI 96763
2490160480000	SANDI,FREDERICK ETAL		PO BOX 631496	LANAI CITY HI 96763
2490160490000	BULAOAT,PABLITO ARMIDA ETAL		P O BOX 630269	LANAI CITY HI 96763
2490160500000	LACISTE,CARLITO ETAL	LACISTE,CARLITO/PERLITA A	P O BOX 630261	LANAI CITY HI 96763
2490160510000	FREITAS,JERRY K ETAL		PO BOX 631076	LANAI CITY HI 96763
2490160520000	RUABURO,ROMILIO R ETAL	RUABURO,ROMILIO/KATHLEEN	P O BOX 631075	LANAI CITY HI 96763
2490160530000	BELISTA,LORENZO LAMAY JR		PO BOX 630365	LANAI CITY HI 96763
2490160540000	GIRON,MAX MENOR	GIRON,MAX/NAROLYN	PO BOX 630524	LANAI CITY HI 96763
2490160540000	GIRON,NAROLYN MOLINA		PO BOX 630524	LANAI CITY HI 96763
2490160550000	RIBUCAN,RODNEY GEORGE		PO BOX 631698	LANAI CITY HI 96763
2490160560000	DERENNE,COOP (NMN) ETAL		PO BOX 630254	LANAI CITY HI 96763
2490160570000	HITCHLER,JOSEPH		8801 CAMP LAKE RD	SALEM WI 53168
2490160640000	JAVIER,FAMILY TRUST		P O BOX 630532	LANAI CITY HI 96763
2490160650000	AGTARAP FAMILY TRUST		PO BOX 630258	LANAI CITY HI 96763
2490160660000	BRINGAS,ROWIE LLANES ETAL		PO BOX 630666	LANAI CITY HI 96763
2490160670000	AGTARAP,VISITACION R TRUST		PO BOX 630469	LANAI CITY HI 96763
2490160680000	LEANO,RUBY MALTEZO TRUST		PO BOX 630289	LANAI CITY HI 96763

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

<b>TMK</b>	<b>NAME</b>	<b>NAME 1</b>	<b>ADDRESS</b>	<b>ADDRESS 2</b>
2490160690000	NARTATEZ,PEREGRINA B TRUST		PO BOX 631020	LANAI CITY HI 96763
2490160970000	PESCADO,CHELSEA MARIE VITA ETAL		PO BOX 630838	LANAI CITY HI 96763
2490160970000	PESCADO,CONRAD JOHN VITA		9084 CLOUDY MOUNTAIN PL	LAS VEGAS NV 89178
2490160970000	PESCADO,CONRADO URBANO		PO BOX 630838	LANAI CITY HI 96763
2490160980000	PILLEJERA FAMILY TRUST		PO BOX 630931	LANAI CITY HI 96763
2490160990000	ETRATA,OSCAR ALVAREZ ETAL		PO BOX 630392	LANAI CITY HI 96763
2490161150000	SAKUMA 2008 FAMILY TRUST	SAKUMA,WARREN/CARMELITA TTEES	PO BOX 630299	LANAI CITY HI 96763
2490161160000	MALTEZO,GEORGE ARMAS ETAL		PO BOX 630841	LANAI CITY HI 96763
2490161170000	GIRON,BERNADETTE		PO BOX 631171	LANAI CITY HI 96763
2490161180000	BOLO,LUCKY HERNANI ETAL		P O BOX 631381	LANAI CITY HI 96763
2490161190000	AMBY,BRUNO PAJINTE ETAL		PO BOX 630123	LANAI CITY HI 96763
2490161200000	FUJIE,JASON HIDEO TRUST		PO BOX 630546	LANAI CITY HI 96763
2490161210000	MALAQUI,LEONARDO REMIGIO ETAL		PO BOX 631080	LANAI CITY HI 96763
2490161220000	BATOON FAMILY JOINT TRUST		PO BOX 630543	LANAI CITY HI 96763
2490161230000	NATIVIDAD,CRISOLOGO GARIN ETAL		PO BOX 631273	LANAI CITY HI 96763
2490161240000	ALLAS,ANNA MAE		PO BOX 631010	LANAI CITY HI 96763
2490161250000	BAYEZ,FRANCISCA COSTALES TRUST		PO BOX 631054	LANAI CITY HI 96763
2490161260000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490161270000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813



**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

<b>TMK</b>	<b>NAME</b>	<b>NAME 1</b>	<b>ADDRESS</b>	<b>ADDRESS 2</b>
2490161280000	AYONAYON,ANTHONY W ETAL		P O BOX 630872	LANAI CITY HI 96763
2490161290000	SABINO,TRAVIS JAUGHN ETAL		PO BOX 630071	LANAI CITY HI 96763
2490161300000	TOLENTINO,CATHERINE CABOTAGE		PO BOX 631115	LANAI CITY HI 96763
2490161310000	HANOG,ATREYU JEVON KEOKI ETAL		PO BOX 631512	LANAI CITY HI 96763
2490161320000	CALDERON,COLBY UILANI		8067 165TH LN NE	REDMOND WA 98052
2490161320000	CALDERON,REX MALTEZO		17202 NE 85TH PL APT F212	REDMOND WA 98052
2490161330000	SUTTON,WILLIAM LESLIE ETAL		PO BOX 1108	HALEIWA HI 96712
2490161340000	QUILINQUIN,EULOGIO TAGATAC ETAL		PO BOX 630256	LANAI CITY HI 96763
2490161350000	ROPA,SANDRA KUULEI ETAL		PO BOX 630245	LANAI CITY HI 96763
2490161360000	RABAINO,GERALD JERRY		PO BOX 630014	LANAI CITY HI 96763
2490161370000	TESORO,PEDRO F - DEC'D ETAL	TESORO,PEDRO F/NORA M	P O BOX 630431	LANAI CITY HI 96763
2490161380000	BARSATAN FAMILY JOINT TRUST	BARSATAN,MARINO/MINDA R TRS	PO BOX 630965	LANAI CITY HI 96763
2490161390000	DIVINA,FAMILY TRUST	DIVINA,VICTOR R/DELIA M TRS	PO BOX 630902	LANAI CITY HI 96763
2490161400000	TAGATAC,FAMILY TRUST	TAGATAC,RUFINO V/MARIA D TRS	P O BOX 630445	LANAI CITY HI 96763
2490161410000	MYERS,PIERCE M III ETAL	MYERS,PIERCE M III/JESSIE F F	P O BOX 630481	LANAI CITY HI 96763
2490161420000	DUGAY,EMMANUEL NOEL ARUCAN ETAL		PO BOX 631159	LANAI CITY HI 96763
2490161430000	CAYAN,FAMILY TR	CAYAN,JOSEFA TRS	PO BOX 631031	LANAI CITY HI 96763
2490161440000	MORROW REVOC TRUST		1355 COPPER GLEN DR SE	SALEM OR 97302
2490161450000	ALCANTARA,FAMILY TR		P O BOX 630978	LANAI CITY HI 96763

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

<b>TMK</b>	<b>NAME</b>	<b>NAME 1</b>	<b>ADDRESS</b>	<b>ADDRESS 2</b>
2490161470000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490161480000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490161490000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490169990000	ROADWAY			
2490180010000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490180030000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490190040000	FUJIKAWA,ROBERT KAORU ETAL		2146 PUUHALE PL	HONOLULU HI 96819
2490190040000	FUJIKAWA,ROBERT KAORU ETAL		5034 LIKINI ST	HONOLULU HI 96818
2490190050000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490190060000	255 NAU PLACE LLC		PO BOX 1416	KILAUEA HI 96754
2490190070000	TOLENTINO,ELMAR URBIEN ETAL	TOLENTINO,ELMAR/CHARITA	PO BOX 630443	LANAI CITY HI 96763
2490190080000	AKAU,NORMA CLARA		P O BOX 630654	LANAI CITY HI 96763
2490190090000	EGUIA,CARL ADAM ETAL		PO BOX 631451	LANAI CITY HI 96763
2490190100000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490190110000	UMINGA,ARNIEL CABICO ETAL		PO BOX 631215	LANAI CITY HI 96763
2490190120000	MALTEZO,FAMILY TRUST		P O BOX 630203	LANAI CITY HI 96763
2490190130000	DULAY,JOHNNY JOHN ETAL		PO BOX 630949	LANAI CITY HI 96763
2490190140000	BALDEVISO,ANTHONY SORIANO		P O BOX 631442	LANAI CITY HI 96763
2490190150000	GANI,SATURNINO JUSTO JR ETAL		P O BOX 630584	LANAI CITY HI 96763

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

<b>TMK</b>	<b>NAME</b>	<b>NAME 1</b>	<b>ADDRESS</b>	<b>ADDRESS 2</b>
2490190180000	YOSHIKAWA,GARRETT Y ETAL		PO BOX 630602	LANAI CITY HI 96763
2490190190000	STRONG,GRACE CAMPBELL		29651 BUTTERFIELD WY	TEHACHAPI CA 93561
2490190200000	VIERRA,LESTER E TRUST ETAL		PO BOX 631315	LANAI CITY HI 96763
2490190210000	PADRON,EMMANUEL ACORDA ETAL		PO BOX 630856	LANAI CITY HI 96763
2490190220000	OYAMA,EDMUND T AND ANN P TRUST		PO BOX 630487	LANAI CITY HI 96763
2490190230000	ONUMA,GARY T AND CAROL J JOINT TRUST		PO BOX 630242	LANAI CITY HI 96763
2490190240000	SANCHES,ROBBIE ARDEN REVOC LIVING TR ETAL		P O BOX 630471	LANAI CITY HI 96763
2490190250000	PREZA,JONATHAN AND DIANE IPUNI TRUST		P O BOX 631117	LANAI CITY HI 96763
2490190260000	MONTGOMERY,JON CHRISTOPHER ETAL		PO BOX 631574	LANAI CITY HI 96763
2490190270000	MANUEL,DENNIS MARTINEZ SR ETAL		P O BOX 631097	LANAI CITY HI 96763
2490190280000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490190290000	EMMEL,ALAN JAMES ETAL	C/O EMMEL,ALAN A/MELINDA S	P O BOX 630399	LANAI CITY HI 96763
2490190300000	SHIMIZU,SERIL TSUYOSHI		PO BOX 631244	LANAI CITY HI 96763
2490199990000	ROADWAY			
2490240130000	MANO,LAURA M ETAL		PO BOX 630211	LANAI CITY HI 96763
2490240140000	BATOON,KIM K K ETAL		PO BOX 630879	LANAI CITY HI 96763
2490240150000	ZABLAN,ISAAC K ETAL		PO BOX 630437	LANAI CITY HI 96763
2490240160000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
2490240170000	AOKI,JOELLE M A ETAL		PO BOX 631285	LANAI CITY HI 96763

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

<b>TMK</b>	<b>NAME</b>	<b>NAME 1</b>	<b>ADDRESS</b>	<b>ADDRESS 2</b>
2490240180000	HOLSOMBACK,MICHELE K ETAL		PO BOX 631053	LANAI CITY HI 96763
2490240190000	PREZA,DIANE I ETAL		PO BOX 631117	LANAI CITY HI 96763
2490240200000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
2490240210000	KAUKEANO,CHARLES ETAL		PO BOX 631128	LANAI CITY HI 96763
2490240220000	ALCONCEL,JONONA M ETAL		PO BOX 630321	LANAI CITY HI 96763
2490240230000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
2490240240000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
2490240250000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
2490240360000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
2490240370000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
2490240380000	KAOPUIKI,WENDY L ETAL		PO BOX 631197	LANAI CITY HI 96763
2490240390000	HERA,GARRETT K ETAL		PO BOX 630836	LANAI CITY HI 96763
2490240400000	ALONZO,RODNEY S ETAL		PO BOX 630175	LANAI CITY HI 96763
2490240410000	PLUNKETT,RENEE P ETAL		PO BOX 630911	LANAI CITY HI 96763
2490240420000	WOOLSEY,JAQUELINE L ETAL		PO BOX 631884	LANAI CITY HI 96763
2490240430000	KAHOHALAHALA,PUALANI G		PO BOX 630044	LANAI CITY HI 96763
2490240440000	KAHOHALAHALA,GEORGE JR ETAL		PO BOX 631145	LANAI CITY HI 96763
2490240450000	ROPA,DENISE K ETAL		PO BOX 631195	LANAI CITY HI 96763
2490240460000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

<b>TMK</b>	<b>NAME</b>	<b>NAME 1</b>	<b>ADDRESS</b>	<b>ADDRESS 2</b>
2490240460000	DETILLION,LEIMOMI A		106 LOWER WAIEHU BEACH RD	WAILUKU HI 96793
2490240470000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
2490240480000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
2490240490000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
2490240500000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
2490240510000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
2499999990000	ROADWAY			

**2 - AFFIDAVIT OF MAILING**  
**(CSUP Notarized Affidavit of Mailing of Notice of App**  
**Miki Basin Industrial)**

# NOTARIZED AFFIDAVIT OF MAILING OF NOTICE OF APPLICATION

I, Karlynn Fukuda, being first duly sworn on oath, deposes and says that:

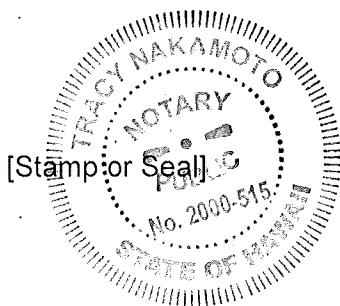
1. Affiant is the applicant for a County Special Use Permit for land situated at Miki Road, Lāna'i, Hawai'i, TMK (2): 4-9-002:061(por.)
2. Affiant did on April 27, 2023, deposit in the United States mail, postage prepaid, a copy of a Notice of Filing of Application with a location map, a copy of which is attached hereto as "Exhibit A" and made a part hereof, addressed to each of the persons identified in the list of recorded owners and lessees identified as "Exhibit B," attached hereto and made a part hereof.

Further, Affiant sayeth naught.

Kelly Fukuda

subscribed and sworn to before me this

27th day of April, 20 23



Tracy Nakamoto  
Notary Public, State of Hawaii

Print Name: Tracy Nakamoto

My commission expires: 10/15/24

## NOTARY PUBLIC CERTIFICATION

Doc. Date: none

# Pages: 18

Notary Name: Tracy Nakamoto

Judicial Circuit: Second

Doc. Description:

County of Maui  
Application for County Special Use Permit

Notary Signature: Tracy Nakamoto

Date: 10/15/24



**EXHIBIT A.**

**NOTICE OF APPLICATION**



## NOTICE OF APPLICATION

Date: 4/27/23

TO: Owners/Lessees  
(owner/lessee of record)

Please be informed that the undersigned has applied for a County Special Use Permit with the County of Maui, Department of Planning for the following parcel(s):

1. Tax Map Key Number: (2) 4-9-002:061 (por.) (see attached location map)
2. Location (street address): Miki Road, Lānaʻi, Hawaiʻi
3. Land Use Designations:  
State Land Use District: Urban  
Community Plan: Heavy Industrial  
County Zoning: Change of Zoning Requested to M-2, Heavy Industrial  
(Applied 10/14/22), ZPA 2022-00005  
Other: \_\_\_\_\_
4. Description of the existing use on the Property:  
Vacant, with the exception of a 14.5-acre interim industrial uses area established on a portion of the project area that borders the western side of the Miki Basin Industrial Area (approved SUP2 2021-0008).
5. Description of the proposed use on the Property:  
The Applicant is requesting a County Special Use Permit to relocate an existing 12.5-acre asphalt plant and an existing 14.5-acre concrete batch plant, recycling, and rock crushing facility to the proposed Miki Basin Industrial Park.

