

## APT Committee

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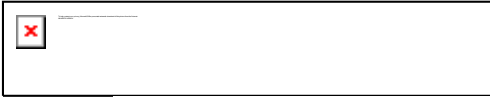
**From:** Kari Luna Nunokawa <kari@munekiyohiraga.com>  
**Sent:** Monday, August 15, 2022 3:09 PM  
**To:** APT Committee  
**Cc:** Alison N. Stewart  
**Subject:** Early Consultation Letter for the Proposed Upcountry Maui Agricultural Park Project  
**Attachments:** WUE-Kula Ag Shane Sinenci ECL.pdf

Aloha APT Committee,

At the request of Alison Stewart, I am forwarding the early consultation letter that was sent to Councilmember Sinenci's office regarding the proposed Upcountry Maui Agricultural Park project. Please let me know if you need anything further. Mahalo.

Me ke aloha pumehana,  
Kari

**Kari Luna Nunokawa**, Ed.D. Senior Manager  
Email: [kari@munekiyohiraga.com](mailto:kari@munekiyohiraga.com)



**Maui:** 305 High Street, Suite 104, Wailuku, Hawaii 96793 **T:** 808.244.2015 **F:** 808.244.8729  
**Oahu:** 735 Bishop Street, Suite 412, Honolulu, Hawaii 96813 **T:** 808.983.1233  
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Due to the COVID-19 pandemic, if you have a document or package for delivery to our office via FedEx, UPS, or other courier service, please reach out to a MH team member to coordinate prior to sending. We are committed to providing our clients excellent service to further project goals and objectives during these challenging times. Please take care and stay safe. Mahalo.

May 26, 2022

Shane Sinenci, Councilmember  
Maui County Council - East Maui  
200 South High Street, 8th Floor  
Wailuku, Hawai'i 96793

**SUBJECT:** Early Consultation Request for Proposed Upcountry Maui  
Agricultural Park Project; TMK No. (2)2-5-001:002; Kula, Maui,  
Hawai'i

Dear Councilmember Sinenci:

The County of Maui ("County"), Office of Economic Development ("OED") is proposing the development of the Upcountry Maui Agricultural Park by developing 262-acres of land identified as TMK No. (2)2-5-001:002 (Parcel 2) in Kula, Maui, Hawai'i. See **Figure 1** and **Figure 2**.

**A. PROJECT BACKGROUND**

There is an existing Kula Agricultural Park which was created to promote the development of diversified agriculture on Maui by providing appropriately sized agricultural lots at reasonable rent with long-term tenure. The existing park consists of 31 farm lots ranging from 10 acres to 30 acres for a total of 445 acres and supports 20 farm tenants. There are a multitude of crops being grown such as Kula onions, tropical fruits, vegetables, herbs, dryland taro, turf grass, landscape nursery products, and flowers. OED serves as the County's land management entity for the park.

In 2018, the County acquired 262 acres of land identified as TMK No. (2)2-5-001:002 (Parcel 2). This land, which was previously used to cultivate sugarcane, is approximately 2,000 feet makai (west) of the existing Kula Agricultural Park. The OED proposes to use this land to expand the existing Kula Agricultural Park with the new Upcountry Maui Agricultural Park, and further bolster diversified agriculture on Maui.

**B. PROPOSED ACTION**

The OED proposes to develop the Upcountry Maui Agricultural Park by developing and subdividing Parcel 2 into 18 multiple acre lots that will be leased to local farmers and businesses for diversified agriculture. The 18 lots will range in size from four (4) acres to 20 acres. The preliminary concept plan includes 12 leasable lots that range in size from four (4) to 10 acres, four (4) lots between 10 to 15 acres, and two (2) lots between 15 to 20 acres. Improvements will include roads and infrastructural improvements including an irrigation system to deliver non-potable water and electrical power to each lot. Further, the project, in partnership with the Department of Land and Natural Resources, will install ungulate fencing around the perimeter of the property to provide protection of the farm lands from axis deer. See **Figure 3**.