Lanai Resorts LLC, a Hawaii Limited Liability  
Company doing business as Pūlama Lānaʻi  
Kurt Matsumoto, President

(Owner/Applicant)

Kurt Matsumoto  
Kurt Matsumoto (Apr 17, 2023 14:19 HST)

(Signature)

733 Bishop Street, Suite 1500  
Honolulu, Hawaiʻi 96813



(Address)

(808) 237-2001

(Telephone)

Chris Sugidono  
Munekiyo Hiraga

(Agent)

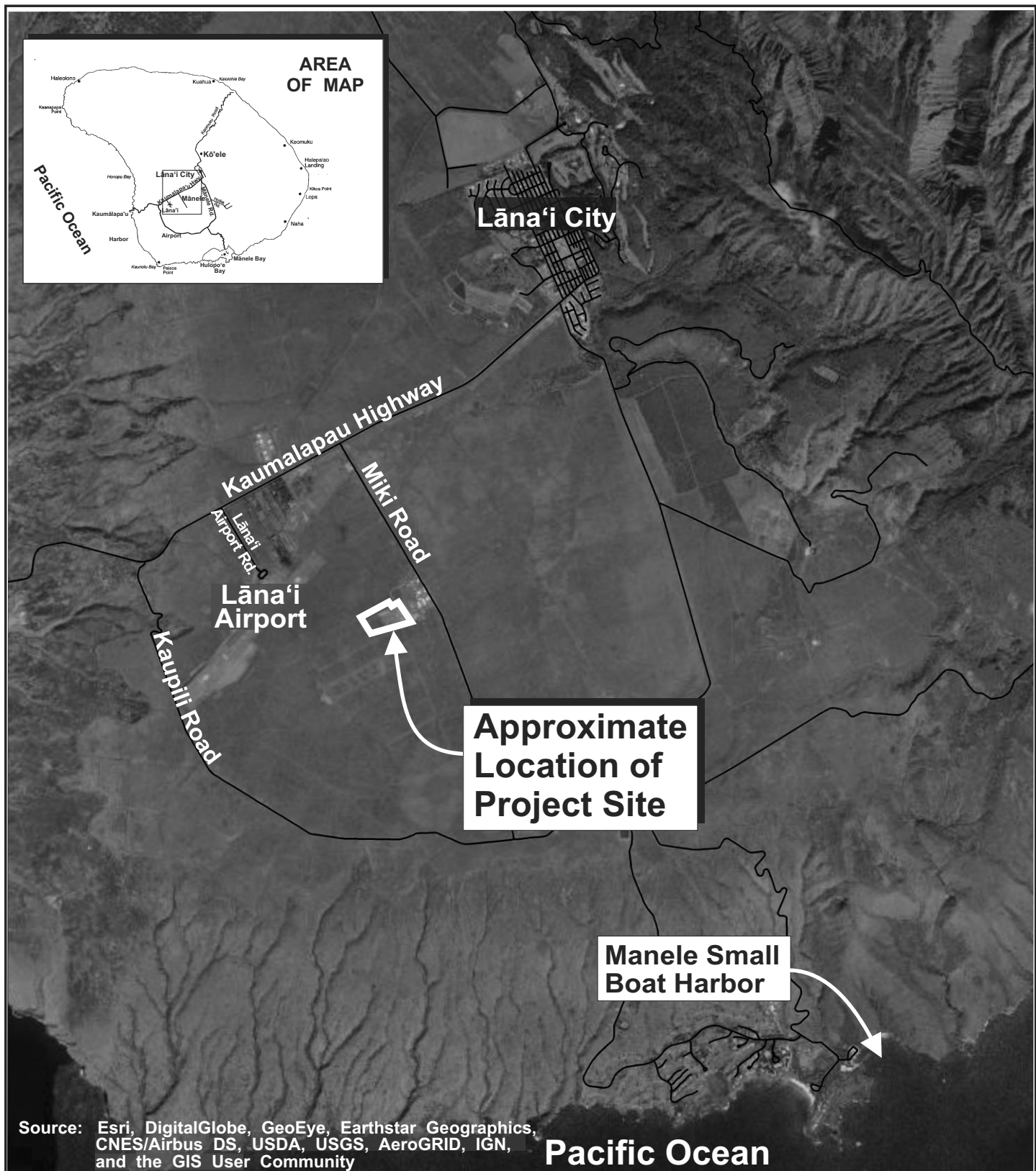
(Signature)

305 High Street, Suite 104  
Wailuku, Hawaiʻi 96813

(Address)

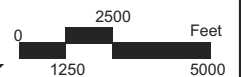
(808) 244-2015

(Telephone)



# Asphalt Plant and Rock Crushing Facilities at Miki Basin Industrial Park

## Regional Location Map



Prepared for: Lanai Resorts LLC, a Hawaii Limited Liability Company doing business as Pūlama Lānaʻi



**EXHIBIT B.**

**LIST OF LAND OWNERS AND LESSEES  
WITHIN 500 FEET OF THE SUBJECT  
PROPERTY**

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

#	TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
1	227999990000	ROADWAY			
2	2490020010000	CELLCO PARTNERSHIP DBA VERIZON WIRELESS ETAL		1 VERIZON WAY STOP 4AW100	BASKING RIDGE NJ 07920
3	2490020010000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
4	2490020290000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
5	2490020410000	DEPT OF TRANSPORTATION STATE OF HAWAII	AIRPORTS DIVISION	300 RODGERS BLVD #6	HONOLULU HI 96819
6	2490020416001	BRADLEY PACIFIC AVIATION INC DBA LANDMARK AVIATION ETAL	ATTN: TAX DEPARTMENT	13485 VETERANS WAY STE 600	ORLANDO FL 32827
7	2490020416002	AIR SERVICE HAWAII INC ETAL		95 NAKOLO PL	HONOLULU HI 96819
8	2490020416003	K&S HELICOPTERS INC ETAL		73-341 UU ST	KAILUA KONA HI 96740
9	2490020416004	KAMAKA AIR LLC ETAL		144 PALEKONA ST	HONOLULU HI 96819
10	2490020416005	AIR SERVICE HAWAII INC ETAL		95 NAKOLO PL	HONOLULU HI 96810
11	2490020416006	KAMAKA AIR LLC ETAL		144 PALEKONA ST	HONOLULU HI 96819
12	2490020416007	KAMAKA AIR INC ETAL		144 PALEKONA ST	HONOLULU HI 96819
13	2490020416008	SOUTHERN AIRWAYS EXPRESS LLC ETAL		2875 S OCEAN BLVD	PALM BEACH FL 33480
14	2490020416009	UNIVERSAL PROTECTION SERVICE LP DBA ALLIED UNIVERSAL SECURITY SERVICES ETAL		1003 BISHOP ST STE 138	HONOLULU HI 96813
15	2490020416010	SOUTHERN AIRWAYS EXPRESS LLC ETAL		2875 S OCEAN BLVD	PALM BEACH FL 33480
16	2490020500000	MAUI ELECTRIC COMPANY LTD	ATTN: LAND DIVISION, ENGINEERING	P O BOX 398	KAHULUI HI 96733
17	2490020520000	NOT ON FTP OR RPT WEBSITE			
18	2490020540000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

#	TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
19	2490020550003	DROPPED 12/01/2021			
20	2490020550007	DROPPED 12/01/2021			
21	2490020550011	DROPPED - 6/30/2021		STATE OF HAWAII	
22	2490020580000	COUNTY OF MAUI			
23	2490020590000	DEPT OF TRANSPORTATION STATE OF HAWAII	AIRPORTS DIVISION	300 RODGERS BLVD #6	HONOLULU HI 96818
24	2490020590005	FEDERAL EXPRESS CORPORATION ETAL		3680 HACKS CROSS RD, BLDG H, 3RD FLR	MEMPHIS TN 38125
25	2490020600000	COUNTY OF MAUI			
26	2490020620000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
27	2490020630000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
28	2490020640000	NOT ON FTP OR RPT WEBSITE			
29	2490020650000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
30	2490021120000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
31	2490021130000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
32	2490021140000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
33	2490021150000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
34	2490021160000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
35	2490021170000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
36	2490029990000	ROADWAY			
37	2490030050000	WESCOATT WREN W ETAL		PO BOX 81	KAUNAKAKAI HI 96748

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

#	TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
38	2490030060000	MAKAHANALOA,DUDLEY K TRUST		1150 HUNAKAI ST	HONOLULU HI 96816
39	2490030060000	MAKAHANALOA,JOSEPH LANUI TRUST		92 1431 PUNAWAINUI ST	KAPOLEI HI 96707
40	2490030060000	MAKAHANALOA,MELVIN E		13538 EAST DARVALLE ST	CERRITOS CA 90701
41	2490030060000	MAKAHANALOA,NOLAN K		94-571 HONOWAI ST	WAIPAHU HI 96797
42	2490030070000	APIKI,KAUHANE ESTATE	LEE,DOROTHY Y	PO BOX 61187	FAIRBANKS AK 99706
43	2490040010000	LANAI HONGWANJI MISSION ETAL		PO BOX 630087	LANAI CITY HI 96763
44	2490040020000	AGTARAP,NATIVIDAD		92-2012 KULIHI ST	KAPOLEI HI 96707
45	2490040020000	AGTARAP,NOVINA		92-2012 KULIHI ST	KAPOLEI HI 96707
46	2490040030000	LOWY,DONNA M TRUST		1042 WILLOW CREEK RD #A101-238	PRESCOTT AZ 86301
47	2490040040000	IGE,DAVID MASAACKI ETAL		PO BOX 630790	LANAI CITY HI 96763
48	2490040050000	FRANKLIN,CHRISTOPHER JAMES ETAL		PO BOX 631041	LANAI CITY HI 96763
49	2490040310000	ZAGATA,GERALDINE		1907 SOUTHWOOD DR	VACAVILLE CA 95687
50	2490049990000	ROADWAY			
51	2490080120000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
52	2490080130000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
53	2490080150000	CABANIA,FAMILY TRUST		PO BOX 630082	LANAI CITY HI 96763
54	2490080360000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
55	2490080420000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
56	2490080430000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

#	TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
57	2490080440000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
58	2490080480000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
59	2490089990000	ROADWAY			
60	2490090230000	TAMASHIRO,THELMA T TRUST		P O BOX 630518	LANAI CITY HI 96763
61	2490140010000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
62	2490140120000	LANAI RESORTS LLC ETAL		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
63	2490140130000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
64	2490140150000	COUNTY OF MAUI			
65	2490140160000	COUNTY OF MAUI			
66	2490140170000	COUNTY OF MAUI			
67	2490140180000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
68	2490149990000	ROADWAY			
69	2490160010000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
70	2490160020000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
71	2490160030000	CABANTING,FELIPE DAGDAG ETAL		PO BOX 631085	LANAI CITY HI 96763
72	2490160040000	HERMANO,MAXIMO P/FLORA L TR		P O BOX 630997	LANAI CITY HI 96763
73	2490160050000	TAJIRI,EDITA FERNANDEZ ETAL		PO BOX 630298	LANAI CITY HI 96763
74	2490160060000	BURGOS,WALDENJOY QUIOCHO ETAL		PO BOX 631107	LANAI CITY HI 96763
75	2490160070000	AGARAN,FAMILY TRUST	AGARAN,RUDY P/ELSA I TRS	PO BOX 631037	LANAI CITY HI 96763

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

#	TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
76	2490160080000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
77	2490160090000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
78	2490160100000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
79	2490160110000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
80	2490160120000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
81	2490160130000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
82	2490160140000	RIBUCAN,GEORGE ETAL		PO BOX 630393	LANAI CITY HI 96763
83	2490160150000	CASTLE & COOK INC ETAL		PO BOX 898900	MILILANI HI 96789
84	2490160150000	LANAI WATER CO INC TRUSTEE	NO ADDRESS ON RPT WEBSITE		
85	2490160160000	SABINO,RICHARD B		P O BOX 631146	LANAI CITY HI 96763
86	2490160170000	KAWASAKI,MYRAH KAUHIWAI		1560 S OHOHIA PL	LANAI CITY HI 96763
87	2490160180000	MOON,RITA M TRUST		PO BOX 630309	LANAI CITY HI 96763
88	2490160190000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
89	2490160200000	MENZE,JEFFERSON A ETAL		PO BOX 630491	LANAI CITY HI 96763
90	2490160210000	WONG 2013 FAMILY TRUST	GUY WONG SR & LENORA FABRAO-WONG TTEES	PO BOX 630770	LANAI CITY HI 96763
91	2490160220000	ILUSTRADO,SOLOMON D AND LETICIA R TRUST		P O BOX 631078	LANAI CITY HI 96763
92	2490160230000	TAGUCHI,MERRILL S TR		P O BOX 630324	LANAI CITY HI 96763
93	2490160240000	ANCHETA,GEORGE BEN ETAL		PO BOX 630514	LANAI CITY HI 96763
94	2490160250000	MENZE,JEFFERSON ARTHUR ETAL		PO BOX 630491	LANAI CITY HI 96763



**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

#	TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
95	2490160260000	AGCAOILI,JESUS DALERE ETAL		PO BOX 630312	LANAI CITY HI 96763
96	2490160270000	BARSATAN,MARGARETTE PETRA		PO BOX 631002	LANAI CITY HI 96763
97	2490160280000	GUILLERMO,FAMILY TRUST		P O BOX 630323	LANAI CITY HI 96763
98	2490160290000	FORONDA,MARIA AZUCENA QUITOLIT REV TR		PO BOX 630274	LANAI CITY HI 96763
99	2490160300000	MANUEL,BLAS PETER		P O BOX 631082	LANAI CITY HI 96763
100	2490160310000	CALILAO,EDMUND BORROMEO ETAL		PO BOX 630230	LANAI CITY HI 96763
101	2490160320000	VILA,FELECITO RUIZ ETAL		PO BOX 630594	LANAI CITY HI 96763
102	2490160330000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
103	2490160340000	AGTARAP FAMILY TRUST		PO BOX 630258	LANAI CITY HI 96763
104	2490160350000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
105	2490160360000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
106	2490160370000	BADILLO,ANASTACIO RUPA ETAL		P O BOX 630984	LANAI CITY HI 96763
107	2490160380000	BACALSO,ELEANOR A 2019 TRUST		PO BOX 631045	LANAI CITY HI 96763
108	2490160390000	GANIR,MERLITO GANIBAN ETAL		6481 MUSTANG SPRING AVE	LAS VEGAS NV 89139
109	2490160400000	MEDEIROS,JAYSON ETAL		PO BOX 631607	LANAI CITY HI 96763
110	2490160410000	AKEMOTO,HELEN S TRUST		PO BOX 630807	LANAI CITY HI 96763
111	2490160420000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
112	2490160430000	JIMENEZ,TEODOSIA T TRUST		PO BOX 630205	LANAI CITY HI 96763
113	2490160440000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

#	TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
114	2490160450000	KINCAID,CHRISTOPHER R TRUST	KINCAID, CHRISTOPHER R/EUGENIE-MAE	45-926 KEAAHALA PL	KANEOHE HI 96744
115	2490160460000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
116	2490160470000	BADILLO,MARCOS R ETAL	BADILLO,MARCOS R/LUCILA P	PO BOX 630192	LANAI CITY HI 96763
117	2490160480000	SANDI,FREDERICK ETAL		PO BOX 631496	LANAI CITY HI 96763
118	2490160490000	BULAOAT,PABLITO ARMIDA ETAL		P O BOX 630269	LANAI CITY HI 96763
119	2490160500000	LACISTE,CARLITO ETAL	LACISTE,CARLITO/PERLITA A	P O BOX 630261	LANAI CITY HI 96763
120	2490160510000	FREITAS,JERRY K ETAL		PO BOX 631076	LANAI CITY HI 96763
121	2490160520000	RUABURO,ROMILIO R ETAL	RUABURO,ROMILIO/KATHLEEN	P O BOX 631075	LANAI CITY HI 96763
122	2490160530000	BELISTA,LORENZO LAMAY JR		PO BOX 630365	LANAI CITY HI 96763
123	2490160540000	GIRON,MAX MENOR	GIRON,MAX/NAROLYN	PO BOX 630524	LANAI CITY HI 96763
124	2490160540000	GIRON,NAROLYN MOLINA		PO BOX 630524	LANAI CITY HI 96763
125	2490160550000	RIBUCAN,RODNEY GEORGE		PO BOX 631698	LANAI CITY HI 96763
126	2490160560000	DERENNE,COOP (NMN) ETAL		PO BOX 630254	LANAI CITY HI 96763
127	2490160570000	HITCHLER,JOSEPH		8801 CAMP LAKE RD	SALEM WI 53168
128	2490160640000	JAVIER,FAMILY TRUST		P O BOX 630532	LANAI CITY HI 96763
129	2490160650000	AGTARAP FAMILY TRUST		PO BOX 630258	LANAI CITY HI 96763
130	2490160660000	BRINGAS,ROWIE LLANES ETAL		PO BOX 630666	LANAI CITY HI 96763
131	2490160670000	AGTARAP,VISITACION R TRUST		PO BOX 630469	LANAI CITY HI 96763
132	2490160680000	LEANO,RUBY MALTEZO TRUST		PO BOX 630289	LANAI CITY HI 96763

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

#	TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
133	2490160690000	NARTATEZ,PEREGRINA B TRUST		PO BOX 631020	LANAI CITY HI 96763
134	2490160970000	PESCADO,CHELSEA MARIE VITA ETAL		PO BOX 630838	LANAI CITY HI 96763
135	2490160970000	PESCADO,CONRAD JOHN VITA		9084 CLOUDY MOUNTAIN PL	LAS VEGAS NV 89178
136	2490160970000	PESCADO,CONRADO URBANO		PO BOX 630838	LANAI CITY HI 96763
137	2490160980000	PILLEJERA FAMILY TRUST		PO BOX 630931	LANAI CITY HI 96763
138	2490160990000	ETRATA,OSCAR ALVAREZ ETAL		PO BOX 630392	LANAI CITY HI 96763
139	2490161150000	SAKUMA 2008 FAMILY TRUST	SAKUMA,WARREN/CARMELITA TTEES	PO BOX 630299	LANAI CITY HI 96763
140	2490161160000	MALTEZO,GEORGE ARMAS ETAL		PO BOX 630841	LANAI CITY HI 96763
141	2490161170000	GIRON,BERNADETTE		PO BOX 631171	LANAI CITY HI 96763
142	2490161180000	BOLO,LUCKY HERNANI ETAL		P O BOX 631381	LANAI CITY HI 96763
143	2490161190000	AMBY,BRUNO PAJINTE ETAL		PO BOX 630123	LANAI CITY HI 96763
144	2490161200000	FUJIE,JASON HIDEO TRUST		PO BOX 630546	LANAI CITY HI 96763
145	2490161210000	MALAQUI,LEONARDO REMIGIO ETAL		PO BOX 631080	LANAI CITY HI 96763
146	2490161220000	BATOON FAMILY JOINT TRUST		PO BOX 630543	LANAI CITY HI 96763
147	2490161230000	NATIVIDAD,CRISOLOGO GARIN ETAL		PO BOX 631273	LANAI CITY HI 96763
148	2490161240000	ALLAS,ANNA MAE		PO BOX 631010	LANAI CITY HI 96763
149	2490161250000	BAYEZ,FRANCISCA COSTALES TRUST		PO BOX 631054	LANAI CITY HI 96763
150	2490161260000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
151	2490161270000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