**C. REGULATORY CONSIDERATIONS**

The use of County lands and funds will require environmental review pursuant to Chapter 343, Hawai'i Revised Statutes (HRS) and Section 11-200.1-8, Hawai'i Administrative Rules (HAR). An Environmental Assessment (EA) will be prepared to evaluate the technical characteristics, environmental impacts and alternatives, as well as advance findings relative to the HAR Criteria for the project. The County of Maui, Office of Economic Development will serve as the approving agency for the EA.

A component of the onsite irrigation system is a proposed pipeline which will cross the Pūlehu Gulch and as such, a Preliminary Jurisdictional Determination will be sought from the U.S. Army Corps of Engineers (USACE) to determine if portions of the project are within the federal jurisdiction of the USACE triggering the need for a Department of Army Section 404 Permit and Section 401 Water Quality Certification from the State Department of Health. As may be applicable, Stream Channel Alteration Permits will be obtained from the State Commission on Water Resource Management. Coastal Zone Management Consistency approvals will also be sought from the State Office of Planning and Sustainable Development, if needed.

On behalf of the OED, we are writing to respectfully request early consultation comments on the proposed project in accordance with the requirements of Chapter 343, HRS and Section 11-200.1-8, HAR.

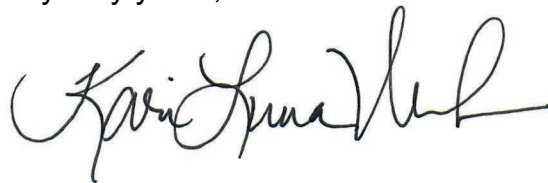
Shane Sinenci, Councilmember  
May 26, 2022  
Page 3

We would appreciate receiving any written comments you may have regarding the proposed project by June 17, 2022. Please address your comments to:

Munekiyo Hiraga  
Attention: Kari Luna Nunokawa  
305 High Street, Suite 104  
Wailuku, Hawai'i 96793  
OR  
Email: [planning@munekiyohiraga.com](mailto:planning@munekiyohiraga.com)

Should you have any questions regarding this Chapter 343, HRS early consultation request, please do not hesitate to contact me at (808) 244-2015 extension 216. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kari Luna Nunokawa". The signature is fluid and cursive, with a long horizontal stroke at the end.

Kari Luna Nunokawa, Ed.D.  
Senior Manager

KLN:ab

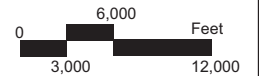
Attachments

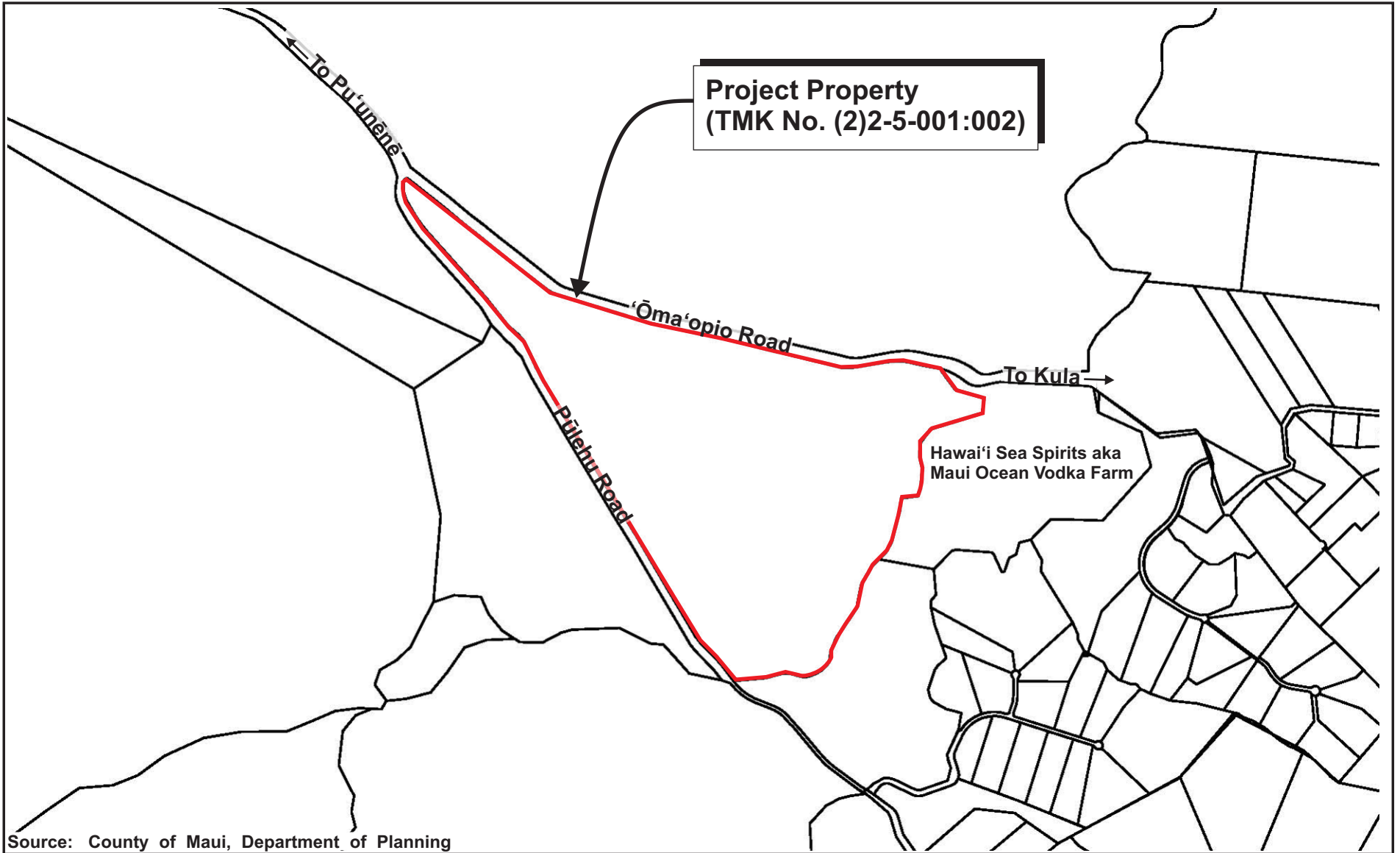
cc: JoAnn Inamasu, Office of Economic Development (w/attachments)  
Patrick Ornellas, Office of Economic Development (w/attachments)  
Dan Shupack, Department of Management (w/attachments)  
Darren Unemori, Warren S. Unemori Engineering, Inc. (w/attachments)

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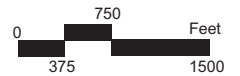
Figure 1 Proposed Upcountry Maui Agricultural Park Project  
Regional Location Map