#	TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
152	2490161280000	AYONAYON,ANTHONY W ETAL		P O BOX 630872	LANAI CITY HI 96763
153	2490161290000	SABINO,TRAVIS JAUGHN ETAL		PO BOX 630071	LANAI CITY HI 96763
154	2490161300000	TOLENTINO,CATHERINE CABOTAGE		PO BOX 631115	LANAI CITY HI 96763
155	2490161310000	HANOG,ATREYU JEVON KEOKI ETAL		PO BOX 631512	LANAI CITY HI 96763
156	2490161320000	CALDERON,COLBY UILANI		8067 165TH LN NE	REDMOND WA 98052
157	2490161320000	CALDERON,REX MALTEZO		17202 NE 85TH PL APT F212	REDMOND WA 98052
158	2490161330000	SUTTON,WILLIAM LESLIE ETAL		PO BOX 1108	HALEIWA HI 96712
159	2490161340000	QUILINQUIN,EULOGIO TAGATAC ETAL		PO BOX 630256	LANAI CITY HI 96763
160	2490161350000	ROPA,SANDRA KUULEI ETAL		PO BOX 630245	LANAI CITY HI 96763
161	2490161360000	RABAINO,GERALD JERRY		PO BOX 630014	LANAI CITY HI 96763
162	2490161370000	TESORO,PEDRO F - DEC'D ETAL	TESORO,PEDRO F/NORA M	P O BOX 630431	LANAI CITY HI 96763
163	2490161380000	BARSATAN FAMILY JOINT TRUST	BARSATAN,MARINO/MINDA R TRS	PO BOX 630965	LANAI CITY HI 96763
164	2490161390000	DIVINA,FAMILY TRUST	DIVINA,VICTOR R/DELIA M TRS	PO BOX 630902	LANAI CITY HI 96763
165	2490161400000	TAGATAC,FAMILY TRUST	TAGATAC,RUFINO V/MARIA D TRS	P O BOX 630445	LANAI CITY HI 96763
166	2490161410000	MYERS,PIERCE M III ETAL	MYERS,PIERCE M III/JESSIE F F	P O BOX 630481	LANAI CITY HI 96763
167	2490161420000	DUGAY,EMMANUEL NOEL ARUCAN ETAL		PO BOX 631159	LANAI CITY HI 96763
168	2490161430000	CAYAN,FAMILY TR	CAYAN,JOSEFA TRS	PO BOX 631031	LANAI CITY HI 96763
169	2490161440000	MORROW REVOC TRUST		1355 COPPER GLEN DR SE	SALEM OR 97302
170	2490161450000	ALCANTARA,FAMILY TR		P O BOX 630978	LANAI CITY HI 96763

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

#	TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
171	2490161470000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
172	2490161480000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
173	2490161490000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
174	2490169990000	ROADWAY			
175	2490180010000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
176	2490180030000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
177	2490190040000	FUJIKAWA,ROBERT KAORU ETAL		2146 PUUHALE PL	HONOLULU HI 96819
178	2490190040000	FUJIKAWA,ROBERT KAORU ETAL		5034 LIKINI ST	HONOLULU HI 96818
179	2490190050000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
180	2490190060000	255 NAU PLACE LLC		PO BOX 1416	KILAUEA HI 96754
181	2490190070000	TOLENTINO,ELMAR URBIEN ETAL	TOLENTINO,ELMAR/CHARITA	PO BOX 630443	LANAI CITY HI 96763
182	2490190080000	AKAU,NORMA CLARA		P O BOX 630654	LANAI CITY HI 96763
183	2490190090000	EGUIA,CARL ADAM ETAL		PO BOX 631451	LANAI CITY HI 96763
184	2490190100000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
185	2490190110000	UMINGA,ARNIEL CABICO ETAL		PO BOX 631215	LANAI CITY HI 96763
186	2490190120000	MALTEZO,FAMILY TRUST		P O BOX 630203	LANAI CITY HI 96763
187	2490190130000	DULAY,JOHNNY JOHN ETAL		PO BOX 630949	LANAI CITY HI 96763
188	2490190140000	BALDEVISO,ANTHONY SORIANO		P O BOX 631442	LANAI CITY HI 96763
189	2490190150000	GANI,SATURNINO JUSTO JR ETAL		P O BOX 630584	LANAI CITY HI 96763

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

#	TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
190	2490190180000	YOSHIKAWA,GARRETT Y ETAL		PO BOX 630602	LANAI CITY HI 96763
191	2490190190000	STRONG,GRACE CAMPBELL		29651 BUTTERFIELD WY	TEHACHAPI CA 93561
192	2490190200000	VIERRA,LESTER E TRUST ETAL		PO BOX 631315	LANAI CITY HI 96763
193	2490190210000	PADRON,EMMANUEL ACORDA ETAL		PO BOX 630856	LANAI CITY HI 96763
194	2490190220000	OYAMA,EDMUND T AND ANN P TRUST		PO BOX 630487	LANAI CITY HI 96763
195	2490190230000	ONUMA,GARY T AND CAROL J JOINT TRUST		PO BOX 630242	LANAI CITY HI 96763
196	2490190240000	SANCHES,ROBBIE ARDEN REVOC LIVING TR ETAL		P O BOX 630471	LANAI CITY HI 96763
197	2490190250000	PREZA,JONATHAN AND DIANE IPUNI TRUST		P O BOX 631117	LANAI CITY HI 96763
198	2490190260000	MONTGOMERY,JON CHRISTOPHER ETAL		PO BOX 631574	LANAI CITY HI 96763
199	2490190270000	MANUEL,DENNIS MARTINEZ SR ETAL		P O BOX 631097	LANAI CITY HI 96763
200	2490190280000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
201	2490190290000	EMMEL,ALAN JAMES ETAL	C/O EMMEL,ALAN A/MELINDA S	P O BOX 630399	LANAI CITY HI 96763
202	2490190300000	SHIMIZU,SERIL TSUYOSHI		PO BOX 631244	LANAI CITY HI 96763
203	2490199990000	ROADWAY			
204	2490240130000	MANO,LAURA M ETAL		PO BOX 630211	LANAI CITY HI 96763
205	2490240140000	BATOON,KIM K K ETAL		PO BOX 630879	LANAI CITY HI 96763
206	2490240150000	ZABLAN,ISAAC K ETAL		PO BOX 630437	LANAI CITY HI 96763
207	2490240160000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
208	2490240170000	AOKI,JOELLE M A ETAL		PO BOX 631285	LANAI CITY HI 96763

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

#	TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
209	2490240180000	HOLSOMBACK,MICHELE K ETAL		PO BOX 631053	LANAI CITY HI 96763
210	2490240190000	PREZA,DIANE I ETAL		PO BOX 631117	LANAI CITY HI 96763
211	2490240200000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
212	2490240210000	KAUKEANO,CHARLES ETAL		PO BOX 631128	LANAI CITY HI 96763
213	2490240220000	ALCONCEL,JONONA M ETAL		PO BOX 630321	LANAI CITY HI 96763
214	2490240230000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
215	2490240240000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
216	2490240250000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
217	2490240360000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
218	2490240370000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
219	2490240380000	KAOPUIKI,WENDY L ETAL		PO BOX 631197	LANAI CITY HI 96763
220	2490240390000	HERA,GARRETT K ETAL		PO BOX 630836	LANAI CITY HI 96763
221	2490240400000	ALONZO,RODNEY S ETAL		PO BOX 630175	LANAI CITY HI 96763
222	2490240410000	PLUNKETT,RENEE P ETAL		PO BOX 630911	LANAI CITY HI 96763
223	2490240420000	WOOLSEY,JAQUELINE L ETAL		PO BOX 631884	LANAI CITY HI 96763
224	2490240430000	KAHOHALAHALA,PUALANI G		PO BOX 630044	LANAI CITY HI 96763
225	2490240440000	KAHOHALAHALA,GEORGE JR ETAL		PO BOX 631145	LANAI CITY HI 96763
226	2490240450000	ROPA,DENISE K ETAL		PO BOX 631195	LANAI CITY HI 96763
227	2490240460000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813

**TMK LIST OF OWNERS/LESSEES 500 FEET FROM THE SUBJECT PROPERTY  
PŪLAMA LĀNA'I - MIKI BASIN EXPANSION**

#	TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
228	2490240460000	DETILLION,LEIMOMI A		106 LOWER WAIEHU BEACH RD	WAILUKU HI 96793
229	2490240470000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
230	2490240480000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
231	2490240490000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
232	2490240500000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
233	2490240510000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
234	2499999990000	ROADWAY			



# **3 - COMMUNITY PLAN DETAILS FORM**

**(Community Plan Details Form Miki Basin Industrial)**

## Community Plan Details

**SELECT THE RELEVANT SUBJECTS, GOALS, OBJECTIVES AND POLICIES, AND IMPLEMENTING ACTIONS FROM THE RELEVANT COMMUNITY PLAN AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the applicable community plan that is relevant to the proposed request. Community plan areas are defined by geographic boundaries. Consult the relevant goals, objectives, policies, and implementing actions in the relevant Community Plan for guidance. Please address at least one policy and/or implementing action. Please fill out one form for each policy and/or implementing action and combine PDFs into one multi-page PDF before attaching to your application in the Customer Self Service (CSS) portal.**

Subject: CULTURAL, HISTORIC, AND SCENIC RESOURCES

Goal: Lānaʻi's diverse cultural, archaeological, and historic resources and practices, and scenic resources will be protected for future generations.

Objective: 9. Require developments to mitigate their impacts on historic, cultural, natural, and scenic resources.

Policies:

Implementing Actions:

Relevance: The proposed special uses have been designed so as to not impede scenic views from upland areas. An AIS has been prepared and accepted by the SHPD. The project is not anticipated to have an impact on native Hawaiian traditional and cultural practices. The Applicant will abide by the recommendations and requirements from the SHPD.

Other:

## Community Plan Details

**SELECT THE RELEVANT SUBJECTS, GOALS, OBJECTIVES AND POLICIES, AND IMPLEMENTING ACTIONS FROM THE RELEVANT COMMUNITY PLAN AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the applicable community plan that is relevant to the proposed request. Community plan areas are defined by geographic boundaries. Consult the relevant goals, objectives, policies, and implementing actions in the relevant Community Plan for guidance. Please address at least one policy and/or implementing action. Please fill out one form for each policy and/or implementing action and combine PDFs into one multi-page PDF before attaching to your application in the Customer Self Service (CSS) portal.**

Subject: ECONOMIC DEVELOPMENT

Goal: A stable, sustainable, and diverse economy that is consistent and compatible with Lana i's rural island lifestyle.

Objectives:

Policy: 1. Support diversification of Lana'i's economy.

Implementing Actions:

Relevance: While much of Lāna'i's economy relies on the visitor industry, the proposed special uses include relocating the existing asphalt plant and rock crushing facilities to the Miki Basin Industrial Park.

Other:

## Community Plan Details

**SELECT THE RELEVANT SUBJECTS, GOALS, OBJECTIVES AND POLICIES, AND IMPLEMENTING ACTIONS FROM THE RELEVANT COMMUNITY PLAN AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the applicable community plan that is relevant to the proposed request. Community plan areas are defined by geographic boundaries. Consult the relevant goals, objectives, policies, and implementing actions in the relevant Community Plan for guidance. Please address at least one policy and/or implementing action. Please fill out one form for each policy and/or implementing action and combine PDFs into one multi-page PDF before attaching to your application in the Customer Self Service (CSS) portal.**

Subject: LAND USE

Goal: Lana'i will have an efficient and sustainable land use pattern that protects agricultural lands, open space, natural systems, and rural and urban character.

Objectives:

Policy: 2. Limit new residential, commercial, or industrial development to existing communities and proposed expansion areas as shown on the Lana'i Community Plan land use maps.

Implementing Actions:

Relevance: The proposed special uses implement the vision for placement of industrial land uses on the island called for in the Lāna'i Community Plan. The site was chosen for its proximity to the workforce in Lāna'i City and proximity to other industrial uses.

Other:

**4 - COUNTYWIDE POLICY PLAN  
DETAILS FORM**  
(Countywide Policy Plan Details Form  
Miki Basin Industrial)

## Countywide Policy Plan Details

**SELECT THE RELEVANT THEMES, GOALS, OBJECTIVES, AND POLICIES FROM THE COUNTYWIDE POLICY PLAN AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the plan that is relevant to the proposed request. Consult the relevant goals, objectives, policies, and implementing actions of the Countywide Policy Plan for guidance. Please address at least one policy and/or implementing action. Please fill out one form for each policy and/or implementing action and combine PDFs into one multi-page PDF before attaching to your application in the Customer Self Service (CSS) portal.**

Theme: Protect the Natural Environment

Goal: Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.

Objective: (3) Improve the stewardship of the natural environment.

Policies: (c) Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments  
\* \* \*

(l) Educate the construction and landscape industries and property owners about the use of best management practices to prevent erosion and nonpoint source pollution

Implementing Action: (a) Document, record, and monitor existing conditions, populations, and locations of flora and fauna communities

Other:

Relevance: The Final Environmental Assessment (EA) prepared for the Miki Basin Industrial Park, including the proposed special uses, evaluated the potential short-term and long-term impacts of the proposed action on the environment. The Final EA included a Flora and Fauna Survey that documents and records existing conditions at the subject property.

## Countywide Policy Plan Details

**SELECT THE RELEVANT THEMES, GOALS, OBJECTIVES, AND POLICIES FROM THE COUNTYWIDE POLICY PLAN AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the plan that is relevant to the proposed request. Consult the relevant goals, objectives, policies, and implementing actions of the Countywide Policy Plan for guidance. Please address at least one policy and/or implementing action. Please fill out one form for each policy and/or implementing action and combine PDFs into one multi-page PDF before attaching to your application in the Customer Self Service (CSS) portal.**

Theme: Improve Physical Infrastructure

Goal: Maui County's physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.

Objective: (3) Design all developments to be in harmony with the environment and to protect each community's sense of place.

Policy: (h) Ensure better connectivity and linkages between land uses.

Implementing Actions:

Other:

Relevance: The proposed special uses are directly related to this objective as it will provide an opportunity for similar industrial uses to co-locate in an area specifically designated for industrial use by the 2016 Lānaʻi Community Plan. Relocating the special uses will allow existing industrial facilities currently scattered in business and residential area in Lānaʻi City to relocate to more appropriate locations having the infrastructure and buffers necessary for industrial uses.

## Countywide Policy Plan Details

**SELECT THE RELEVANT THEMES, GOALS, OBJECTIVES, AND POLICIES FROM THE COUNTYWIDE POLICY PLAN AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the plan that is relevant to the proposed request. Consult the relevant goals, objectives, policies, and implementing actions of the Countywide Policy Plan for guidance. Please address at least one policy and/or implementing action. Please fill out one form for each policy and/or implementing action and combine PDFs into one multi-page PDF before attaching to your application in the Customer Self Service (CSS) portal.**

Theme: Promote Sustainable Land Use and Growth Management

Goal: Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.

Objective: (1) Improve land use management and implement a directed-growth strategy.

Policies: (b) Direct urban and rural growth to designated areas

\* \* \*

(h) Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources

\* \* \*

(h) Ensure better connectivity and linkages between land uses.

Implementing Actions:

Other:

Relevance: The proposed special uses directly support the goal for managed growth, as the action is proposed within an area designated for industrial uses by the 2016 Lānaʻi Community Plan. In this connection, the proposed special uses have a relationship to the policy of directing development in and around communities having infrastructure service potential, and ensuring connectivity and linkages between land uses.



## Countywide Policy Plan Details

**SELECT THE RELEVANT THEMES, GOALS, OBJECTIVES, AND POLICIES FROM THE COUNTYWIDE POLICY PLAN AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the plan that is relevant to the proposed request. Consult the relevant goals, objectives, policies, and implementing actions of the Countywide Policy Plan for guidance. Please address at least one policy and/or implementing action. Please fill out one form for each policy and/or implementing action and combine PDFs into one multi-page PDF before attaching to your application in the Customer Self Service (CSS) portal.**

Theme: Strive for Good Governance

Goal: Strengthen governmental planning, coordination, consensus building, and decision making.

Objective: (2) Promote civic engagement

Policies: (a) Foster consensus building through in-depth, innovative, and accessible public participatory processes

(b) Promote and ensure public participation and equal access to government among all citizens

\* \* \*

(g) Expand opportunities for all members of the public to participate in public meetings and forums.