Source: County of Maui, Department of Planning

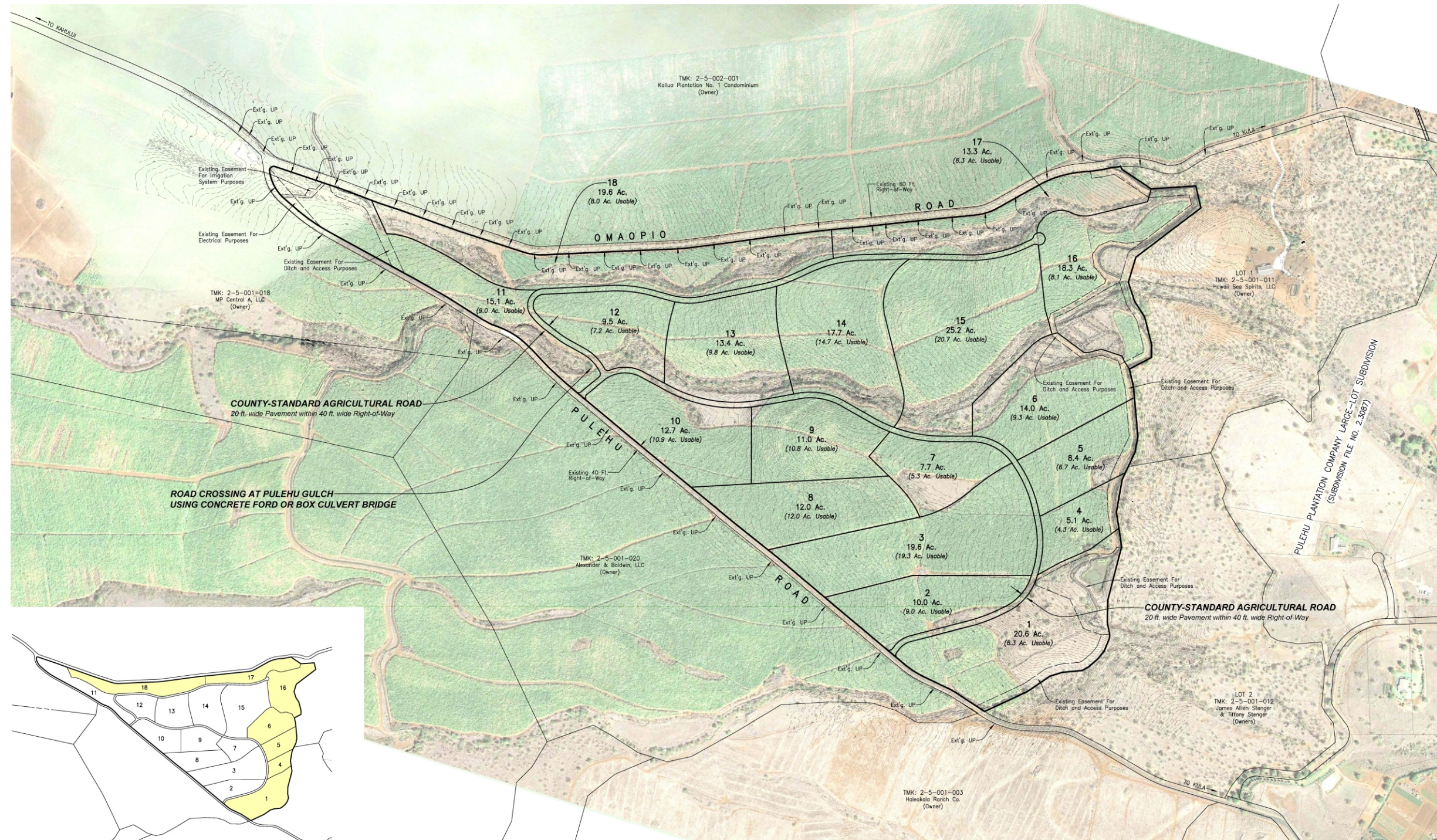
Figure 2 Proposed Upcountry Maui Agricultural Park Project Property Location Map



Prepared for: County of Maui, Office of Economic Development



WUE\Kula Ag Park\_Exp\Figures\Project Location Map



**PRELIMINARY 18 LOT SUBDIVISION PLAN FOR UPCOUNTRY MAUI AG PARK**

Tax Map Key 2-5-001: 002 (262.288 Acres)

- MOST SUITABLE USE**
- NATURAL OR ORGANIC FARMING
  - TRADITIONAL FARMING

Source: Warren Unemori Engineering, Inc.

Figure 3

**Proposed Upcountry Maui Agricultural Park Project  
Conceptual Plan Map**

NOT TO SCALE



Prepared for: County of Maui, Office of Economic Development