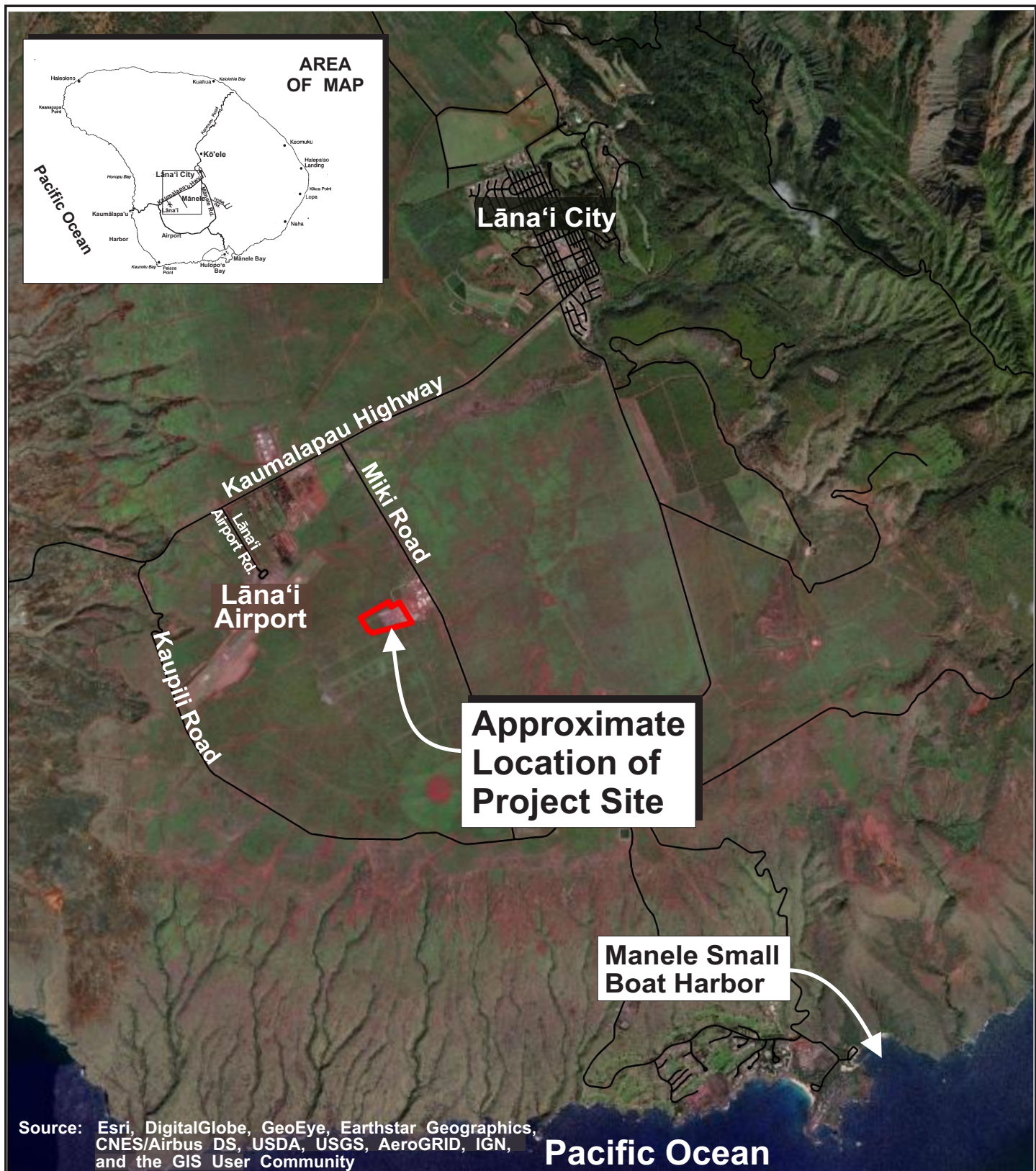
Implementing Action: (d) Develop a project-review process that mandates early and ongoing consultation in and with communities affected by planning and land use activities.

Other:

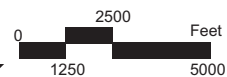
Relevance: The proposed special uses promote civic engagement through the Chapter 343, HRS, Environmental Assessment (EA) and land use entitlements processes. Public participation is promoted through review process for the Draft EA and land use applications, as well as through the Lānaʻi Planning Commission proceedings. Additionally, the applicant has undertaken a community outreach process designed to inform nearby residents and the larger community of the proposed special uses. Collectively, the foregoing processes support community-based decision-making.

## **5 - LOCATION MAP**

**(Location Map Miki Basin Industrial)**



# Asphalt Plant and Rock Crushing Facilities at Miki Basin Industrial Park Regional Location Map



Prepared for: Lanai Resorts LLC, a Hawaii Limited Liability  
Company doing business as Pūlama Lānaʻi



## **6 - MAUI ISLAND PLAN DETAILS FORM**

**(Maui Island Plan Details Form Miki Basin Industrial)**

## Maui Island Plan Details

**IF YOUR PROPOSAL IS ON MAUI ISLAND SELECT THE RELEVANT CORE VALUES, GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTING ACTIONS (CH. 1-7) FROM THE MAUI ISLAND PLAN AND THE DIRECTED GROWTH PLAN (CH. 8) AND DESCRIBE HOW YOUR PROPOSAL IS OR IS NOT CONSISTENT WITH THEM. WHERE IT IS NOT CONSISTENT, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. You may also list and discuss any other section of the plan that is relevant to the proposed request. Consult the goals, objectives, policies, implementing actions, and Table 8-2 in Chapter 8 of the Maui Island Plan for guidance. Please address at least one policy and/or implementing action. Please fill out one form for each policy and/or implementing action and combine PDFs into one multi-page PDF before attaching to your application in the Customer Self Service (CSS) portal.**

Core Values: To achieve our island's vision, we will be guided by the following values: a) Adopt responsible stewardship principles by applying sound natural resource management practices. b) Respect and protect our heritage, traditions, and multi-cultural resources. c) Plan and build communities that include a diversity of housing. d) Retain and enhance the unique identity and sense of place. e) Preserve rural and agricultural lands and encourage sustainable agriculture. f) Secure necessary infrastructure concurrently with future development. g) Support efforts that contribute to a sustainable and diverse economy for Maui. h) Create a political climate that seeks and responds to citizen input. i) Respect and acknowledge the dignity of those who live on Maui. j) Establish a sustainable transportation system that includes multiple modes, including walking, biking, and mass transit, as well as automobile-based modes. k) Recognize and be sensitive to landownership issues and work towards resolution.

Goal: Not Applicable

Objective:

Policy:

Implementing Actions:

Chapter 8, Directed Growth Plan:

Relevance:

Other, including Core Values:

**7 - NOTICE OF FILING OF APPLICATION**  
**(CSUP Notice of Filing of App Miki Basin Industrial)**



## NOTICE OF APPLICATION

Date: 4/27/23

TO: Owners/Lessees  
(owner/lessee of record)

Please be informed that the undersigned has applied for a County Special Use Permit with the County of Maui, Department of Planning for the following parcel(s):

1. Tax Map Key Number: (2) 4-9-002:061 (por.) (see attached location map)
2. Location (street address): Miki Road, Lānaʻi, Hawaiʻi
3. Land Use Designations:  
State Land Use District: Urban  
Community Plan: Heavy Industrial  
County Zoning: Change of Zoning Requested to M-2, Heavy Industrial  
(Applied 10/14/22), ZPA 2022-00005  
Other: \_\_\_\_\_
4. Description of the existing use on the Property:  
Vacant, with the exception of a 14.5-acre interim industrial uses area established on a portion of the project area that borders the western side of the Miki Basin Industrial Area (approved SUP2 2021-0008).
5. Description of the proposed use on the Property:  
The Applicant is requesting a County Special Use Permit to relocate an existing 12.5-acre asphalt plant and an existing 14.5-acre concrete batch plant, recycling, and rock crushing facility to the proposed Miki Basin Industrial Park.

Lanai Resorts LLC, a Hawaii Limited Liability  
Company doing business as Pūlama Lānaʻi  
Kurt Matsumoto, President

(Owner/Applicant)

Kurt Matsumoto  
Kurt Matsumoto (Apr 17, 2023 14:19 HST)

(Signature)

733 Bishop Street, Suite 1500  
Honolulu, Hawaiʻi 96813



(Address)

(808) 237-2001

(Telephone)

Chris Sugidono  
Munekiyo Hiraga

(Agent)

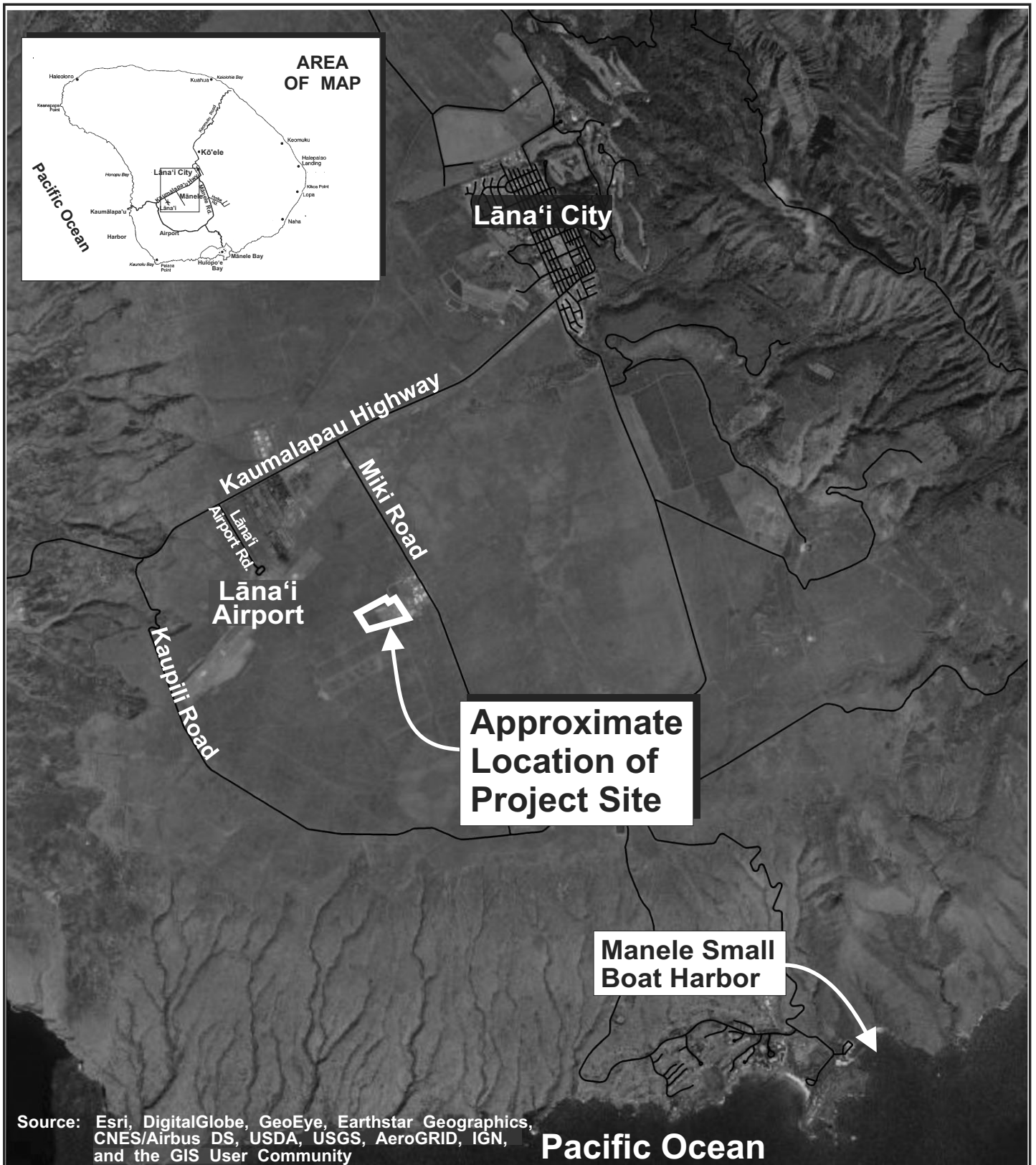
(Signature)

305 High Street, Suite 104  
Wailuku, Hawaiʻi 96813

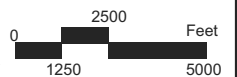
(Address)

(808) 244-2015

(Telephone)



# Asphalt Plant and Rock Crushing Facilities at Miki Basin Industrial Park Regional Location Map



Prepared for: Lanai Resorts LLC, a Hawaii Limited Liability  
Company doing business as Pūlama Lānaʻi





## **8 - NOTICE OF PUBLIC HEARING**

**(CSUP Notice of Public Hearing)**

# NOTICE OF PUBLIC HEARING

DATE: \_\_\_\_\_

## TO ALL OWNERS / LESSEES:

Please be informed that the undersigned applicant has applied to the \_\_\_\_\_ Lānaʻi Planning Commission for a County Special Use Permit \_\_\_\_\_ \*

to develop the following: \*PLEASE INDICATE ALL PLAN CASE TYPES YOU'RE APPLYING FOR

a. Name of Proposed Development: Miki Basin Industrial Park

b. Description of Proposed Development: The Applicant is requesting a County Special Use Permit to relocate an existing 12.5-acre asphalt plant and an existing 14.5-acre concrete batch plant, recycling, and rock crushing facility to the proposed Miki Basin Industrial Park.

### **THIS SECTION TO BE COMPLETED BY THE PLANNING DEPARTMENT**

#### **A PUBLIC HEARING WILL BE HELD ON THIS PROPOSED DEVELOPMENT ON:**

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Place: \_\_\_\_\_

Attached please find a map identifying the location of the specific parcel(s) being considered in the request for a County Special Use Permit \_\_\_\_\_.

Information relative to the application is available for review at the Planning Department, 2200 Main Street, Suite 315, Wailuku, Maui, Hawaii; [planning@mauicounty.gov](mailto:planning@mauicounty.gov); telephone (808) 270-7735; toll free from Molokai 1-800-272-0117, extension 7735; toll free from Lanai 1-800-272-0125, extension 7735.

**Public Testimony:** relative to this request may be provided in person at the public hearing, or submitted in writing via US mail or email at least two days prior to the hearing date addressed to the appropriate Planning Commission c/o the County of Maui, Department of Planning.

#### **Testimony via US Mail:**

Planning Commission  
c/o Maui County Planning Department  
2200 Main Street, Suite 315  
Wailuku, Maui, HI 96793

#### **Testimony via Email:**

[planning@mauicounty.gov](mailto:planning@mauicounty.gov)

(NOTE: Please include the "Name of Proposed Development" from this notice in the subject line and body of email testimony)

The development is proposed at the following location:

c. Street Address: Miki Road, Lānaʻi, Hawaiʻi

d. Tax Map Key No: (2)4-8-002:061 (por.) Sq.Ft./Acreage: 27 acres

e. Existing Land Use Designations:

State Land Use District: Urban

Maui Island Plan: N/A

Community Plan: Heavy Industrial

County Zoning: Change of Zoning Requested to M-2, Heavy Industrial (ZPA 2022-00005)

Other Designation: \_\_\_\_\_

### **THIS SECTION TO BE COMPLETED BY THE PLANNING DEPARTMENT**

The public hearing is held under the authority of Chapter 205A, 91 and 92 of the Hawaii Revised Statutes and the appropriate Planning Commission rules.

Petitioners to intervene shall be in conformity with §12-201 of the Rules of Practice and Procedure for the Maui Planning Commission; §12-401 of the Rules of Practice and Procedure for the Molokai Planning Commission; or §12-401 of the Rules of Practice and Procedure for the Lanai Planning Commission. The Petition to Intervene shall be filed with the respective planning commission and served upon the applicant no less than ten (10) business days before the first public hearing date, no later than 4:30 p.m. on the day of \_\_\_\_\_. Filing of all documents with the Planning Commission shall be in c/o the County of Maui, Department of Planning, 2200 Main Street, Suite 315, Wailuku, Maui, Hawaii 96793.

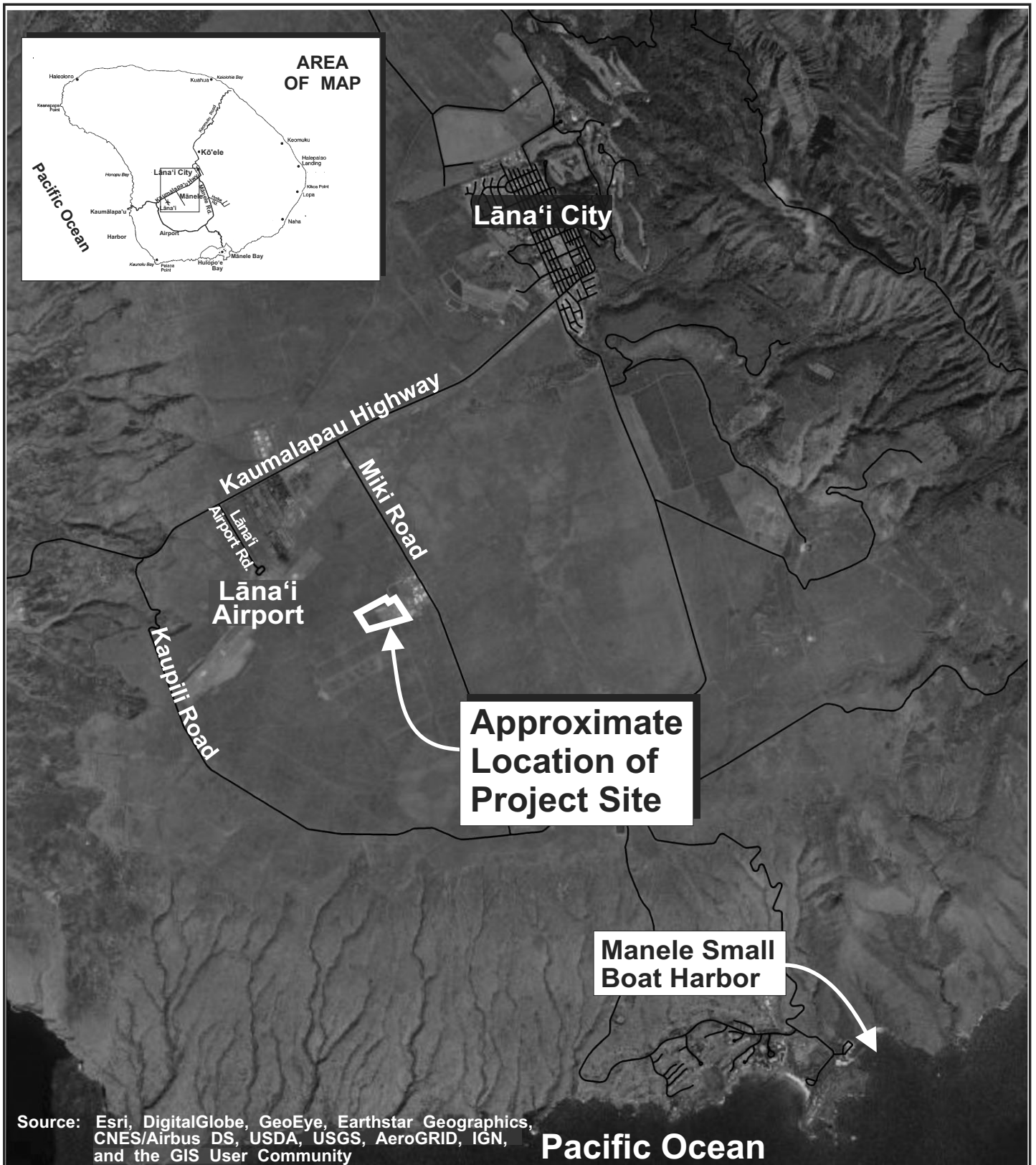
Any party may be represented by Counsel or other representative.

Lanai Resorts LLC, a Hawaii Limited Liability Company doing business as Pūlama Lānaʻi

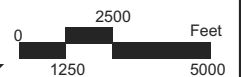
Name of Applicant (PRINT): Kurt Matsumoto, President

Mailing Address: 733 Bishop Street, Suite 1500  
Honolulu, Hawaiʻi 96813

Signature: Kurt Matsumoto Telephone: (808)237-2001  
Kurt Matsumoto (Apr 17, 2023 14:39 HST)



# Asphalt Plant and Rock Crushing Facilities at Miki Basin Industrial Park Regional Location Map



Prepared for: Lanai Resorts LLC, a Hawaii Limited Liability  
Company doing business as Pūlama Lānaʻi



## **9 - OWNERSHIP DOCUMENTS**

**(Ownership Documents Miki Basin Industrial)**

OFFICE OF THE  
ASSISTANT REGISTRAR, LAND COURT  
STATE OF HAWAII  
(Bureau of Conveyances)

The original of this document was  
recorded as follows:

Doc T-8208437  
CT 1044094  
June 22, 2012 3:29 PM

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail ( ) Pickup ( X ) To:

Castle & Cooke, Inc.

C. Kurasaki Ph: 548-2909

Total Pages 6

Tax Map Key No.: (2) 4-9-002-001 portion

**LIMITED WARRANTY DEED**

THIS LIMITED WARRANTY DEED is made as of June 22, 2012, by **CASTLE & COOKE, INC.**, a Hawaii corporation, hereinafter called the "**Grantor**," in favor of **CASTLE & COOKE RESORTS, LLC**, a Hawaii limited liability company whose address is 680 Iwilei Rd., Suite 510, Honolulu, Hawaii 96817, hereinafter called the "**Grantee**."

**WITNESSETH:**

That for Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, as tenant in severalty, all of the property more particularly described in **Exhibit A** attached hereto and made a part hereof;



And the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto, including but not limited to, if any, water, minerals, metals and geothermal resources;

TO HAVE AND TO HOLD the same, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and thereto belonging or appertaining or held and enjoyed therewith, unto the Grantee according to the tenancy herein set forth, forever.

AND, in consideration of the premises, the Grantor does hereby covenant with the Grantee that the Grantor is lawfully seised in fee simple of the property herein described (the "Property") and has good right to sell and convey the Property; that the Property is free and clear of all encumbrances made or suffered by the Grantor, except as set forth in **Exhibit A** and except for the lien of real property taxes not yet by law required to be paid; and that the Grantor shall WARRANT AND DEFEND the foregoing against the lawful claims of all persons claiming by, through, or under the Grantor, unto the Grantee and the Grantee's successors and assigns, forever.

AND the Grantor quitclaims to the Grantee all rights, title and interests reserved, granted or acquired by the Grantor or its predecessors in interest with respect to land owned by others on the island of Lanai, including but not limited to, if any, rights and interests with respect to easements, rights of way, access, water, minerals, metals, geothermal resources, and restrictive covenants.

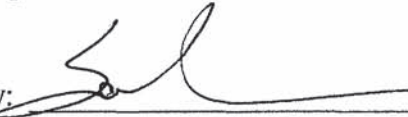
The rights and obligations of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, successors in trust, and assigns. The conveyance herein set forth and the warranties of the Grantor concerning the same are expressly declared to be in favor of the Grantee, and the Grantee's heirs, personal representatives, successors, successors in trust and assigns.

The terms "**Grantor**" and "**Grantee**," as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations, limited liability companies or partnerships, and their and each of their respective, heirs, personal representatives, successors, successors in trust, and assigns, according to the context thereof.

This Deed is being made as a part of a larger sale of assets by the Grantor relating to the island of Lanai through which the Grantor is receiving consideration for this Deed by the transfer of assets from the Grantee and additional value from the Grantee and its affiliates.

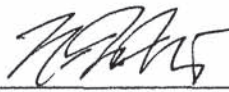
IN WITNESS WHEREOF, the Grantor has executed these presents as of the day and year first above written.

**CASTLE & COOKE, INC.**, a Hawaii  
corporation

By: 

Name: HARRY A. SAUNDERS

Title: Senior Vice President

By: 

Name: RICHARD K. MIRIKITANI

Title: Vice President & Assistant Secretary

**Grantor**

**EXHIBIT A**

ALL OF THAT CERTAIN PARCEL OF LAND SITUATE ON THE ISLAND OF LANAI, COUNTY OF MAUI, STATE OF HAWAII, DESCRIBED AS FOLLOWS:

LOT 13-A-1-A, AREA 17,113.987 ACRES, MORE OR LESS, (DEDUCTING THEREFROM THE FOLLOWING LOTS OF LAND COURT APPLICATION 862:

LOT E-2-A-1-A-1-B,  
LOT E-2-A-1-A-1-D,  
LOT E-2-A-1-A-1-F,  
LOT E-2-A-1-A-1-G,  
LOT E-2-A-1-A-1-H AND  
LOT E-2-A-1-A-1-J, AS SHOWN ON MAP 13;

LOT 35, AS SHOWN ON MAP 19;

LOT 37, AS SHOWN ON MAP 20;

LOT 44 AND 45, AS SHOWN ON MAP 21;

LOTS 724 TO 731, INCLUSIVE AND  
LOTS 733 TO 743, INCLUSIVE, AS SHOWN ON MAP 48;

LOTS 746 TO 751, INCLUSIVE, AS SHOWN ON MAP 60;

EXCLUSIONS 13, 17, 18, 26 AND 36 AS SHOWN ON MAP 3;  
AND ALL EXISTING GOVERNMENT ROADS  
AND ALSO THE FOLLOWING LOTS OF LAND COURT CONSOLIDATION NO. 170; LOTS 12 AS SHOWN ON MAP 5; AND  
LOTS 13-B TO 13-G, INCLUSIVE, AS SHOWN ON MAP 6; CONTAINING AN AREA OF 889.799 ACRES, MORE OR LESS),

AND CONTAINING A NET AREA OF 16,224.188 ACRES, MORE OR LESS, AS SHOWN ON MAP 15, FILED WITH LAND COURT CONSOLIDATION NO. 170 OF CASTLE & COOKE, INC.



TOGETHER WITH PERPETUAL RIGHTS AND EASEMENTS AS SET FORTH BY LAND COURT ORDER NO. 132974, FILED OCTOBER 12, 1998, AS FOLLOWS:

(A) PERPETUAL RIGHT AND EASEMENTS TO BUILD, CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR AND/OR REPLACE POLE AND WIRE LINES OR UNDERGROUND LINES FOR POWER AND COMMUNICATIONS; UNDERGROUND WATER PIPELINES, INCLUDING FIRE HYDRANTS AND VALVES; UNDERGROUND CONCRETE AND/OR CORRUGATED IRON STRUCTURES FOR PURPOSES OF DRAINAGE AND IRRIGATION; AND UNDERGROUND SEWER LINES;

(B) PERPETUAL RIGHT AND EASEMENTS TO INSTALL, CONSTRUCT, LAY, MAINTAIN, REPAIR, REMOVE AND/OR REPLACE AN UNDERGROUND WATER PIPELINE OR PIPELINES ALONG, ACROSS, THROUGH AND UNDER LOTS 482-B, 553-B, 303-B, 549, 551-C AND 561-A, TOGETHER WITH THE RIGHT OF ACCESS FROM TIME TO TIME FOR THE PURPOSE AFORESAID; PROVIDED, HOWEVER, AND THIS RESERVATION IS ON THE CONDITION THAT, IF SAID EASEMENTS ARE NOT USED FOR THE AFORESAID PURPOSE AT ANY TIME FOR A PERIOD OF TWO (2) CONSECUTIVE YEARS, THEN THE SAME SHALL CEASE AND TERMINATE, AS RESERVED IN DEEDS, DATED DECEMBER 1, 1961, DECEMBER 1, 1961, JANUARY 30, 1962, JULY 27, 1962, APRIL 20, 1964 AND APRIL 20, 1964, FILED AS DOCUMENT NOS. 282714, 282715, 286951, 293717, 329739 AND 329740, RESPECTIVELY; AND

BEING LAND(S) DESCRIBED IN TRANSFER CERTIFICATE OF TITLE NO. 469,176

ISSUED TO: CASTLE & COOKE, INC., A HAWAII CORPORATION.

SUBJECT, HOWEVER, TO:

1. All encumbrances of record. (But no admission is made herein that such encumbrances are valid)

2. All customary and traditional rights, of native Hawaiians as provided for by the law of the State of Hawaii, for subsistence, cultural and religious purposes, which rights may involve access to the subject property.

## STATUS REPORT

This Report (and any revisions thereto) is issued for the sole benefit of the Purchaser of this Report identified in the Order No. referenced below. Title Guaranty of Hawaii, LLC's responsibility for any actual loss incurred by reason of any incorrectness herein is limited to the lesser of \$3,500 or two times the amount paid for this Report.

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### SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports as follows as to the title of the Parties named in Schedule A in and to the title to land described in Schedule C, subject to the matters set forth in Schedule B, based solely upon an abstract and examination of the following Indices in the State of Hawaii: (a) the Office of the Clerks of the Circuit Court of the Judicial Circuit within which the land is located; (b) the Office of the Clerk of the District Court of the United States for the District of Hawaii; (c) the Office of the Registrar of Conveyances; and (d) the Office of the Real Property Tax Assessment Division of the County within which the land is located.

LĀNA'I RESORTS, LLC,  
a Hawaii limited liability company,  
as Fee Owner

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of August 12, 2019 at 8:00 a.m.

Inquiries concerning this report  
should be directed to  
MEGHAN BROWN.  
Email mstanton@tghawaii.com  
Fax (808) 521-0287  
Telephone (808) 533-5810.  
Refer to Order No. 201939599.

**SCHEDULE B  
EXCEPTIONS**

1. Real Property Taxes, if any, that may be due and owing.

Tax Key(s): (2) 4-9-002-061 and (2) 4-9-002-052.

-Note:- Attention is invited to the fact that the premises covered herein may be subject to possible rollback or retroactive property taxes.

2. Mineral and water rights of any nature.
3. Any and all matters not shown in the Indices described in Schedule A.
4. The terms and provisions contained in the following:

INSTRUMENT : PRIVATE WATER SYSTEM AGREEMENT

DATED : April 9, 1984

RECORDED : Liber 17877 Page 762

PARTIES : CASTLE & COOKE, INC., a Hawaii corporation, and the COUNTY OF MAUI and its DEPARTMENT OF WATER SUPPLY

(Not noted on Transfer Certificate(s) of Title referred to herein)

5. The terms and provisions contained in the following:

INSTRUMENT : AGREEMENT FOR DEVELOPMENT AND COORDINATION OF AN AFFORDABLE HOUSING PROGRAM

DATED : April 30, 1987

RECORDED : Liber 20640 Page 417

PARTIES : LANAI COMPANY, INC., a Hawaii corporation, and the COUNTY OF MAUI

SCHEDULE B CONTINUED

Said Agreement was amended by instrument dated June 24, 1987, recorded in Liber [20859](#) at Page [232](#).

(Not noted on Transfer Certificate(s) of Title referred to herein)

6. The terms and provisions contained in the following:

INSTRUMENT : PRIVATE WATER SYSTEM AGREEMENT

DATED : June 2, 1987

RECORDED : Liber [20893](#) Page [20](#)

PARTIES : CASTLE & COOKE, INC., a Hawaii corporation, and the COUNTY OF MAUI and its DEPARTMENT OF WATER SUPPLY

(Not noted on Transfer Certificate(s) of Title referred to herein)

7. The terms and provisions contained in the following:

INSTRUMENT : LICENSE AGREEMENT FOR USE OF ROADWAYS

DATED : April 24, 1989

RECORDED : Liber [23418](#) Page [545](#)

PARTIES : COUNTY OF MAUI and LANAI WATER COMPANY, INC., a Hawaii corporation

(Not noted on Transfer Certificate(s) of Title referred to herein)

8. The terms and provisions contained in the following:

INSTRUMENT : PRIVATE WATER SYSTEM AGREEMENT

DATED : August 9, 1990

RECORDED : Document No. [90-132692](#)

PARTIES : CASTLE & COOKE, INC., a Hawaii corporation, LANAI COMPANY, INC., a Hawaii corporation, and the DEPARTMENT OF WATER SUPPLY of the County of Maui

SCHEDULE B CONTINUED

(Not noted on Transfer Certificate(s) of Title referred to herein)

9. The terms and provisions contained in the following:

INSTRUMENT : PRIVATE WATER SYSTEM AGREEMENT  
  
DATED : November 30, 1990  
RECORDED : Document No. [90-192020](#)  
PARTIES : COUNTY OF MAUI through its DEPARTMENT OF PUBLIC WORKS, and the DEPARTMENT OF WATER SUPPLY of the County of Maui

(Not noted on Transfer Certificate(s) of Title referred to herein)

10. The terms and provisions contained in the following:

INSTRUMENT : PRIVATE WATER SYSTEM AGREEMENT  
  
DATED : January 26, 1993  
RECORDED : Document No. [93-053613](#)  
PARTIES : DOLE FOOD COMPANY, INC., a Hawaii corporation, LANAI WATER COMPANY, INC. and LANAI COMPANY, INC., both Hawaii corporations, STATE OF HAWAII, DEPARTMENT OF TRANSPORTATION, and the DEPARTMENT OF WATER SUPPLY of the County of Maui

(Not noted on Transfer Certificate(s) of Title referred to herein)

11. NOTICE OF IMPOSITION OF CONDITIONS BY THE LAND USE COMMISSION

DATED : August 10, 1993  
RECORDED : Document No. [93-130691](#)  
PARTIES : STATE OF HAWAII, DEPARTMENT OF TRANSPORTATION

(Not noted on Transfer Certificate(s) of Title referred to herein)

SCHEDULE B CONTINUED

12. The terms and provisions contained in the following:

INSTRUMENT : PRIVATE WATER SYSTEM AGREEMENT

DATED : July 15, 1994

RECORDED : Document No. [94-150911](#)

PARTIES : DOLE FOOD COMPANY, INC., a Hawaii corporation,  
LANAI COMPANY, INC., a Hawaii corporation, and the  
DEPARTMENT OF WATER SUPPLY of the County of Maui

(Not noted on Transfer Certificate(s) of Title referred to  
herein)

13. The terms and provisions contained in the following:

INSTRUMENT : PRIVATE WATER SYSTEM AGREEMENT

DATED : June 23, 1994

RECORDED : Document No. [94-150913](#)

PARTIES : LANAI RESORT PARTNERS, a California general  
partnership, DOLE FOOD COMPANY, INC., LANAI WATER  
COMPANY, INC. and LANAI COMPANY, INC., all Hawaii  
corporations, and the DEPARTMENT OF WATER SUPPLY  
of the County of Maui

(Not noted on Transfer Certificate(s) of Title referred to  
herein)

14. The terms and provisions contained in the following:

INSTRUMENT : AMENDED LANAI CITY REDEVELOPMENT PROJECT SECTION  
201E-210, HRS, AGREEMENT

DATED : December 11, 1997, effective as of June 12, 1996

RECORDED : Document No. [97-178677](#)

PARTIES : LANAI COMPANY, INC., a Hawaii corporation, and  
COUNTY OF MAUI, a political subdivision of the  
State of Hawaii

SCHEDULE B CONTINUED

Above Agreement supersedes the LANAI CITY REDEVELOPMENT PROJECT SECTION 201E-210, HRS, AGREEMENT dated \_\_\_\_\_ (acknowledged May 28, 1996 and June 12, 1996), recorded as Document No. [96-087826](#).

SECOND AMENDED LANAI CITY REDEVELOPMENT PROJECT SECTION 201G-118, HRS, AGREEMENT dated November 18, 2003, recorded as Document No. [2003-267182](#).

(Not noted on Transfer Certificate(s) of Title referred to herein)

15. The terms and provisions contained in the following:

INSTRUMENT : PRIVATE WATER SYSTEM AGREEMENT

DATED : January 20, 1998

RECORDED : Document No. [98-050639](#)

PARTIES : LANAI OIL COMPANY, INC., a Hawaii corporation  
"Applicant", LANAI COMPANY, INC., a Hawaii corporation  
"Purveyor" and DEPARTMENT OF WATER SUPPLY of the County of Maui "Department"

(Not noted on Transfer Certificate(s) of Title referred to herein)

16. The terms and provisions contained in the following:

INSTRUMENT : HOLD HARMLESS AGREEMENT

DATED : June 1, 2015

RECORDED : Document No. A-[59680689](#)

PARTIES : LANA'I RESORTS LLC, a Hawaii limited liability company doing business as Pulama Lana'i, "Owners", and the COUNTY OF MAUI, a political subdivision of the State of Hawaii, "County"

(Not noted on Transfer Certificate(s) of Title referred to herein)

SCHEDULE B CONTINUED

17. The terms and conditions contained in CERTIFICATE OF EXEMPTION FROM COUNTY PLUMBING INSPECTIONS, dated --- (acknowledged June 17, 2015), recorded as Document No. A-[59680690](#).

(Not noted on Transfer Certificate(s) of Title referred to herein)

18. Triangulation Survey Stations "PUU MAKANI", "POHAKULOA", "PUU KOA", and "PUU LEHULOA" located within the land described herein, as shown on the Tax Map prepared by the Taxation Maps Bureau, Department of Finance, County of Maui. Attention is invited to the provisions of Section 172-13 of the Hawaii Revised Statutes, relative to destruction, defacing or removal of survey monuments.

19. Existing roads, trails and rights of way, as shown on Government Survey Registered Map No. 1394, as set forth by Land Court Order No. [116819](#), filed June 1, 1994.

20. Those certain old government roads and trails, as shown on Map 1, filed with Land Court Application No. 862 (amended), as set forth by Land Court Order No. [116819](#), filed June 1, 1994.

21. DESIGNATION OF EASEMENTS "2" AND "3"

SHOWN : on Map [13](#) of Land Court Application No. 862 (amended) and Map 5 of Land Court Consolidation No. 170, as set forth by Land Court Order No. [12830](#), filed May 5, 1954

22. Restriction of vehicular access rights, as shown on Map 48 of Land Court Application No. 862 (amended), as set forth by Land Court Order No. [19032](#), filed May 24, 1961, as amended by Land Court Order No. [19423](#), filed October 4, 1961.

23. The terms and provisions contained in the following:

INSTRUMENT : SUBDIVISION AGREEMENT (LARGE LOTS)



SCHEDULE B CONTINUED

DATED : June 9, 1988  
FILED : Land Court Document No. [1558116](#)  
PARTIES : CASTLE & COOKE, INC., a Hawaii corporation, and the  
COUNTY OF MAUI

24. GRANT

TO : GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, now  
known as HAWAIIAN TELCOM, INC.

DATED : August 1, 1988  
FILED : Land Court Document No. [1576727](#)  
GRANTING : a non-exclusive perpetual right and easement to  
build, construct, reconstruct, rebuild, repair,  
maintain and operate pole and wire lines, etc., for  
the transmission and distribution of communications  
and control circuits

ADDITIONAL SECURITY MORTGAGE AND FINANCING STATEMENT dated August  
8, 1988, filed as Land Court Document No. [1576728](#).

25. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF COVENANTS

DATED : April 5, 1989  
RECORDED : Liber [23036](#) Page [152](#)

As pursuant to Land Court Order No. [117429](#).

26. The terms and provisions contained in the following:

INSTRUMENT : SUBDIVISION AGREEMENT (LARGE LOTS)

DATED : December 28, 1988  
FILED : Land Court Document No. [1633943](#)  
PARTIES : CASTLE & COOKE, INC., a Hawaii corporation, and the  
COUNTY OF MAUI

27. The terms and provisions contained in the following:

INSTRUMENT : SUBDIVISION AGREEMENT (THREE LOTS OR LESS)

SCHEDULE B CONTINUED

DATED : April 26, 1989  
FILED : Land Court Document No. [1633944](#)  
PARTIES : CASTLE & COOKE, INC., a Hawaii corporation, and the  
COUNTY OF MAUI

28. GRANT

TO : MAUI ELECTRIC COMPANY, LIMITED

DATED : August 7, 1989  
FILED : Land Court Document No. [1664245](#)  
GRANTING : perpetual rights and easements to build, rebuild,  
construct, reconstruct, operate, maintain, repair  
and remove pole and wire lines, etc., for the  
transmission and distribution of electricity

ADDITIONAL SECURITY MORTGAGE AND FINANCING STATEMENT dated  
August 28, 1989, filed as Land Court Document No. [1664246](#).

29. GRANT

TO : MAUI ELECTRIC COMPANY, LIMITED and GTE HAWAIIAN  
TELEPHONE COMPANY INCORPORATED, now known as  
HAWAIIAN TELCOM, INC.

DATED : February 23, 1990  
FILED : Land Court Document No. [1724733](#)  
GRANTING : perpetual rights and easements to build, rebuild,  
construct, reconstruct, operate, maintain, repair  
and remove pole and wire lines, etc., for the  
transmission and distribution of electricity

ADDITIONAL SECURITY MORTGAGE AND FINANCING STATEMENT dated March  
9, 1990, filed as Land Court Document No. [1724734](#).

ADDITIONAL SECURITY MORTGAGE AND FINANCING STATEMENT dated April  
5, 1990, filed as Land Court Document No. [1724735](#).

30. GRANT

SCHEDULE B CONTINUED

TO : MAUI ELECTRIC COMPANY, LIMITED and GTE HAWAIIAN  
TELEPHONE COMPANY INCORPORATED, now known as  
HAWAIIAN TELCOM, INC.

DATED : July 5, 1990

FILED : Land Court Document No. [1757129](#)

GRANTING : perpetual rights and easements to build, rebuild,  
construct, reconstruct, operate,  
maintain, repair and remove pole and wire lines,  
etc., for the transmission and distribution of  
electricity

(Not noted on Transfer Certificate(s) of Title referred to  
herein)

31. The terms and provisions contained in the following:

INSTRUMENT : SUBDIVISION AGREEMENT (LARGE LOTS)

DATED : November 5, 1992

FILED : Land Court Document No. [2025213](#)

PARTIES : DOLE FOOD COMPANY, INC., a Hawaii corporation, and  
the COUNTY OF MAUI

32. DESIGNATION OF EASEMENT "4"

PURPOSE : Access and utility

SHOWN : on Map 5, as set forth by Land Court Order No  
113246, filed September 1, 1993, as amended by Land  
Court Order No. [116423](#), filed May 5, 1994

Said Easement "4" is subject to access rights in favor of Lot 12,  
as shown on Map [5](#) of Land Court Consolidation No. 170, as set  
forth in said Land Court Order No. [113246](#).

33. DESIGNATION OF EASEMENT "5" (20 feet wide)

PURPOSE : Access

SHOWN : on Map 5, as set forth by Land Court Order No  
113246, filed September 1, 1993, as amended by Land  
Court Order No. [116423](#), filed May 5, 1994

SCHEDULE B CONTINUED

Said Easement "5" is subject to access rights in favor of Easements "8" and "9", as shown on Map 5 of Land Court Consolidation No. 170, as set forth in said Land Court Order No. 113246, as amended.

34. DESIGNATION OF EASEMENT "6" (20 feet wide)

PURPOSE : Access  
SHOWN : on Map 5, as set forth by Land Court Order No 113246, filed September 1, 1993, as amended  
SHOWN : on Map 5, as set forth by Land Court Order No 113246, filed September 1, 1993, as amended

Said Easement "6" is subject to access rights in favor of Easement "8", as shown on Map 5 of Land Court Consolidation No. 170, as set forth in said Land Court Order No. 113246.

35. DESIGNATION OF EASEMENT "7"

PURPOSE : Access  
SHOWN : on Map 5, as set forth by Land Court Order No 113246, filed September 1, 1993

36. The terms and provisions contained in the following:

INSTRUMENT : SUBDIVISION AGREEMENT (AGRICULTURAL USE)  
  
DATED : November 5, 1992  
FILED : Land Court Document No. 2070238  
PARTIES : DOLE FOOD COMPANY, INC., a Hawaii corporation, and the COUNTY OF MAUI

37. GRANT

TO : MAUI ELECTRIC COMPANY, LIMITED  
  
DATED : October 7, 1993  
FILED : Land Court Document No. 2080168  
GRANTING : perpetual rights and easements to build, rebuild, construct, reconstruct, operate, maintain, repair and remove pole and wire lines, etc., for the transmission and distribution of electricity

SCHEDULE B CONTINUED

ADDITIONAL SECURITY MORTGAGE AND FINANCING STATEMENT dated October 15, 1993, filed as Land Court Document No. [2080169](#).

38. LEASE

LESSOR : DOLE FOOD COMPANY, INC.

LESSEE : THE STATE OF HAWAII, by its Board of Land and Natural Resources

DATED : July 15, 1994

FILED : Land Court Document No. [2165943](#)

TERM : 55 years commencing on August 1, 1994, up to and including July 31, 2049

ABOVE LEASE AMENDED BY INSTRUMENT

DATED : August 19, 1994

FILED : Land Court Document No. [2199103](#)

RECORDED : Document No. [94-173248](#)

Leasing and demising approximately 100.0 acres, more or less, of the land described in ITEM I, for purposes of an agricultural park, further being a portion of Sections E and F of Dole Field 5513, as shown on the map attached thereto.

Said Lease is subject to any matters arising from or affecting the same.

39. GRANT

TO : MAUI ELECTRIC COMPANY, LIMITED

DATED : November 15, 1994

FILED : Land Court Document No. [2202360](#)

GRANTING : perpetual rights and easements to build, rebuild, construct, reconstruct, operate, maintain, repair and remove pole and wire lines, etc., for the transmission and distribution of electricity

ADDITIONAL SECURITY MORTGAGE AND FINANCING STATEMENT dated November 30, 1994, filed as Land Court Document No. [2202361](#).

SCHEDULE B CONTINUED

40. GRANT

TO : UNITED STATES OF AMERICA, acting through the  
Federal Aviation Administration

DATED : May 1, 1990

FILED : Land Court Document No. [2210228](#)

GRANTING : a nonexclusive easement over said Easements "5" and  
"6" for the use and rights of maintenance, repair  
and replacement of an access roadway appurtenant to  
Easement "8"

41. GRANT

TO : UNITED STATES OF AMERICA, acting through the  
Federal Aviation Administration

DATED : May 1, 1990

FILED : Land Court Document No. [2210229](#)

GRANTING : a nonexclusive easement over said Easement "5" for  
the use and rights of maintenance, repair and  
replacement of an access roadway appurtenant to  
Easement "9"

42. GRANT

TO : MAUI ELECTRIC COMPANY, LIMITED

DATED : February 20, 1997

FILED : Land Court Document No. [2367524](#)

GRANTING : a perpetual right and easement to build, construct,  
reconstruct, rebuild, repair, maintain and operate  
pole and wire lines, etc., for the transmission of  
electricity

ADDITIONAL SECURITY MORTGAGE AND FINANCING STATEMENT dated  
February 24, 1997, filed as Land Court Document No. [2367525](#).

SCHEDULE B CONTINUED

43. Abutter's rights of vehicle access over and across BOUNDARIES "A", "B", "C", "D", and "E", and EASEMENT "B" into and from Kaunalapau Highway, pursuant to the rights (of access) acquired by the State of Hawaii and reserving unto Castle & Cooke, Inc., a Hawaii corporation, its successors and assigns the right to change and relocate and/or widen any or all points of vehicle access appurtenant to land lying contiguous to the said vehicle access points, as provided for and set forth in DEED dated November 4, 1968, filed as Land Court Document No. [473755](#). Said Boundaries and Easement being more particularly described therein.

44. Rights of others who may have easement or access rights in the land described in Schedule C.

45. Matters arising out of, including any access and utility rights in favor of Lots: E-2-A-1-A-1-D,  
E-2-A-1-A-1-D,  
E-2-A-1-A-1-F,  
E-2-A-1-A-1-G,  
E-2-A-1-A-1-H, and  
E-2-A-1-A-1-J. as shown on Map 13;  
35, as shown on Map 19;  
37, as shown on Map 20;  
44 and 45, as shown on Map 21;  
724 to 731, inclusive,  
733 to 743, inclusive, as shown on Map 48;  
746 to 751, inclusive, as shown on Map 60;  
Exclusions 13, 17, 18, 26 and 36, as shown on Map 3;  
and all existing Government Roads,  
and also the following lots of Land Court Consolidation  
No. 170:  
LOTS 12, as shown on Map 5; and  
13-B to 13-G, inclusive, as shown on Map 6,

located within the subject land described in Schedule C.

46. DESIGNATION OF EASEMENT "147"

PURPOSE : wastewater treatment facility  
SHOWN : as Map 14, as set forth by Land Court Order No. [132974](#), filed October 12, 1998

SCHEDULE B CONTINUED

47. DESIGNATION OF EASEMENT "148", 10 feet wide

PURPOSE : sewer force main  
SHOWN : as Map 14, as set forth by Land Court Order No. [132974](#), filed October 12, 1998

48. UNRECORDED LEASE

LESSOR : CASTLE & COOKE, INC., a Hawaii corporation  
LESSEE : LANAI SUSTAINABILITY RESEARCH, LLC., a Hawaii limited liability company  
DATED : September 30, 2008  
TERM : Commenced on September 30, 2008 and terminating at 11:59PM of the day preceding the twenty-fifth (25th) anniversary of the "In Service Date" as defined in the Power Purchase Contract for As-Available Energy dated August 8, 2008, between Tenant and Maui Electric Company, Ltd. The Lease term is subject to two (2) options to extend the term, each for five (5) years.

MEMORANDUM OF LEASE dated September 30, 2008 filed as Land Court Document 3802724.

49. GRANT

TO : MAUI ELECTRIC COMPANY, LIMITED  
DATED : October 20, 2008  
FILED : Land Court Document No. [3812776](#)  
GRANTING : an easement to build, reconstruct, rebuild, repair, maintain and operate pole and wire underground power lines etc.

50. GRANT

TO : MAUI ELECTRIC COMPANY, LIMITED  
DATED : April 20, 2009  
FILED : Land Court Document No. [3893269](#)



SCHEDULE B CONTINUED

GRANTING : an easement to build, reconstruct, rebuild, repair, maintain and operate pole and wire underground power lines etc.

51. GRANT

TO : LANAI WATER COMPANY, INC., a Hawaii corporation

DATED : August 25, 2009

FILED : Land Court Document No. [3894163](#)

GRANTING : a non-exclusive easement to construct, reconstruct, install, maintain, operate, repair and remove underground pipelines etc.

52. GRANT

TO : LANAI HOLDINGS, INC., a Hawaii corporation

DATED : August 25, 2009

FILED : Land Court Document No. [3894164](#)

GRANTING : a non-exclusive easement to construct, reconstruct, install, maintain, operate, repair and remove underground pipelines etc.

53. GRANT

TO : UNITED STATES OF AMERICA

DATED : June 17, 2010

FILED : Land Court Document No. [3972855](#)

GRANTING : a nonexclusive easement for ingress and egress appurtenant to Easement No. 9 over, across, along, and upon a portion of Easement No. 5 as shown on Map 5 of Land Court Consolidation No. 189

TERM : beginning October 1, 2010 and ending September 30, 2011, with option to renew from year to year provided that no renewal thereof shall extend the period of occupancy beyond September 30, 2030

(Not noted on Transfer Certificate(s) of Title referred to herein)

SCHEDULE B CONTINUED

54. GRANT

TO : UNITED STATES OF AMERICA

DATED : June 17, 2010

FILED : Land Court Document No. [3972856](#)

GRANTING : a nonexclusive easement for ingress and egress appurtenant to Easement No. 8 over, across, along and upon a portion of Easement No. 5 as shown on Map 5

TERM : beginning October 1, 2010 and ending September 30, 2011, with option to renew from year to year provided that no renewal thereof shall extend the period of occupancy beyond September 30, 2030

(Not noted on Transfer Certificate(s) of Title referred to herein)

55. The terms and provisions contained in the following:

INSTRUMENT : UNILATERAL AGREEMENT AND DECLARATION OF CONDITIONS FOR STATE LAND USE DISTRICT BOUNDARY AMENDMENT

DATED : April 24, 2013

RECORDED : Document No. A-[49131200](#)

PARTIES : LANAI RESORTS, LLC, a Hawaii limited liability company

(Not noted on Transfer Certificate(s) of Title referred to herein)

56. The terms and provisions contained in the following:

INSTRUMENT : UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING

DATED : April 24, 2013

RECORDED : Document No. A-[49131201](#)

PARTIES : LANAI RESORTS, LLC, a Hawaii limited liability company

(Not noted on Transfer Certificate(s) of Title referred to herein)

SCHEDULE B CONTINUED

57. County of Maui roadway Lot 727, as shown on Map 48 of Land Court Application No. 862 and Kaunalapau Highway as shown on Map [15](#) of Land Court Consolidation No. 170.

58. The terms and provisions contained in the following:

INSTRUMENT : AGREEMENT FOR ALLOCATION OF FUTURE SUBDIVISION  
POTENTIAL

DATED : August 25, 2017

FILED : Land Court Document No. T-[10116246](#)

PARTIES : LANA'I RESORTS, LLC, a Hawaii limited liability company, doing business as Pulama Lana'i, "Subdivider", and the COUNTY OF MAUI, through its Department of Public Works, a political subdivision of the State of Hawaii, "County"

59. GRANT

TO : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation

DATED : July 23, 2018

FILED : Land Court Document No. T-[10453247](#)

GRANTING : a right and easement for utility purposes as shown on map attached thereto

60. Lots 13-A-1-A of Land Court Consolidation No. 170 and Apana 1 of Land Court Application No. 786 were consolidated and resubdivided into Lots 13-A-1-A-1 and 13-A-1-A-2 as shown on survey map prepared by Kirk T. Tanaka, Land Surveyor with R. T. Tanaka Engineers, Inc., dated March 17, 2016, last revised July 21, 2016, approved by the Department of Public Works, City and County of Maui, Subdivision File Number 6.180, on October 31, 2017.

61. Any matters affecting title to the land which may arise out of final approval of the Petition(s) for subdivision by the Land Court of the State of Hawaii.

SCHEDULE B CONTINUED

- 62. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.
- 63. Any unrecorded leases and matters arising from or affecting the same.
- 64. Claims arising out of customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural, religious, access or gathering purposes, as provided for in the Hawaii Constitution or the Hawaii Revised Statutes.

**END OF SCHEDULE B**

## SCHEDULE C

All of that certain parcel of land situate on the Island of Lanai, County of Maui, State of Hawaii, described as follows:

LOT 13-A-1-A, area 17,113.987 acres, (deducting therefrom the following lots of Land Court Application 862:

LOTS E-2-A-1-A-1-B,  
E-2-A-1-A-1-D,  
E-2-A-1-A-1-F,  
E-2-A-1-A-1-G,  
E-2-A-1-A-1-H and  
E-2-A-1-A-1-J, as shown on Map 13;  
35, as shown on Map 19;  
37, as shown on Map 20;  
44 and 45, as shown on Map 21;  
724 to 731, inclusive and  
733 to 743, inclusive, as shown on Map 48;  
746 to 751, inclusive, as shown on Map 60;  
Exclusions 13, 17, 18, 26 and 36 as shown on Map 3;  
and all existing Government Roads  
and also the following lots of Land Court Consolidation  
No. 170;  
LOTS 12 as shown on Map 5; and  
13-B to 13-G, inclusive, as shown on Map 6; containing an  
area of 889.799 acres),

and containing a net area of 16,224.188 acres, more or less, as shown on Map [15](#), filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 170 of Castle & Cooke, Inc.;

Together with perpetual rights and easements as set forth by Land Court Order No. [132974](#), filed October 12, 1998, as follows:

(A) Perpetual right and easements to build, construct, install, maintain, operate, repair and/or replace pole and wire lines or underground lines for power and communications; underground water pipelines, including fire hydrants and valves; underground concrete and/or corrugated iron structures for purposes of drainage and irrigation; and underground sewer lines;

SCHEDULE C CONTINUED

(B) Perpetual right and easements to install, construct, lay, maintain, repair, remove and/or replace an underground water pipeline or pipelines along, across, through and under Lots 482-B, 553-B, 303-B, 549, 551-C and 561-A, together with the right of access from time to time for the purpose aforesaid; provided, however, and this reservation is on the condition that, if said easements are not used for the aforesaid purpose at any time for a period of two (2) consecutive years, then the same shall cease and terminate, as reserved in Deeds, dated December 1, 1961, December 1, 1961, January 30, 1962, July 27, 1962, April 20, 1964 and April 20, 1964, filed as Document Nos. [282714](#), [282715](#), [286951](#), [293717](#), [329739](#) and [329740](#), respectively; and

Being land(s) described in Transfer Certificate of Title No. 1,044,094 issued to CASTLE & COOKE RESORTS, LLC, a Hawaii limited liability company.

BEING THE PREMISES ACQUIRED BY LIMITED WARRANTY DEED

GRANTOR : CASTLE & COOKE, INC., a Hawaii corporation

GRANTEE : CASTLE & COOKE RESORTS, LLC, a Hawaii limited liability company

DATED : June 22, 2012

FILED : Land Court Document No. T-[8208437](#)

END OF SCHEDULE C

## GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
2. CHANGE OF NAME AND ORDER filed as Land Court Document No. T-[8310375](#) sets forth the change of name from CASTLE & COOKE RESORTS, LLC to LANAI RESORTS, LLC.
3. CHANGE OF NAME AND ORDER filed as Land Court Document No. T-[9312234](#) sets forth the change of name from LANAI RESORTS, LLC to LĀNA'I RESORTS, LLC.

## **SCHEDULE D**

### **CONDITIONS AND STIPULATIONS**

1. This Status Report (which term shall include any revisions thereto) is a report of the record title only, based solely upon an abstract and examination of the Indices described in Schedule A as of the date of the Report. No responsibility is assumed for (a) matters which may affect the title but either were not disclosed or were incorrectly disclosed in said indices at the date hereof; or (b) matters created, suffered, assumed, or agreed to by Purchaser; or (c) matters not shown herein but actually know to Purchaser. Title Guaranty of Hawaii, Inc. (the "Company") makes no representation as to the legal effect, validity or priority of matters shown or referred to herein.
2. If the Report is incorrect in any respect, the responsibility of the Company shall be limited to the resulting actual loss, including any attorney's fees and legal costs, but in no event shall exceed the lesser of \$3,500 or two times the amount paid for the Report. Upon payment of any loss hereunder, the Company shall be subrogated to all rights the Purchaser may have against any person or property as a result of such loss.
3. If the Purchaser of this Report shall suffer an actual loss by reason of the incorrectness of the Report, the Purchaser shall promptly notify the Company in writing. After receipt of such notice, the Company shall be allowed a reasonable time in which to investigate the claim. At its sole option, the Company may litigate the validity of the claim, negotiate a settlement or pay to Purchaser the amount the Company is obligated to pay under this Report. The Company's responsibility hereunder constitutes indemnity only and nothing herein shall obligate the Company to assume the defense of the Purchaser with respect to any claim made hereunder.
4. This report is the entire contract between the Purchaser and the Company and any claim by Purchaser against the Company, arising hereunder, shall be enforceable only in accordance with the provisions herein.
5. Notice required to be given the Company shall include the Order Number of this Report and shall be addressed to Title Guaranty of Hawaii, Inc., P.O. Box 3084, Honolulu, HI 96802, Attention: Legal Department.



STATE OF HAWAII

)

) SS.

CITY AND COUNTY OF HONOLULU)

On June 21, 2012, before me personally appeared HARRY A. SAUNDERS and RICHARD K. MIRIKITANI, to me personally known, who, being by me duly sworn or affirmed, did say that such persons executed this 6-page Limited Warranty Deed undated at time of notarization, in the First Circuit of the State of Hawaii, as the free act and deed of such persons, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Rhonda Buggle

Print Name: Rhonda Biffle

Notary Public, State of Hawaii

My commission expires: **Aug. 3, 2012**



DATE PRINTED: 8/16/2019

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.  
(2) 4 9 002 061 0000

CLASS: AGRICULTURAL AREA ASSESSED: 16124.188 AC

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2019

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	\$	0	
EXEMPTION	\$	0	
NET VALUE	\$	0	
LAND	\$	5,538,500	AGRICULTURAL USE VALUE
EXEMPTION	\$	0	
NET VALUE	\$	5,538,500	
TOTAL NET VALUE	\$	5,538,500	

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 2/20/2019

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2019	2	16,449.34				16,449.34	PENDING
2019	1	16,449.35				16,449.35	PENDING
2018	2	16,615.50				16,615.50	PAID
2018	1	16,615.50				16,615.50	PAID
2017	2	9,657.17				9,657.17	PAID
2017	1	9,657.17				9,657.17	PAID

Total Amount Due: 32,898.69

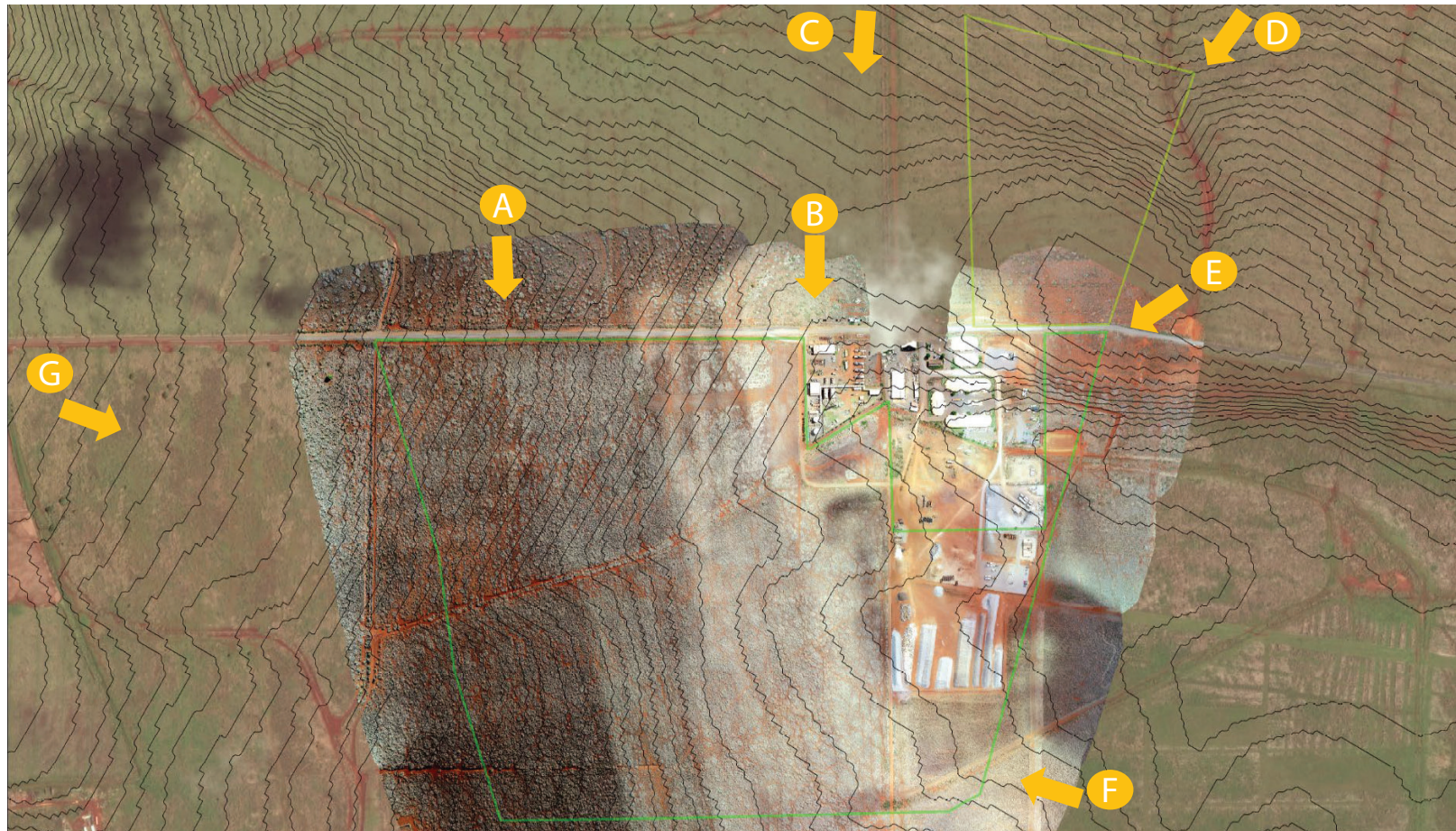
Penalty and Interest Computed to: 2/20/2019

The real property tax information provided is based on information furnished by the respective counties, is deemed reliable but not guaranteed, and no warranties are given express or implied. Billing and tax collection details may have changed. Please refer to the appropriate county real property tax offices for any further information or updates for the subject property.

## **10 – PHOTOGRAPHS**

**(Photographs Miki Basin Industrial)**

## MIKI 200 AERIAL WITH INDICATIVE ARROW VIEW AND IDENTIFIERS FOR PROJECT PHOTOGRAPHS





## VIEW FROM A





## VIEW FROM B





## VIEW FROM C





## VIEW FROM D





## VIEW FROM E





## VIEW FROM F



## VIEW FROM G

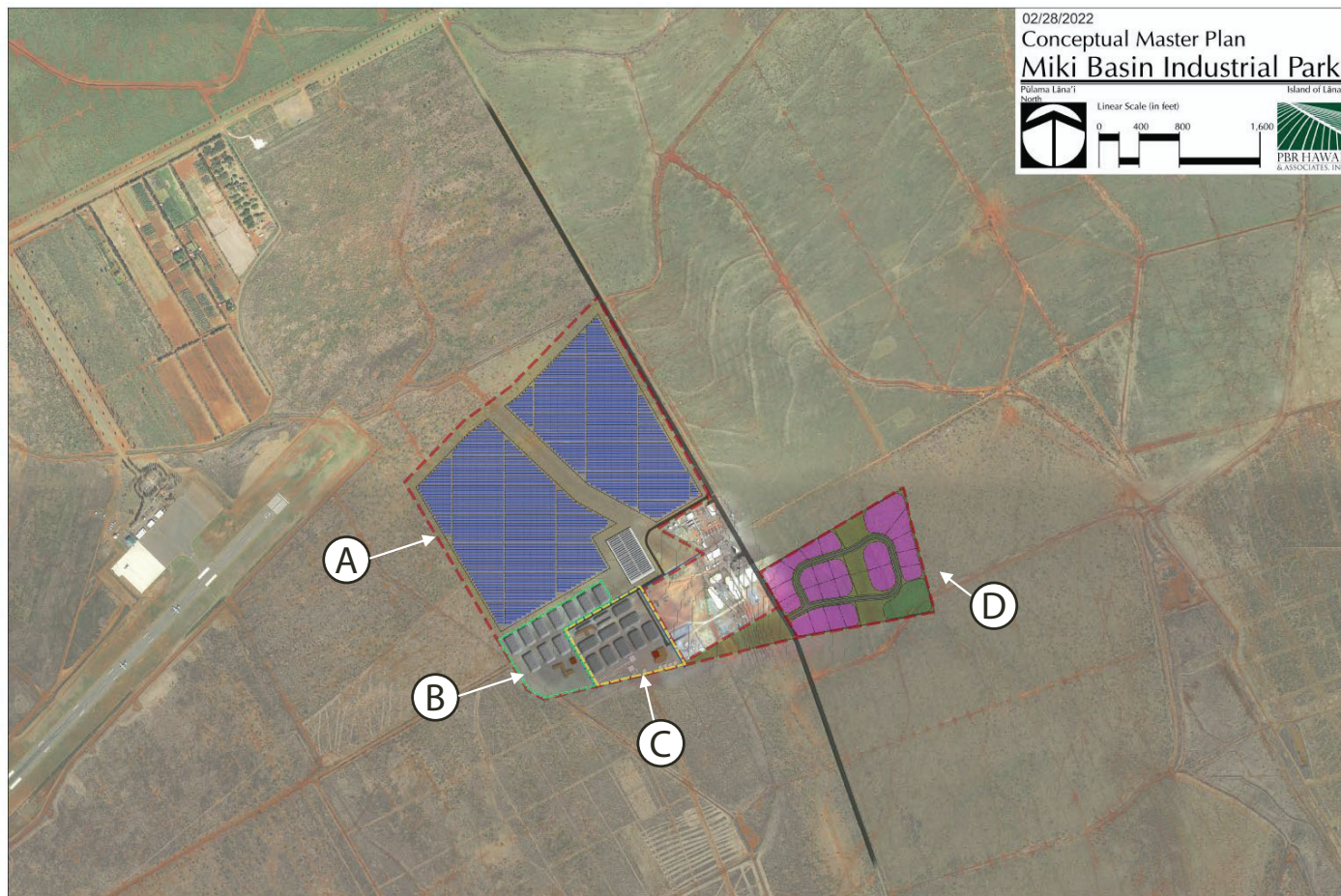


# **11 - SITE PLAN**

**(Site Plan Miki Basin Industrial)**

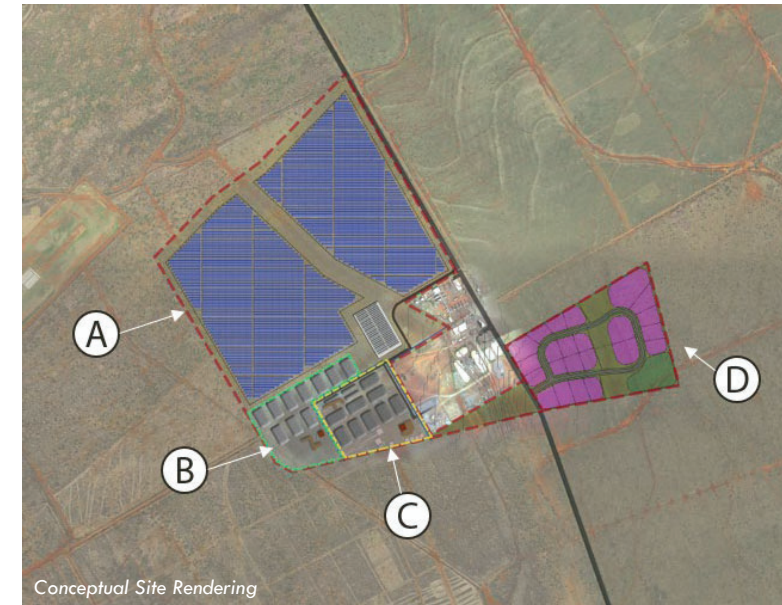
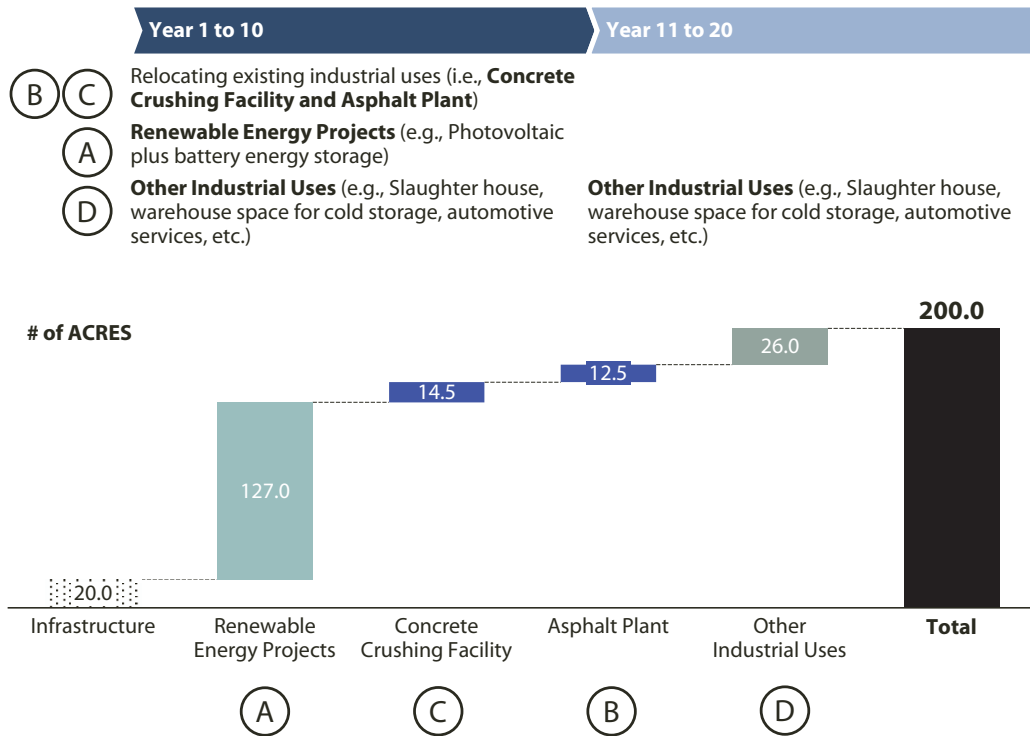


# CONCEPTUAL MASTER PLAN FOR MIKI 200 BASIN INDUSTRIAL PARK



- Miki 200 Industrial Park Outline
- A Renewable Energy Projects
- B Asphalt Plant
- C Concrete Crushing Facility
- D Other Industrial Uses

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



## **OTHER ATTACHMENTS**

## **12 - LETTER OF AUTHORIZATION**

**(Letter of Authorization Miki Basin Industrial)**





September 19, 2022

Michele Chouteau McLean, AICP, Director  
County of Maui  
Department of Planning  
2200 Main Street, Suite 315  
Wailuku, Hawaiʻi 96793

SUBJECT: Proposed Miki Basin Industrial Park Project in Lānaʻi City; TMK (2) 4-9-002:061 (por.); Lānaʻi, Hawaiʻi 96763

Dear Ms. McLean:

Lanai Resorts, LLC a Hawaiʻi limited liability company doing business as Pūlama Lānaʻi, owner of the above-referenced parcel, submits this letter to authorize Munekiyo Hiraga to prepare, file, process, and obtain all required regulatory permits for the subject project including, but not limited to, a Change of Zoning application.

I certify that I am an authorized signatory for the subject property.

Should you have any questions, feel free to contact me at (808) 237-2001.

Sincerely,

*Kurt Matsumoto*

Kurt Matsumoto (Sep 19, 2022 17:00 HST)

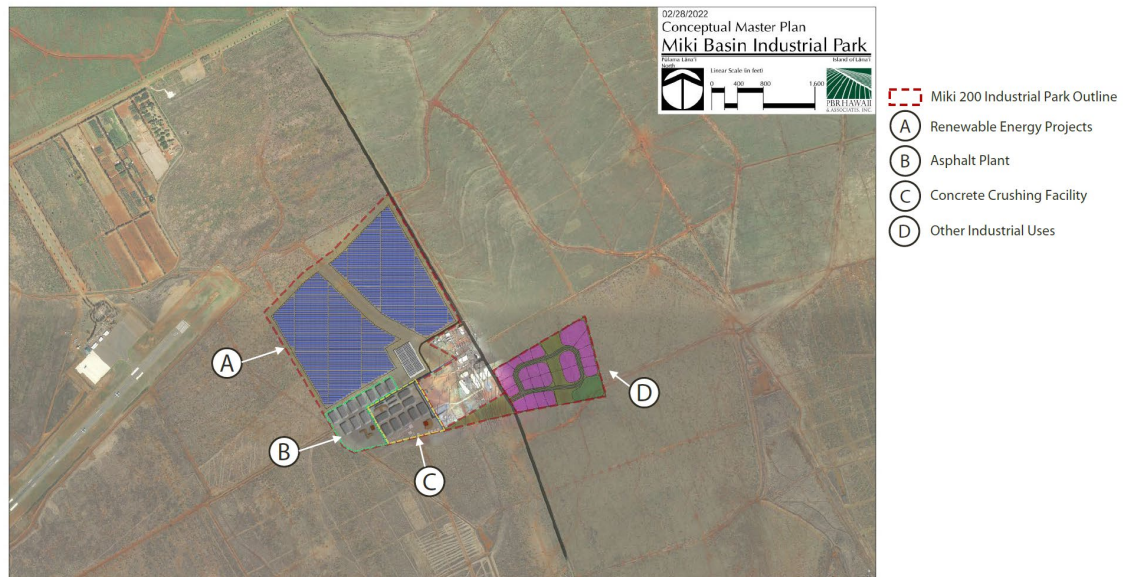
Kurt Matsumoto  
President  
Pūlama Lānaʻi

cc: Chris Sugidono, Munekiyo Hiraga  
P:\Chris\1769 - PL Miki Basin Expansion\CIZ\Letter of Authorization - CIZ.doc

**13 - MISCELLANEOUS PLANS,  
SURVEYS AND DOCUMENTATION**  
(Misc Plans Survey and Documentation  
Miki Basin Industrial)

The conceptual master plan for Miki 200 Basin Industrial Park is illustrated in Figure 1. It should be noted that the site plan at this point for the project area is conceptual and the information provided below describing the size of structures, hours of operation, number of employees, etc. could change depending on a multitude of factors including economic conditions, technological advancements, etc.

## CONCEPTUAL MASTER PLAN FOR MIKI 200 BASIN INDUSTRIAL PARK



Pūlama Lānaʻi

Figure 1: Conceptual site plan.

### **Descriptions of areas identified in Figure 1**

#### **A: Renewable Energy Projects**

The Renewable Energy Project site will include 127 acres for renewable energy projects, including photovoltaic equipment and battery energy storage. Its location is adjacent to the Hawaiian Electric Company's (HECO) fossil fuel power plant. Future renewable energy projects that will be constructed here will significantly reduce the connection costs associated with bringing the renewable energy project online, due to its close proximity to the HECO substation. The electricity generated by the renewable energy project will provide clean energy for 95 percent of the energy demand for the island of Lānaʻi. By replacing the use of fossil fuels with renewable energy, Lānaʻi will increase its resiliency and minimize the impacts of price fluctuations based on the price of oil.

The renewable energy projects may be constructed by a third party. The State has a goal to reach 100 percent renewable energy by 2045. Facilities and equipment at the Applicant's site may include but is not limited to photovoltaic panels, battery energy storage systems, substation structures, control equipment enclosure cabinets, circuit breakers, transformers, relays, switches, arresters, telecommunication equipment and security equipment.



Figure 2: Aerial image of Kaua'i Island Utility Cooperative (KIUC) Photovoltaic and Battery Energy Storage Project. Provided here as a visual representation of what will be located in the future.

### B: Asphalt Plant

The Asphalt Plant area will be 12.5 acres. The table below summarizes the structures that are contemplated to be located at the Asphalt Plant; however, as noted above these are estimates based on the current structures in another location and could be altered. In general, the equipment is similar. Further, approximately 90 percent of the area is aggregate stockpiled material.

Equipment or Structure Name	Description (Providing specific equipment description; however, we reserve the right to switch equipment vendors. The functionality will remain similar.)	Size of structure (sqft)
Asphalt Plant	110 ton per hour Asphalt Drum Mixers, Inc. hot mix asphaltic concrete batching plant, which includes: <ul style="list-style-type: none"> <li>- Rotary drum dryer model SPL110</li> <li>- Hot oil tank/heater</li> <li>- Venturi wet scrubber with sediment collection pond</li> <li>- Hot mix silo</li> <li>- Aggregate bins</li> <li>- Conveyor belt assemblies</li> </ul>	79,000
Aggregate Stockpiles	Rock and sand material stockpiles required to support asphalt batching operations	
Portable Restrooms	1 portable restroom unit	10
Office Trailer	Mobile office trailer	220

- Hours of operation: 7:00 am – 3:30 pm



- Estimated number of employees: The crushing operation will require 6 to 8 employees, the concrete batching operation will require up to 9 employees and the asphalt batching operation will require up to 8 employees anticipating a moderate amount of growth.
  - It should be noted that there are shared resources of employees at the asphalt plant and concrete crushing operation.
- Estimated relocation of equipment: Relocation to commence within a year of approval of all entitlements, subject to availability of island operations and other projects.
- Landscaping: No landscaping improvements are contemplated in the industrial area.
- Construction cost estimate: No new construction of structures are estimated at this time. Either relocation of existing structures or pre-fabricated structures will be installed.



*Figure 3: Aerial image of existing Asphalt Plant on Lānaʻi. This is provided as a visual representation of what the area will look like in the future.*

### **C: Concrete Crushing Facility**

The Concrete Crushing Facility area will be 14.5 acres and will include two separate operations; a natural rock material and demolished concrete crushing operation and a concrete batching operation. It should be noted that approximately 90 percent of the area is aggregate stockpiled material. The table below summarizes the structures that are contemplated to be located at the Concrete Crushing Facility; however, as noted above these are estimates based on the current structures in another location and could be altered. In general the equipment is similar.

<b>Equipment or Structure Name</b>	<b>Description</b> (Providing specific equipment description; however, we reserve the right to switch equipment vendors. The functionality will remain similar.)	<b>Size of structure (sqft)</b>
Scale house	100,000 pound certified weigh scale for all aggregate and vehicle measurements	700 (platform with office container)
Concrete Batch Plant	200 cubic yards per hour Con-E-Co Lopro327 portable dry batch concrete plant, which includes: <ul style="list-style-type: none"> <li>• Aggregate bins</li> <li>• Weigh scales</li> <li>• Air compressors</li> <li>• Hoppers</li> <li>• Belt and screw conveyor assemblies</li> </ul>	25,000
Cement Silo Storage	<ul style="list-style-type: none"> <li>• Two 60 ton vertical cement silos,</li> <li>• 150 ton vertical cement silo</li> <li>• 125 ton horizontal cement trailer</li> </ul>	
Aggregate Stockpiles	Rock and sand material stockpiles required to support concrete batching operations	
Concrete Washout Pit	Lined excavation pit that facilitates cleaning cement mixer trucks. Contents are dried and then safely disposed.	
Crushing Equipment	460 ton per hour mobile crushing plant and associated conveyor belts	16,400
Office Trailer	Williams Scotsman mobile office trailer	360
Portable Restrooms	1 portable restroom unit	10
Water tank	10,000 gallon water tank	150

- Hours of operation: 7:00 am – 3:30 pm
- Estimated number of employees: The crushing operation will require 6 to 8 employees, the concrete batching operation will require up to 9 employees and the asphalt batching operation will require up to 8 employees anticipating a moderate amount of growth.
  - It should be noted that there are shared resources of employees at the asphalt plant and concrete crushing operation.
- Estimated relocation of equipment: Relocation to commence within a year of approval of all entitlements, subject to availability of island operations and other projects.
- Landscaping: No landscaping improvements are contemplated in the industrial area.
- Construction cost estimate: No new construction of structures are estimated at this time. Either relocation of existing structures or pre-fabricated structures will be installed.





*Figure 4: Concrete Crushing Operation site on Lānaʻi, providing as a visual representation of similar equipment that will be located in the future.*



*Figure 5: Aerial image of existing Concrete Batch Plant on Lānaʻi. This is provided as a visual representation of what the area will look like in the future*





*Figure 6: Aerial image of aggregate stockpiles currently in the area.*

#### **D: Other Industrial Uses**

The other industrial uses will be 26 acres and will consist of uses allowed under Maui County Code “M-1, Light Industrial” and “M-2, Heavy Industrial” zoning. While the specific uses have not been identified at this time, possible new future industrial uses may include a slaughterhouse, warehouse space for cold storage, animal hospital or other uses.

There are no buildings or site plan contemplated, at this time. The area includes potential developable areas in purple, a detention basin in green, a steep slope bank in army green (not developable), and an on-site loop road.



# **14 – REPORT**

**(Final Environmental Assessment  
(Final EA Feb 2022 Miki Basin Industrial))**

# **Final Environmental Assessment**

## **MIKI BASIN INDUSTRIAL PARK LĀNA'I, MAUI, HAWAI'I (TMK No. (2)4-9-002:061(por.))**

**Prepared for:**

**Lanai Resorts LLC, a Hawaii Limited Liability Company  
doing business as Pūlama Lāna'i**

**February 2022**

**Copyright © 2022  
by Munekiyo Hiraga**



**MUNEKIYO HIRAGA**

Planning. Project Management. Sustainable Solutions.

**FEA REF-1**

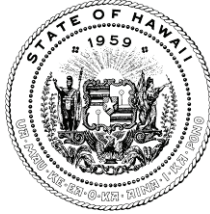
**PLEASE DOWNLOAD FINAL EA BY CLICKING ON ERP LINK BELOW**

[https://files.hawaii.gov/dbedt/erp/Doc\\_Library/2022-03-08-LA-FEA-Miki-Basin-Industrial-Park.pdf](https://files.hawaii.gov/dbedt/erp/Doc_Library/2022-03-08-LA-FEA-Miki-Basin-Industrial-Park.pdf)

## **15 – OTHER**

**(SHPD Acceptance Letter for Archaeological Data Recovery Plan and  
Archaeological Data Recovery Report Miki Basin Industrial)**

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

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

ROBERT K. MASUDA  
FIRST DEPUTY

M. KALEO MANUEL  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
BUREAU OF CONVEYANCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
CONSERVATION AND COASTAL LANDS  
CONSERVATION AND RESOURCES ENFORCEMENT  
ENGINEERING  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
KAHOOLAWE ISLAND RESERVE COMMISSION  
LAND  
STATE PARKS

October 11, 2022

Daniel E. Orodener, 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.Orodener@hawaii.gov](mailto:Daniel.E.Orodener@hawaii.gov)

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

Dear Daniel E. Orodener:

**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 Kaunolū, Lahaina District, Lāna'i Island TMK: (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 Kaunolū, Lahaina District, Lāna'i Island TMK: (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 Miki 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 SIHP Site 50-40-98-01980 (surface lithic scatter and exposed fire-pit) and SIHP 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'i, proposes the Miki Basin Industrial Park Project consisting of a 200-acre master-planned light and heavy industrial development on land adjoining the Lāna'i 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-disturbing activities will require a new HRS 6E review.

T.S. Dye and Colleagues, Archaeologists, Inc. (TSD) conducted an archaeological inventory survey (DiVito et al., May 2018) of 200 acres for the subject Miki Basin Industrial Park Project. The survey included a 100 percent coverage pedestrian survey of the project area which was 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. TSD identified two historic properties during the AIS testing: SIHP Site 50-40-98-01980, comprised of two features, a lithic scatter and an eroded exposed fire-pit; and SIHP Site 50-40-98-01981, a subsurface truncated fire-pit feature. During the AIS fieldwork, all the lithic artifacts were collected in the field, and both fire pits were bisected and fully excavated. TSD assessed SIHP Sites 50-40-98-01980 and 50-40-98-01981 as significant for the information on Hawaiian history and prehistory that they have yielded (Criterion “d”). The report indicates that the Miki Basin Industrial Park Project will adversely impact both historic properties and recommends that data recovery be conducted as mitigation. SHPD concurred with the significance assessments and mitigation recommendations for SIHP Sites 50-40-98-01980 and 50-40-98-01981 (Log No. 2020.01586, Doc. No. 2008AM02).

#### Data Recovery Plan (Dye, May 2018)

TSD produced the subject DRP for SIHP Sites 50-40-98-01980 and 50-40-98-01981. As indicated above, the DRP was produced prior to SHPD’s review and acceptance of the AIS report (DiVito et al., May 2018). The DRP includes a brief management summary, site descriptions, research questions, and methodology. The plan stipulates that no fieldwork will be conducted for the data recovery work. During the AIS fieldwork, all 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 DRR.

Research questions include 1) gathering data on the history of vegetation change on Lāna‘i 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 (Dye, 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.

Dye (February 2019) compared the ages and firewood composition of the fire-pits at SIHP Sites 50-40-98-01980 and 50-40-98-01981 with ten fire-pit features on Lāna‘i Island and with 33 fire-pit features from Waimānalo, O‘ahu Island, to distinguish tempos of vegetation change following Polynesian colonization of the islands. The combination of wood charcoal identification and controlled radiocarbon dating yields indicate the choice of wood species to fuel a fire and a precise estimate of when the firing occurred. The DRR report states that the reported calibrated ages of the individual fire-pits were more helpful in asking the question of when the first fire-pit construction and use were, second occurrences, etc. Dye (February 2019) states that based on the present evidence, the first occurrence of fire-pit construction and use on Lāna‘i began in the late fifteenth century and continued into the historic period. In addition, the identification of firewood used in the fire-pits indicates the prevalence in the historical period of native forest, with relatively little replacement of native species by introduced vegetation species (canoe plants) by Polynesians. In addition, the current evidence suggests the first fire-pits were constructed 400 to 500 years after Polynesians colonized the Hawai‘i island chain, and it was unlikely that the earliest evidence for human activity on Lāna‘i has been identified. The second research question related to the technological and geochemical sourcing analyses (EDXRF) of the collected lithic artifacts concluded that Lāna‘i’s archaeological study on stone tools is in the early stages of understanding. The reduction sequence of the adze preforms consisted of large flakes from a boulder of suitable rock materials. This reduction sequence involving flakes was common in Hawai‘i and associated with producing small adzes. Dye (February 2019) indicates that the adze rejects were sourced from local rocks but cautions that imported adzes will mostly likely be identified with subsequent research.

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 SIHP 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 [lehua.k.soares@hawaii.gov](mailto:lehua.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](mailto: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@pulamalanai.com](mailto:kdancil@pulamalanai.com)  
Olivia Simpson, [osimpson@pulamalanai.com](mailto:osimpson@pulamalanai.com)  
Dodge Watson, [dodge@honuaconsulting.com](mailto:dodge@honuaconsulting.com)  
Trisha Watson, [watson@honuaconsulting.com](mailto:watson@honuaconsulting.com)  
Land Use Commission, [dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov)