

**Application for Change of Zoning,
Community Plan Amendment,
Maui Island Plan Amendment,
Countywide Policy
Plan Amendment or District
Boundary Amendment**

**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: 10/14/2022

Plan Number: ZPA2022-00005



County of Maui, HI

Plan Number: ZPA2022-00005

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Type:

ZPA - Change of Zoning, Community Plan Amendment, Maui Island Plan Amendment, Countywide Policy Plan Amendment or District Boundary Amendment

Status:

Submitted

Project Name:

Applied Date:

10/14/2022

Expiration Date:

District:

Lanai

Assigned To:

Poaipuni, Loriann

Completion Date:

Valuation:

\$78,800,000.00

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](#)**More Info****I. Project InformationAPPLICATION DOCUMENTS**

Please use the below hyperlinks to open and/or download forms to be used while preparing and submitting your application. [Next Section](#) | [Top](#)

[Outline of ZPA Questions](#)

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

[Required Attachments for Change of Zoning](#)

Upload all the listed documents in the "Attachments" section if you are requesting a Change of Zoning.

[Required Attachments for CP and MIP amendments](#)

Upload all the listed documents in the "Attachments" section if you are requesting an amendment to a Community Plan (CP) or the Maui Island Plan (MIP).

[Required Attachments for a Land Use Commission DBA](#)

Upload all the listed documents in the "Attachments" section if you are requesting a Land Use Commission District Boundary Amendment.

[Sample of Basic Answers to Questions](#)

You can review this first sample to help you frame less complex answers to all 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 all 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.

[Land Use Comm. Admin. Rules 15-15-18 thru 15-15-21](#)

If you are requesting a Land Use Commission District Boundary Amendment, you will need to describe below how the applicable criteria from sections 15-15-18 through 15-15-21 of the Land Use Commission's administrative rules are met.

[Notice of Application - ZPA](#)

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](#)

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 of Mailing-Notice Public Hrng.](#)

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

[Sample land use change map](#)

Prepare a map of the subject property and its surrounding properties, including their Tax Map Key numbers and the proposed land use change, in a format designed to be printed on regular paper of 8 1/2" x 11". The map will not include the metes and bounds on it, nor signature lines or dates for any approvals. Upload it in the "Attachments" section.

You will have the opportunity to upload some attachments in batches in the "Attachments" section.

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. Select one or more types of amendments or changes being requested

<input type="checkbox"/>	Change of Zoning
<input type="checkbox"/>	Community Plan Amendment
<input type="checkbox"/>	Countywide Policy Plan Amendment
<input type="checkbox"/>	District Boundary Amendment
<input type="checkbox"/>	Maui Island Plan Amendment

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

Not applicable

3. Associated application number(s), if known

Not applicable

4. Is this application for a Maui County agency project?

No

5. Project Name

Miki Basin Industrial Park

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

16337.6

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

8712000

8. Valuation of Project*

78800000

*** 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.**

9. Physical Address/Location of Project

Miki Road, Lānaʻi, Hawaiʻi

10. Additional Location Information

TMK No (2) 4-9-002:061(por.); 3.2 miles southwest of Lānaʻi City off of Kaumālapaʻu Highway and south of Lānaʻi Airport

11. Describe the Existing Use.

The majority of the project site is vacant and fallow agricultural land. An approximately 14.5-acre interim industrial use for the concrete crushing facility has been established for a portion of the project area that borders the western side of the Miki Basin Industrial Condominium. The Applicant applied and was approved for a Land Use Commission Special Permit (SUP2 2021-0008) for the 14.5-acre area in March 2022.

12. Briefly describe the Proposed Development/Use.

The project area totals 200 acres and will include 20 acres for infrastructure purposes (10 percent of the project area, which will be used for roads, common areas, and other related uses); 127 acres for renewable energy projects (e.g., photovoltaic plus battery energy storage); 14.5 acres for the relocation of an existing concrete recycling and rock crushing operation (and for the storage and stockpiling of aggregate and construction materials); 12.5 acres for the relocation of an existing asphalt plant; and 26 acres for new industrial uses. Possible new future industrial uses include a slaughterhouse, warehouse space for cold storage, laboratory/testing facilities, niche product development, automotive services, multi-media facility, animal hospital, and other industrial uses allowed under "M-1, Light Industrial" and "M-2, Heavy Industrial" zoning. The number of parking spaces to be provided after development will be determined based on specific uses and will be in compliance with parking requirements established by Maui County Code, Chapter 19.36B.

13. No. of Parking Spaces now on the site

50

14. No. of Parking Spaces on the site after development

50

15. Building Permit Application No.

Not Applicable

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

Yes

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

The majority of the project site is vacant and fallow agricultural land. An approximately 14.5-acre interim industrial use for the concrete crushing facility has been established for a portion of the project area that borders the western side of the Miki Basin Industrial Condominium. The Applicant applied and was approved for a Land Use Commission Special Permit (SUP2 2021-0008) for the 14.5-acre area in March 2022.

B. DESCRIPTION OF THE PROJECT**1. List any amendment to text changes you are requesting for zoning conditions or plan wording.**

Change of Zoning (CIZ) from "Agricultural" district and "Interim" district to "M-1, Light Industrial" district and "M-2, Heavy Industrial" district.

2. Provide a statement of the purpose and need for the proposed action.

The proposed Miki Basin Industrial Park will provide much needed industrial land on Lānaʻi, and a much needed industrial park. Currently, vacant industrial land is not available on the island. The project will provide space for the relocation and/or expansion of existing industrial activities on Lānaʻi, land and warehouses for storing goods and equipment, and land and buildings to accommodate industrial activities new to Lānaʻi. Readily available industrial land is important to take immediate advantage of any new economic opportunities which may arise. According to the Market Assessment prepared for the project, pent-up demand for industrial land and industrial space to accommodate "typical industrial activities" (i.e., manufacturing, warehouses, base yards, etc.) is readily apparent on Lānaʻi. See Final Environmental Assessment (EA), Appendix "A", Market Assessment. Many businesses in Lānaʻi City are operated from homes, partly because there are no industrial parks on Lānaʻi that serve small scale tenants. Yards and rooms are used for operations and to store equipment and supplies. In some cases, inadequate space may be limiting local companies' ability to expand. For some of these businesses, an industrial park may be a more suitable location because of more space, visual impacts, noise, odors, dusts, etc. Many of these home businesses provide a second source of income for workers employed elsewhere on Lānaʻi. If industrial space were available, some business owners might opt to expand their companies into full-time operations. In other cases, businesses are operated from vans and residences, and some might benefit from a permanent location in an industrial park. In addition, some industrial activities may fail to develop on Lānaʻi due to a lack of a suitable location.

3. Describe the full scope of your project. Include, where applicable, but not limited to: use, length, width, height, building materials, floor area, and size of structures in square feet, project need, 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.

Eighty-seven (87) percent of the land area (174 acres) are planned to be developed within five (5) years of securing all entitlements. The remaining 13 percent (26 acres) may begin within the first five (5) years, however, it is expected to be completed within 20 years. The remaining 26 acres are set aside for new industrial uses. The new industrial uses will be implemented throughout the duration of the project (over a period of 20 years). The relocated asphalt plant will be on a 12.5-acre site. The plant and its aggregate stockpiles cover approximately 79,000 square feet (sf.). Portable restrooms and an office trailer are also planned for the site. The concrete crushing operation will be located on a 14.5-acre site. The operation includes a 700-sf. scale house and 16,400-sf. of crushing equipment. The concrete batch plant, cement silo storage, aggregate stockpiles and concrete washout pit will cover approximately 25,000 sf. An office trailer, portable restrooms and water tank will also be located on the site. It is estimated that up to 25 employees will work at the two (2) operations, and hours of operation will be from 7:00 a.m. to 3:30 p.m. The renewable energy projects will be located on a 127-acre site. Facilities and equipment 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. Other industrial uses are planned for the remaining 26 acres. 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, and other industrial uses allowed under "M-1, Light Industrial" and "M-2, Heavy Industrial" zoning. See Miscellaneous Plans, Surveys and Documentation, attached for more detailed information.

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 Lāna'i (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 project site is vacant and fallow agricultural land. An approximately 14.5-acre industrial use area for the concrete crushing facility has been established for a portion of the project area that borders the western side of the Miki Basin Industrial Condominium. The Applicant applied and was approved for the Land Use Commission Special Permit (SUP2 2021-0008) for the area in March 2022.

D. LIST THE ADJACENT AND SURROUNDING LAND USES

1. North

Lānaʻi Airport and Kaumālapaʻu Highway

2. East

Fallow agricultural land

3. South

Hawaiian Electric Company Generating Station and Miki Basin Industrial Condominium

4. West

Fallow agricultural land

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 property include any buildings/structures 50 or more years old?

Is there ground altering activity proposed?

2. Is it in NHLD?



3. County Historic District?



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?

Is the project exempt under Chapter 343?

II. Plan Consistency & Impacts A. SELECT THE RELEVANT

THEMES, GOALS, OBJECTIVES, [Previous Section](#) | [Next Section](#) | [Top](#)

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.

[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 request or 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.

Not Applicable

3. If your request or 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 (affects) 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

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 is designated as "Agricultural" by the State Land Use Commission. In Docket A19-809, the Applicant is seeking a District Boundary Amendment (DBA) for "Urban" designation, to bring consistency with the Lānaʻi Community Plan.

2. Maui Island Plan Growth Boundaries

Not Applicable

(N/A if project on Molokai or Lanaʻi)

3. Maui Island Plan Protected Areas

Not Applicable

(N/A if project on Molokai or Lanaʻi)

4. Community Plan Land Use Designations

The Lānaʻi 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 Lānaʻi Community Plan Land Use Map. The project site is designated as "Light Industrial" and "Heavy Industrial" by the Community Plan. The proposed project is consistent with the Community Plan land use designations.

5. Zoning Designations

The project site is zoned "Agricultural", with a small portion zoned "Interim" by County Zoning. The Applicant is seeking a Change of Zoning (CIZ) for "M-1, Light Industrial" and "M-2, Heavy Industrial" designation, to bring consistency with the Lānaʻi Community Plan. Pūlama Lānaʻi will work with Maui County in establishing the allowable uses in the Miki Basin Industrial Park from the overall permitted uses allowed by zoning. The Miki Basin Industrial Park will focus on Light and Heavy Industrial uses, including renewable energy uses, an asphalt plant, a concrete recycling and rock crushing operation, and materials storage and stockpiling of aggregate and construction materials. It should be noted that "Special Uses" permitted in "M-2, Heavy Industrial" zoning include asphalt manufacture, cement, lime, gypsum, or plaster of paris manufacture, and rock, sand, gravel, or earth excavation, crushing or distribution. The proposed project complies with the criteria to be granted a CIZ as follows: 1. Meets the intent of the Lānaʻi Community Plan as illustrated in D.4. 2. Consistent with the Lānaʻi Community Plan Map. 3. Meets the intent and purpose of the "M-1, Light Industrial" and "M-2, Heavy Industrial" districts. 4. Will not adversely affect social services or infrastructural services. 5. A project Final EA determined no adverse impacts on the socio-economic and environmental resource. 6. The CIZ does not involve establishment of an agricultural district Although the project includes 2 of the 3 criteria pursuant MCC, Section 19.30A.020 for determining whether Agricultural lands should be retained in the agricultural district there are several reasons supporting the CIZ. The 200 acres of the proposed project represents approximately 1.1 percent of the 18,000 plus acres of the previously cultivated pineapple fields. There is presently no demand for agricultural use of the project area, and there is sufficient available agricultural land to meet demand.

DEVELOPMENT IMPACTS

E. ARCHAEOLOGICAL, HISTORICAL, AND CULTURAL RESOURCES IMPACTS:

1. Describe any archaeological impacts.

The AIS recommended that 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 parcel. SHPD concurred with this recommended mitigation. The Applicant has prepared an Archaeological Data Recovery Plan and Archaeological Data Recovery Report that have been submitted to SHPD for review. Refer to Final EA, Appendices "D-1", "D-2", "D-3", and "D-4". 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 Lāna'i 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 of the AIS, discovery of historic items in the project area are not expected. None of the historic sites identified in the AIS are located on the project area and the sites have been removed, as noted in the Archaeological Data Recovery Plan and Archaeological Data Recovery Report that was submitted to SHPD.

2. Describe any impacts on historic resources.

The pedestrian survey and subsurface testing resulted in the identification and documentation of two (2) secondarily deposited historic scatters and two (2) historic properties, designated Site 50-40-98-1980 and Site 50-40-98-1981. Site 50-40-98-1980 is comprised of two (2) features including a lithic scatter and an eroded exposed fire-pit. Site 50-40-98-1981 is a subsurface truncated fire-pit feature. Both historic properties are evaluated as significant for the important information on Hawaiian history and prehistory that they have yielded. The AIS recommended that 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 parcel. SHPD concurred with this recommended mitigation. 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 work, then activities at the site will be suspended and Pūlama Lāna'i 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 of the AIS, discovery of historic items in the project area are not expected. None of the historic sites identified in the AIS are located on the project area and the sites have been removed, as noted in the Archaeological Data Recovery Plan and Archaeological Data Recovery Report that was submitted to SHPD.

3. Describe any impacts on cultural resources.

The impacts to cultural resources were assessed for the project area by Honua Consulting Services LLC. Refer to Final EA, 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 ahupua'a of Kamoku. The CIA involved ethnographic research and interviews of individuals with knowledge of Kamoku and native Hawaiian beliefs, practices and traditions on Lāna'i. One of the interviewees indicated that the project area had been used for gathering of 'a'alii and 'uhaloa for adornments and la'au lapa'au. Both 'a'alii and 'uhaloa are common throughout the Pālāwai-Miki Region of Lāna'i and prevalent in the surrounding areas. Therefore, while the project area is used for traditional practices, the proposed project is not anticipated to affect the availability of these cultural resources, and the project will not affect access to these resources in the region. The project is not anticipated to have an impact on native Hawaiian traditional and cultural practices in the ahupua'a.

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 Data Recovery Plan and Data Recovery Report and notified the County that the permit issuance process may proceed.

F. SOCIO ECONOMIC IMPACTS

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

Surrounding Land Uses: The proposed Miki Basin Industrial Park 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 action is not anticipated to have significant adverse effects on the neighboring facilities or the Lānaʻi Airport. **Population and Demography:** The proposed project 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 will allow existing industrial facilities currently scattered in business and residential areas in Lānaʻi City to relocate to more appropriate locations for industrial uses with infrastructure and buffers. **Economy:** The project will create temporary and permanent employment opportunities. The project will also provide space for new businesses to flourish and for the diversification of the economy. The project will transform vacant land of limited agricultural potential into an asset for the community. Construction activities will result in short- and long-term creation of jobs and materials spending. During the initial 10-year development period, when most of the development is expected to occur, total construction expenditures are estimated at \$78.8 million. Construction expenditures plus indirect sales related to construction expenditures are expected to average \$12.9 million per year based on State economic multipliers. By 2030, new economic activities at the Miki Basin Industrial Park are expected to generate approximately \$17.1 million annually. Overall, the project will produce annually an estimated \$670,000 in State taxes and \$380,000 in County taxes. Refer to Final EA, Appendix "F", Economic, Population, and Fiscal Impacts Report.

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 project 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 '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. 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.

2. View corridors and scenic resources impacts

The project area is not part of a scenic corridor, and the project will not affect scenic vistas or view planes. Rather, the project area abuts the southeast end of Lāna'i Airport and the project 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 project. 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 to Final EA, 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 Lāna'i 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.

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 Final EA, Appendix "C", Flora and Fauna Study. The U.S. Fish and Wildlife Service (USFWS) was consulted for the proposed project 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 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 site. 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 action.

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 project is not anticipated to adversely impact any significant natural features.

9. Open space impacts

The proposed project 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 is located away from public roadways and residential areas. The proposed project is 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. Future industrial park users will be responsible for complying with all applicable DOH rules and regulations relating to noise impacts. Pūlama Lānaʻi will ensure that any impact to air quality or 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. Any future industrial activities which may have air quality impacts will be regulated by the DOH. The 127 acres of the Miki Basin Industrial Area to be utilized for renewable energy projects (photovoltaic plus battery storage), will not generate adverse air quality impacts. Other future uses include the relocation of an existing concrete recycling and rock crushing operation, and for the storage and stockpiling of aggregate and construction materials. Stockpile sites 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 CO₂ EQ), the relative effects GHG emissions (CO₂ 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 action is 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 Hawai'i Department of Land and Natural Resources Engineering Division requested the Applicant research the Flood Hazard Zone designation for the project, 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 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.

H. OTHER IMPACTS, MEETINGS, APPROVALS AND ZONING

1. Describe any other impacts.

The proposed project commits 200 acres of land for the construction of the proposed Miki Basin Industrial Park. Other resources which will be committed in the implementation of the proposed action include material and fuel resources. The project 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 project 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. Construction of the industrial park will allow existing industrial facilities currently scattered in business and residential areas in Lāna'i City to relocate to more appropriate locations having the infrastructure and buffers necessary for industrial uses. The proposed action also provides opportunities for future industrial development on Lāna'i, which will add to the Lāna'i's economy and, thereby, contribute to the island's resiliency and sustainability.

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 Lāna'i Community Plan process, the proposed 200-acre Industrial land was publicly discussed at ten (10) Lāna'i Community Plan Advisory Council meetings, four (4) Lāna'i Planning Commission meetings, and three (3) Maui County Council meetings as part of an update to the Lāna'i Community Plan. A public community meeting was also held on Lāna'i on October 22, 2018. The project 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 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 Lāna'i 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 Hawai'i, 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.

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 project represents approximately 1.1 percent of the 18,000 plus acres of the previously cultivated pineapple fields. Although the project 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 project 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 Final EA, 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 Hawai'i 1. Chapter 343 Hawai'i Revised Statutes, Environmental Assessment 2. Land Use District Boundary Amendment Approval (Land Use Commission) 3. National Pollutant Discharge Elimination System (NPDES), as applicable 4. Community Noise Permit, as applicable 5. Permit to Perform Work Upon State Highways, as applicable 6. 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. County Special Use Permit (asphalt plant and rock crushing operation) and/or other Title 19 approvals, as applicable 3. 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 project site are zoned "Agricultural", with a small portion zoned "Interim" by the Maui County Zoning. Refer to Final EA, Figure 10. The Applicant is seeking 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 Lāna'i Community Plan. The Final EA is the primary supporting document for the CIZ process. Pūlama Lāna'i will work with Maui County in establishing the allowable uses in the Miki Basin Industrial Park from the overall permitted uses allowed by zoning. The Miki Basin Industrial Park will focus on Light and Heavy Industrial uses, including renewable energy uses, an asphalt plant, a concrete recycling and rock crushing operation, and materials storage and stockpiling of aggregate and construction materials. Possible new future industrial uses in the project area include a slaughterhouse, warehouse space for cold storage, laboratory/testing facilities, niche product development, automotive services, multimedia facility, animal hospital, and other industrial related uses allowed under "M-1, Light Industrial" and "M-2, Heavy Industrial" zoning. It is noted that certain uses, including asphalt plant and rock crushing operations, are identified as special uses by the zoning ordinance and the applicable County Special Use Permit will be obtained. MCC, Section 19.510.040 outlines the criteria which a project must meet in order to be granted a CIZ by the Maui County Council. The proposed project was evaluated with respect to these criteria and is discussed in further detail in the Final EA.

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 “Agricultural” by the State Land Use Commission. In Docket A19-809, the Applicant is seeking a District Boundary Amendment (DBA) for “Urban” designation, to bring consistency with the Lānaʻi Community Plan, which designates the property as “Light Industrial” and “Heavy Industrial”.

III. InfrastructureA. WATER

1. Identify existing water source and current usage.

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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 Final EA, 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 Concrete Batch Plant (CBP) is 3,500 GPD, which is currently provided by PWS 238. 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 majority of the project 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 project (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 project. 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 which include modifying or replacing the existing PRV, drilling a new source or multiple sources

to obtain an additional minimum pump capacity of 426 gallons per minute (GPM), and evaluating the condition of sections of the Pālāwai Irrigation Grid to determine the need for pipe repair, replacement or possible abandonment. 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 project can be accommodated within the Leeward Aquifer System's 3.0 MGD sustainable yield. Refer to Final EA, Appendix "H-2", New Well Supply Alternatives for the Mānele Bay Water System, Public Water System No. 238. The water demand for the proposed project is also analyzed in the context of the 6.0 MGD sustainable yield for the island as a whole. The current water demand on Lāna'i is 1.517 MGD, the next additional incremental demand is the full buildout for the Miki Basin Industrial Park at 0.159 MGD, followed by other proposed or approved projects at 0.260 MGD. The total forecasted water demand for Lāna'i (summation of the values) 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 Lāna'i.

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 CBP and the asphalt plant. 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 are expected to have a new demand of 156,000 GPD on PWS 238. According to the Water Master Plan for PWS 238, the full buildout of the Miki Basin Industrial Park's new or incremental estimated water demand on PWS 238 is 159,625 GPD. The estimated water demand on PWS 238 for the full buildout of the Miki Basin Industrial Park is 163,125 GPD, which includes the existing and new or incremental estimated water demand. The projected average day demand for PWS 238, including full buildout of the Miki Basin Industrial Park and existing demands (not Miki Basin Industrial Park related), 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 (3) 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 Miki Basin Industrial Park. Additionally, the design and operations of facilities will include measures which will promote the conservation of water resources. The project will be constructed with appropriate water efficiency measures. The Applicant confirms its commitment that water usage for the project 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 Lāna'i 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 project 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 project's potential use of R-1 recycled wastewater would be in alignment with the Lāna'i Island Water Use and Development Plan. The Applicant will utilize R-1 recycled wastewater for the project, to the extent 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, 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. Each development within the industrial park will be required to provide its own wastewater treatment system and associated wastewater collection system. The type of treatment system used will be determined by the size and type of development. Sizing of each system will be determined during the design phase of each development. Since specific development plans for the industrial park are not yet available, proposed wastewater flows for buildout of the industrial park are based on the proposed land use and an estimated developable area for each parcel. The proposed design average wastewater flow for full buildout of the industrial park is 80,179 GPD, with a design peak flow of 333,688 GPD. It is anticipated that the concrete facility and asphalt plant 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 light industrial area west of Miki Road would produce the majority of the projected design wastewater flow. A WWTP developed at the lowest point in the project site on the southwestern edge of the light industrial area west of Miki Road could collect the wastewater from this area without the need for pump stations and force mains. 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 project.

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 project.

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 meet the County of Maui Storm Drainage Standards. Refer to Final EA, 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 200 acre project area.

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

The proposed development will increase the amount of impervious area within the project. The project 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 this project 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 project 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 200-acre industrial development 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 site 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 project is Miki Road. Miki Road is a generally north-south, two-way privately-owned roadway that begins to the north at its intersection with Kaumālapā'u Highway and extends approximately 2.95 miles to the south. Kaumālapā'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 proposed project. Refer to Final EA, Appendix "G", attached, 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 project as well as the impacts of known future developments in the vicinity of the project. Currently, the Kaumālapā'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 project site will be provided along Miki Road. Project Driveway 1 provides access to the light and heavy industrial areas west of Miki Road and Project Driveway 2 provides access to the light industrial area east of Miki Road. Refer to Final EA, Appendix "G", Traffic Impact Analysis Report, attached.

3. Describe any proposed roadway condition improvements.

The TIAR recommends the widening of Miki Road between its intersection with Kaumālapa'u Highway to the project 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 project 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 Kaumalapau 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 powerplant is adjacent to the proposed project and provides energy to Lāna'i Airport operations. The electrical service lines to the Airport are underground, running from Kaumālapa'u Highway along the Airport access road to the Airport. The Miki Basin Industrial Park will include 127 acres for renewable energy projects, including photovoltaic equipment with battery energy storage. The project's location adjacent to the HECO fossil fuel power plant will significantly reduce connection costs associated with bringing the renewable energy project online. The electricity generated by the renewable energy project will provide clean energy for 95 percent of the energy demand for the island of Lāna'i. By replacing the use of fossil fuels with renewable energy, Lāna'i will increase resiliency and minimize the impacts of price fluctuations based on the price of oil. The project is not anticipated to have an adverse impact on existing electrical, telephone, or cable television systems, nor is it 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.

F. SOLID WASTE

1. Solid Waste Landfill Site

Lanai Landfill

2. Solid Waste Facilities Adequacy

The Lānaʻi Landfill on Kaumālapaʻu 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 project, the contractor will develop and implement a construction-generated waste disposal plan. Appropriate construction debris will be taken to the landfill. A large proportion of the Miki Basin Industrial Park, 127 acres, is proposed for renewable energy uses such as photovoltaic plus battery energy storage, which would not be a generator of new solid waste. If necessary, appropriate decommissioning practices in compliance with federal, state, and local regulations will be implemented at the end of the useful life of the renewable energy project. Individual users at the Miki Basin Industrial Park will be responsible for disposing of solid waste, recyclables, and green waste consistent with State and County regulations and programs. With respect to the concrete recycling and crushing operation, 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 concrete crushing operation represents a relocation of an existing use, significant new solid waste generation is not anticipated. Based on the foregoing, the proposed Miki Basin Industrial Park is 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 project, 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 concrete recycling and crushing operation, 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 concrete crushing operation represents a relocation of 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 proposed project 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 will comply with all applicable requirements and regulations regarding development near the airport, including requirements pertaining to the development of solar energy facilities.

IV. Public ServicesA. PARKS

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1. List any County or other local community/recreational facilities that serve your site.

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

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

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

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

The project 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 project is not anticipated to generate an increase in enrollment. The proposed Miki Basin Industrial Park will allow existing industrial uses 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. The project is not a population generator and, as such, adverse impacts on educational facilities are not anticipated.

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

4. Select the police station that serves your area

<input type="checkbox"/>	Wailuku Police Station on Mahalani Road
<input type="checkbox"/>	Hana Police Station
<input type="checkbox"/>	Lanai Police Station
<input type="checkbox"/>	Molokai Police Station
<input type="checkbox"/>	Kihei Police Station
<input type="checkbox"/>	

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

5. Select the hospital that serves your area.

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

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

The proposed project will not adversely affect public services. It is not a population generator, nor will it expand service limits for public services. The project involves development of an area for light and heavy industrial uses, as identified in the Lānaʻi Community Plan.

**V. Other Info-Code, DBA & MBAA. PROVIDE THE OTHER
BELOW INFORMATION
REQUIRED BY ZONING CODE SECTION 19.510.010**

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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 project site 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 proposed Miki Basin Industrial Park 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 project is 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 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 project.

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 Final EA, 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 concrete recycling and 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 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.

B. DISTRICT BOUNDARY AMENDMENTS

1. For District Boundary Amendments, describe how the applicable criteria from sections 15-15-18 through 15-15-21 of the Land Use Commission rules are met.

In Docket A19-809, the Applicant is seeking a District Boundary Amendment (DBA) from "Agricultural" to "Urban" to bring consistency with the Lāna'i Community Plan. The DBA is being processed by the State Land Use Commission. Discussion of the applicable criteria of the Land Use Commission rules is provided in the Applicant's Petition for a DBA before the Land Use Commission.

C. Maui Island Plan Amendments

Complete this section if your project requires a Maui Island Plan Amendment. Review the Guiding Land Use Principles below for their relevance to your project and describe how your project supports each relevant principle. If your project does not require a Maui Island Plan Amendment, go on to the next section.

CRITERIA FOR GROWTH BOUNDARY AMENDMENTS. SELECT THE RELEVANT LAND USE PRINCIPLES FROM CHAPTER 8, DIRECTED GROWTH PLAN OF THE MAUI ISLAND PLAN AND DESCRIBE HOW YOUR PROPOSAL SUPPORTS AN AMENDMENT TO A GROWTH BOUNDARY. WHERE IT DOES NOT SUPPORT A GUIDING LAND USE PRINCIPLE, DISCUSS WHY YOUR PROPOSAL IS JUSTIFIED. Consult the land use principles, themes, goals, policies and implementing actions of the Maui Island Plan for guidance. Review chapters 7 and 8, the Planned Growth Areas in chapter 8, and Table 8-2 in chapter 8 of the Maui Island Plan to help you answer how your project addresses each land use principle below.

Guiding Land Use Principles

1. Respect and encourage island lifestyles, cultures, and Hawaiian traditions: The culture and lifestyle of Maui's residents is closely tied to the island's beauty and natural resources. Maintaining access to shoreline and mountain resources and protecting culturally significant sites and regions perpetuates the island lifestyle and protects Maui's unique identity. One of the most vital components of the island lifestyle and culture is Maui's people. In an island environment where resources are finite, future growth must give priority to the needs of residents in a way that perpetuates island lifestyles.

Not Applicable

2. Promote sustainable land use planning and livable communities: Managing and directing future growth on Maui should promote the concept of sustainability, and the establishment of livable communities. Sustainable practices include: 1) Focusing growth into existing communities; 2) Taking advantage of infill and redevelopment opportunities; 3) Promoting compact, walkable, mixed-use development; 4) Revitalizing urban and town centers; 5) Providing transportation connectivity and multimodal opportunities; 6) Protecting and enhancing natural and environmental resources; 7) Protecting, enhancing, and expanding communities and small towns, where appropriate; and 8) Encouraging energy and water-efficient design and renewable energy technology.

Not Applicable

3. Keep "urban-urban" and keep "country-country": Given the high cost of developing public infrastructure and facilities to service remote areas, the significant environmental and social impacts associated with long vehicle commutes, and the desire to "keep the country-side country" it is preferable to develop compact communities and to locate development within or as close as possible to existing urban areas and employment centers.

Not Applicable

4. Protect traditional small towns: Development within and adjacent to Maui's traditional towns should be compatible with and perpetuate their unique character. Hard edges should be maintained around new and existing communities through the use of greenbelts and significant open space.

Not Applicable

5. Protect open space and working agricultural landscapes: In light of continuing urbanization, the protection of agricultural and open-space resources will depend on a healthy agricultural industry and progressive planning and regulation. Planning should utilize agricultural lands as a tool to define the edges of existing and planned urban communities, apply innovative site design, create buffers along roadways, provide visual relief, and preserve scenic views.

Not Applicable

6. Protect environmentally sensitive lands and natural resources: Environmentally sensitive lands, natural areas, and valued open spaces should be preserved. Native habitat, floodways, and steep slopes should be identified so future growth can be directed away from these areas. It will be important to plan growth on Maui in a manner that preserves habitat connectivity, watersheds, undeveloped shoreline areas, and other environmentally sensitive lands.

Not Applicable

7. Promote equitable development that meets the needs of each community: Each region of the island should have a mix of housing types, convenient public transit, and employment centers. Where appropriate, all neighborhoods should have adequate parks, community centers, greenways, libraries, and other public facilities. No community should have a disproportionate share of noxious activities. Additionally, a fair, efficient, and predictable planning and regulatory process must be provided. A cornerstone of equitable development should reflect a focus on providing affordable housing for all of Maui's residents over developing nonresident housing.

Not Applicable

8. Plan for and provide efficient and effective public facilities and infrastructure: Many of Maui's public infrastructure systems and facilities were constructed decades ago and are in need of repairs and upgrades to meet current and future demand. Growth should be planned for areas with existing infrastructure, or where infrastructure can be expanded with minimal financial burden to the public. Transportation infrastructure should be designed to be in harmony with the surrounding area.

Not Applicable

9. Support sustainable economic development and the needs of small business: Land use decisions should promote and support sustainable business activities.

Not Applicable

10. Promote community responsibility, empowerment, and uniqueness: The development of community plans should be a broad-based, inclusive process. The community plans shall be reviewed by the Community Plan Advisory Committees, the planning commissions, and approved by the Council. The MIP shall provide a framework for the updated community plans. Subsequent proposed community plan amendments should be subject, as much as possible, to local community input.

Not Applicable

VI. Long Range Planning_InfoA. PERMITS REQUESTED

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1. What Permits Are You Applying For?

Change of Zoning

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 and Interim District

3. Change of Zoning (COZ) To:

M-1, Light Industrial District and 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

Yes

8. State Land Use District Boundary Amendment From:

In Docket A19-809, the Applicant is seeking a District Boundary Amendment (DBA) from "Agricultural" to "Urban" to bring consistency with the Lānaʻi Community Plan. The DBA is being processed by the State Land Use Commission.

9. State Land Use District Boundary Amendment To:

In Docket A19-809, the Applicant is seeking a District Boundary Amendment (DBA) from "Agricultural" to "Urban" to bring consistency with the Lānaʻi Community Plan. The DBA is being processed by the State Land Use Commission.

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?

16-20 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

200 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"/>	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
<input type="checkbox"/>	N/A

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




N/A	0	N/A
-----	---	-----

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

**Approximate
Location of
Project Area**

Inset 1

Source: County of Maui, Department of Planning

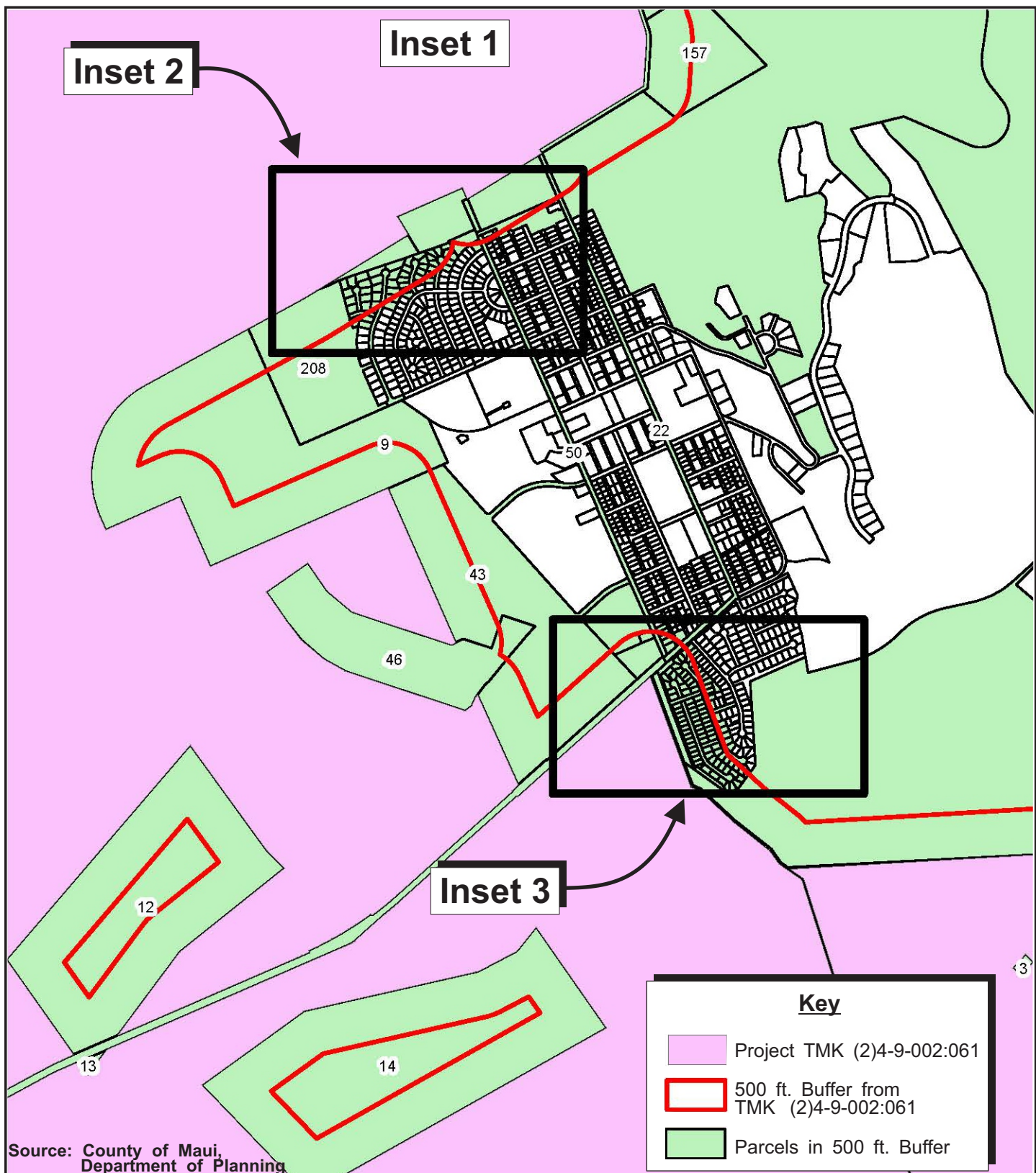
Miki Basin Industrial Park
Parcels Within 500 Feet
of Subject Property

0 3000 6000 12000 Feet



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

 **MUNEKIYO HIRAGA**






Miki Basin Industrial Park Parcels Within 500 Feet of Subject Property



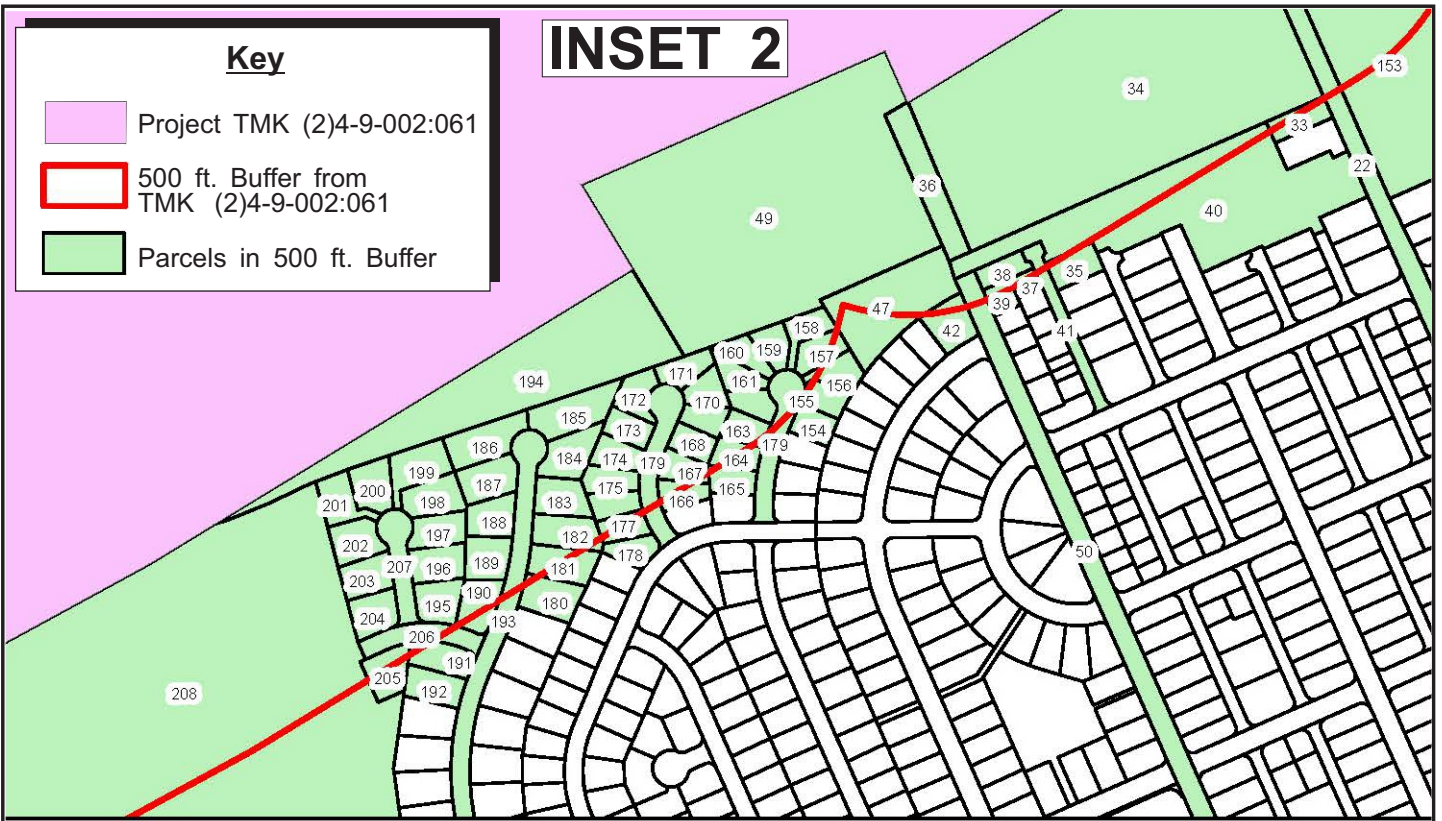
Prepared for: Lanai Resorts LLC, a Hawaii Limited Liability
Company doing business as Pūlama Lānaʻi

MUNEKIYO HIRAGA

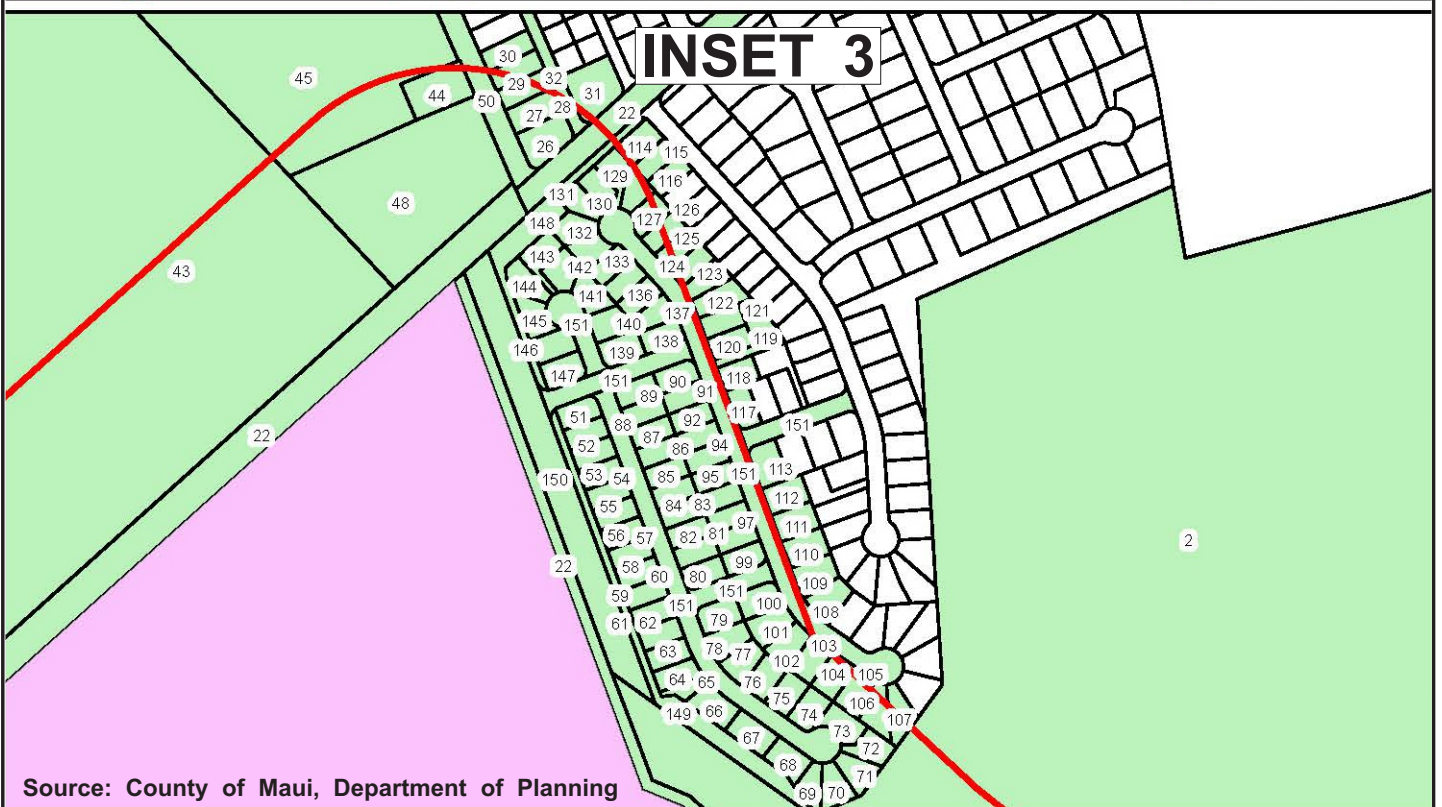
Key

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

INSET 2

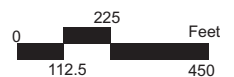


INSET 3



Source: County of Maui, Department of Planning

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



Miki Basin Industrial Park
Tax Map Key Parcels within 500 Foot of Subject Property

No. on Map	TMK NO.
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
31	249004031

No. on Map	TMK NO.
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
61	249016011
62	249016012

No. on Map	TMK NO.
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
91	249016041
92	249016042
93	249016043

Miki Basin Industrial Park
Tax Map Key Parcels within 500 Foot of Subject Property

No. on Map	TMK NO.
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
118	249016116
119	249016117
120	249016118
121	249016119

No. on Map	TMK NO.
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
145	249016143
146	249016144
147	249016145
148	249016147
149	249016148

No. on Map	TMK NO.
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
172	249019024
173	249019025
174	249019026
175	249019027
176	249019028
177	249019029

Miki Basin Industrial Park
Tax Map Key Parcels within 500 Foot of Subject Property

No. on Map	TMK NO.
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
204	249024047

No. on Map	TMK NO.
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

TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
227999999	NOT ON RPT WEBSITE (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			
2490020410000	STATE OF HAWAII			
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	DEPT OF TRANSPORTATION			
2490020416003	STATE OF HAWAII			
2490020416004	KAMAKA AIR LLC ETAL		144 PALEKONA ST	HONOLULU HI 96819
2490020416005	AIR SERVICE HAWAII INC ETAL		95 NAKOLO PL	HONOLULU HI 96810
2490020416006	DEPT OF TRANSPORTATION			
2490020416006	STATE OF HAWAII			
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

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

TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
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	DROPPED 5/9/2022			
2490020540000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
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			
2490020590000	STATE OF HAWAII			
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	DROPPED 5/9/2022	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
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
249002999	NOT ON RPT WEBSITE (ROADWAY)			
2490030050000	WESCOATT WREN W ETAL		PO BOX 81	KAUNAKAKAI HI 96748
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

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

TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
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 MASAANKI 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
249004999	NOT ON RPT WEBSITE (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
2490080440000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490080480000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
249008999	NOT ON RPT WEBSITE (ROADWAY)			
2490090230000	TAMASHIRO,THELMA T TRUST		P O BOX 630518	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
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
249014999	NOT ON RPT WEBSITE (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		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
2490160080000	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
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
2490160160000	SABINO,RICHARD B ETAL		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

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

TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
2490160250000	MENZE,JEFFERSON ARTHUR ETAL		PO BOX 630491	LANAI CITY HI 96763
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

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

TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
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 TADIOS		PO BOX 630205	LANAI CITY HI 96763
2490160440000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
2490160450000	KINCAID,CHRISTOPHER R TRUST ETAL	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 ETAL	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

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

TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
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
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

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

TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
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
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

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

TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
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
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

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

TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
249016999	NOT ON RPT WEBSITE (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		2146 PUUHALE PL	HONOLULU HI 96819
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
2490190180000	YOSHIKAWA,GARRETT Y ETAL		PO BOX 630602	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
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
249019999	NOT ON RPT WEBSITE (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

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

TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
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
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

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

TMK	NAME	NAME 1	ADDRESS	ADDRESS 2
2490240420000	WOOLSEY,JAQUELINE L ETAL		PO BOX 631884	LANAI CITY HI 96763
2490240430000	KAHOOHALAHALA,PUALANI G ETAL		PO BOX 630044	LANAI CITY HI 96763
2490240440000	KAHOOHALAHALA,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
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
249999999	NOT ON RPT WEBSITE (ROADWAY)			

2 - AFFIDAVIT OF MAILING
(ZPA_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:

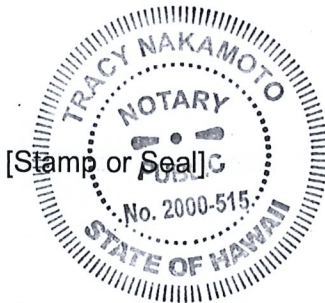
1. Affiant is the applicant for a Change of Zoning for land situated at Miki Road, Lāna'i, Hawai'i, TMK (2): 4-9-002:061(por.)
2. Affiant did on October 7, 2022, deposit in the United States mail, postage prepaid, a copy of a Notice of Filing of Application with a location map, a copy of which is attached 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.

Karlynn Fukuda

subscribed and sworn to before me this

13 day of October, 2022.



Tracy Nakamoto
Notary Public, State of Hawaii

Print Name: Tracy Nakamoto

My commission expires: 10/15/2024

NOTARY PUBLIC CERTIFICATION

Doc. Date: none

Pages: 19

Notary Name: Tracy Nakamoto

Judicial Circuit: second

Doc. Description: Notarized Affidavit of
Mailing of Notice of Application

Notary Signature: Tracy Nakamoto

Date: 10/13/2022



EXHIBIT A.

NOTICE OF APPLICATION

NOTICE OF APPLICATION

Date: Oct 5, 2022

TO: **OWNERS/LESSEES**

Please be advised that the undersigned has filed an application for a Change of Zoning 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 map)

2. Street address: Miki Road, Lānaʻi, Hawaiʻi

3. Land Use Designations and Change(s) Being Sought:

	<u>Existing</u>	<u>Proposed</u>
State Land Use District	District Boundary Amendment from Agricultural to Urban is in process with the State Land Use Commission (Docket A19-809)	No Additional Change
Community Plan	Light Industrial/Heavy Industrial	No Change
Zoning	Agricultural and Interim	M-1 Light Industrial, M-2 Heavy Industrial
Other		

4. Description of the existing uses 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 development and uses on the Property:

200-acre light and heavy industrial park, including 127 acres for renewable energy, 20 acres for infrastructure purposes (roads, common areas, and other related uses), 12.5 acres for relocation of an existing asphalt plant, 14.5 acres for relocation of an existing concrete recycling and rock crushing facility, and 26 acres for new industrial uses.

The Applicant is responsible for ensuring accuracy of the information.

Lanai Resorts LLC, a
Owner/Applicant Name: Hawaii Limited Liability
Company doing business as Pūlama Lānaʻi
Kurt Matsumoto, President

Owner/Applicant Signature

Kurt Matsumoto
Kurt Matsumoto (Oct 5, 2022 14:04 HST)

Phone Number:

(808) 237-2001

Mailing Address:

733 Bishop Street, Suite 1500

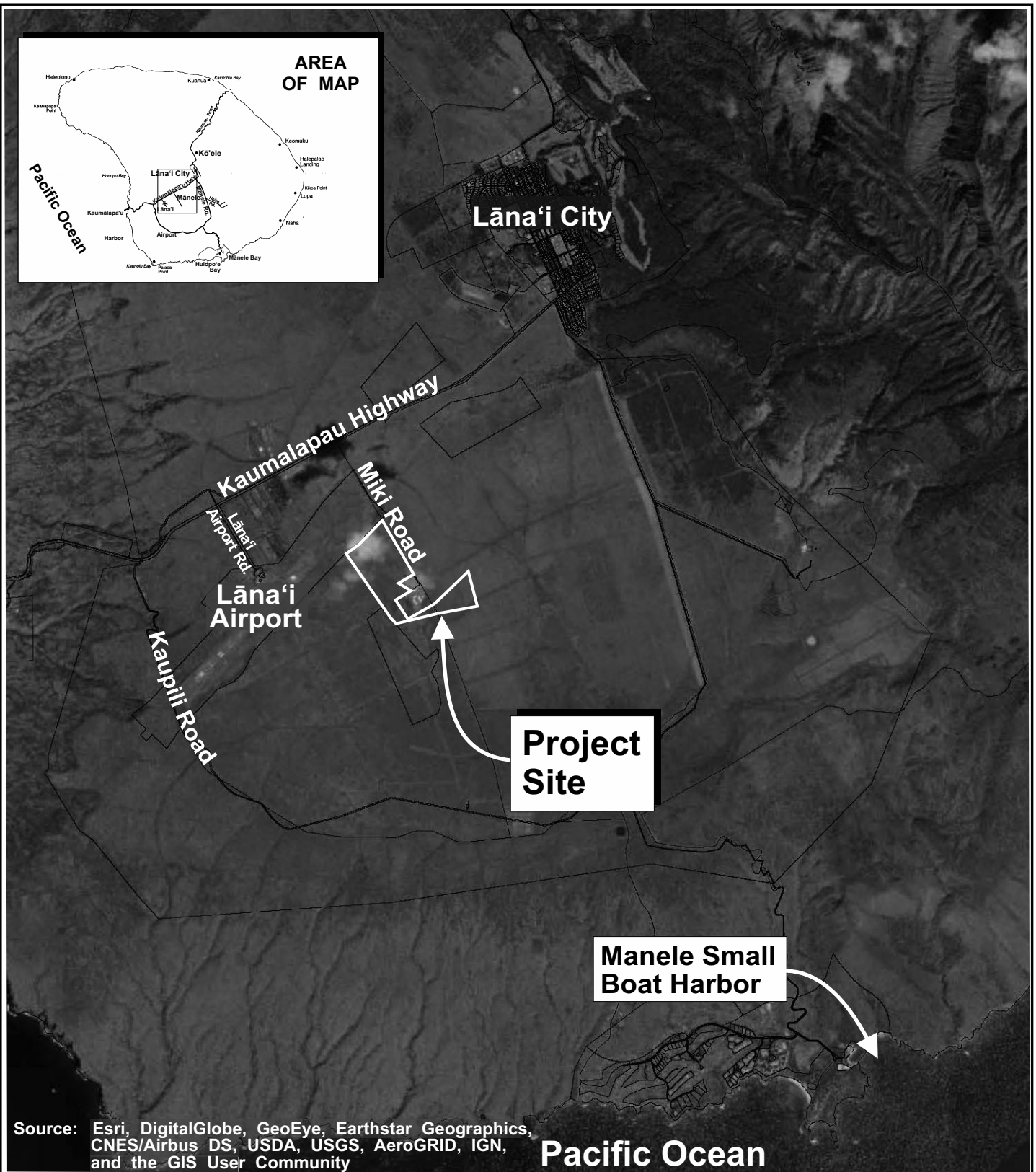
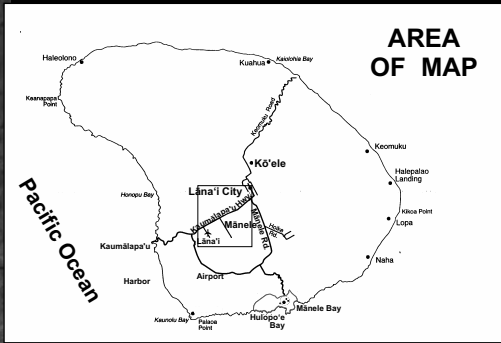
Honolulu, Hawaiʻi 96813

Owner/Applicant Name:

Owner/Applicant Signature

Phone Number:

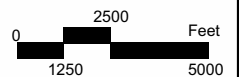
Mailing Address:



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Pacific Ocean

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	227999999	NOT ON RPT WEBSITE (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			
6	2490020410000	STATE OF HAWAII			
7	2490020416001	BRADLEY PACIFIC AVIATION INC DBA LANDMARK AVIATION ETAL	ATTN: TAX DEPARTMENT	13485 VETERANS WAY STE 600	ORLANDO FL 32827
8	2490020416002	AIR SERVICE HAWAII INC ETAL		95 NAKOLO PL	HONOLULU HI 96819
9	2490020416003	DEPT OF TRANSPORTATION			
10	2490020416003	STATE OF HAWAII			
11	2490020416004	KAMAKA AIR LLC ETAL		144 PALEKONA ST	HONOLULU HI 96819
12	2490020416005	AIR SERVICE HAWAII INC ETAL		95 NAKOLO PL	HONOLULU HI 96810
13	2490020416006	DEPT OF TRANSPORTATION			
14	2490020416006	STATE OF HAWAII			
15	2490020416007	KAMAKA AIR INC ETAL		144 PALEKONA ST	HONOLULU HI 96819
16	2490020416008	SOUTHERN AIRWAYS EXPRESS LLC ETAL		2875 S OCEAN BLVD	PALM BEACH FL 33480

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

17	2490020416009	UNIVERSAL PROTECTION SERVICE LP DBA ALLIED UNIVERSAL SECURITY SERVICES ETAL		1003 BISHOP ST STE 138	HONOLULU HI 96813
18	2490020416010	SOUTHERN AIRWAYS EXPRESS LLC ETAL		2875 S OCEAN BLVD	PALM BEACH FL 33480
19	2490020500000	MAUI ELECTRIC COMPANY LTD	ATTN: LAND DIVISION, ENGINEERING	P O BOX 398	KAHULUI HI 96733
20	2490020520000	DROPPED 5/9/2022			
21	2490020540000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
22	2490020550003	DROPPED 12/01/2021			
23	2490020550007	DROPPED 12/01/2021			
24	2490020550011	DROPPED - 6/30/2021		STATE OF HAWAII	
25	2490020580000	COUNTY OF MAUI			
26	2490020590000	DEPT OF TRANSPORTATION			
27	2490020590000	STATE OF HAWAII			
28	2490020590005	FEDERAL EXPRESS CORPORATION ETAL		3680 HACKS CROSS RD, BLDG H, 3RD FLR	MEMPHIS TN 38125
29	2490020600000	COUNTY OF MAUI			
30	2490020620000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
31	2490020630000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
32	2490020640000	DROPPED 5/9/2022	LANAI RESORTS LLC	733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
33	2490020650000	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

34	2490021120000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
35	2490021130000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
36	2490021140000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
37	2490021150000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
38	2490021160000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
39	2490021170000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
40	249002999	NOT ON RPT WEBSITE (ROADWAY)			
41	2490030050000	WESCOATT WREN W ETAL		PO BOX 81	KAUNAKAKAI HI 96748
42	2490030060000	MAKAHANALOA,DUDLEY K TRUST		1150 HUNAKAI ST	HONOLULU HI 96816
43	2490030060000	MAKAHANALOA,JOSEPH LANUI TRUST		92 1431 PUNAWAINUI ST	KAPOLEI HI 96707
44	2490030060000	MAKAHANALOA,MELVIN E		13538 EAST DARVALLE ST	CERRITOS CA 90701
45	2490030060000	MAKAHANALOA,NOLAN K		94-571 HONOWAI ST	WAIPAHU HI 96797
46	2490030070000	APIKI,KAUHANE ESTATE	LEE,DOROTHY Y	PO BOX 61187	FAIRBANKS AK 99706
47	2490040010000	LANAI HONGWANJI MISSION ETAL		PO BOX 630087	LANAI CITY HI 96763
48	2490040020000	AGTARAP,NATIVIDAD		92-2012 KULIHI ST	KAPOLEI HI 96707
49	2490040020000	AGTARAP,NOVINA		92-2012 KULIHI ST	KAPOLEI HI 96707
50	2490040030000	LOWY,DONNA M TRUST		1042 WILLOW CREEK RD #A101-238	PRESCOTT AZ 86301

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

51	2490040040000	IGE,DAVID MASAACKI ETAL		PO BOX 630790	LANAI CITY HI 96763
52	2490040050000	FRANKLIN,CHRISTOPHER JAMES ETAL		PO BOX 631041	LANAI CITY HI 96763
53	2490040310000	ZAGATA,GERALDINE		1907 SOUTHWOOD DR	VACAVILLE CA 95687
54	249004999	NOT ON RPT WEBSITE (ROADWAY)			
55	2490080120000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
56	2490080130000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
57	2490080150000	CABANIA,FAMILY TRUST		PO BOX 630082	LANAI CITY HI 96763
58	2490080360000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
59	2490080420000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
60	2490080430000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
61	2490080440000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
62	2490080480000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
63	249008999	NOT ON RPT WEBSITE (ROADWAY)			
64	2490090230000	TAMASHIRO,THELMA T TRUST		P O BOX 630518	LANAI CITY HI 96763
65	2490140010000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
66	2490140120000	LANAI RESORTS LLC ETAL		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
67	2490140130000	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

68	2490140150000	COUNTY OF MAUI			
69	2490140160000	COUNTY OF MAUI			
70	2490140170000	COUNTY OF MAUI			
71	2490140180000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
72	249014999	NOT ON RPT WEBSITE (ROADWAY)			
73	2490160010000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
74	2490160020000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
75	2490160030000	CABANTING,FELIPE DAGDAG ETAL		PO BOX 631085	LANAI CITY HI 96763
76	2490160040000	HERMANO,MAXIMO P/FLORA L TR		P O BOX 630997	LANAI CITY HI 96763
77	2490160050000	TAJIRI,EDITA FERNANDEZ		PO BOX 630298	LANAI CITY HI 96763
78	2490160060000	BURGOS,WALDENJOY QUIOCHO ETAL		PO BOX 631107	LANAI CITY HI 96763
79	2490160070000	AGARAN,FAMILY TRUST	AGARAN,RUDY P/ELSA I TRS	PO BOX 631037	LANAI CITY HI 96763
80	2490160080000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
81	2490160090000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
82	2490160100000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
83	2490160110000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
84	2490160120000	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

85	2490160130000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
86	2490160140000	RIBUCAN,GEORGE ETAL		PO BOX 630393	LANAI CITY HI 96763
87	2490160150000	CASTLE & COOK INC ETAL		PO BOX 898900	MILILANI HI 96789
88	2490160160000	SABINO,RICHARD B ETAL		P O BOX 631146	LANAI CITY HI 96763
89	2490160170000	KAWASAKI,MYRAH KAUHIWAI		1560 S OHOHIA PL	LANAI CITY HI 96763
90	2490160180000	MOON,RITA M TRUST		PO BOX 630309	LANAI CITY HI 96763
91	2490160190000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
92	2490160200000	MENZE,JEFFERSON A ETAL		PO BOX 630491	LANAI CITY HI 96763
93	2490160210000	WONG 2013 FAMILY TRUST	GUY WONG SR & LENORA FABRAO- WONG TTEES	PO BOX 630770	LANAI CITY HI 96763
94	2490160220000	ILUSTRADO,SOLOMON D AND LETICIA R TRUST		P O BOX 631078	LANAI CITY HI 96763
95	2490160230000	TAGUCHI,MERRILL S TR		P O BOX 630324	LANAI CITY HI 96763
96	2490160240000	ANCHETA,GEORGE BEN ETAL		PO BOX 630514	LANAI CITY HI 96763
97	2490160250000	MENZE,JEFFERSON ARTHUR ETAL		PO BOX 630491	LANAI CITY HI 96763
98	2490160260000	AGCAOILI,JESUS DALERE ETAL		PO BOX 630312	LANAI CITY HI 96763
99	2490160270000	BARSATAN,MARGARETTE PETRA		PO BOX 631002	LANAI CITY HI 96763
100	2490160280000	GUILLERMO,FAMILY TRUST		P O BOX 630323	LANAI CITY HI 96763
101	2490160290000	FORONDA,MARIA AZUCENA QUITOLIT REV TR		PO BOX 630274	LANAI CITY HI 96763

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

102	2490160300000	MANUEL,BLAS PETER		P O BOX 631082	LANAI CITY HI 96763
103	2490160310000	CALILAO,EDMUND BORROMEO ETAL		PO BOX 630230	LANAI CITY HI 96763
104	2490160320000	VILA,FELECITO RUIZ ETAL		PO BOX 630594	LANAI CITY HI 96763
105	2490160330000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
106	2490160340000	AGTARAP FAMILY TRUST		PO BOX 630258	LANAI CITY HI 96763
107	2490160350000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
108	2490160360000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
109	2490160370000	BADILLO,ANASTACIO RUPA ETAL		P O BOX 630984	LANAI CITY HI 96763
110	2490160380000	BACALSO,ELEANOR A 2019 TRUST		PO BOX 631045	LANAI CITY HI 96763
111	2490160390000	GANIR,MERLITO GANIBAN ETAL		6481 MUSTANG SPRING AVE	LAS VEGAS NV 89139
112	2490160400000	MEDEIROS,JAYSON ETAL		PO BOX 631607	LANAI CITY HI 96763
113	2490160410000	AKEMOTO,HELEN S TRUST		PO BOX 630807	LANAI CITY HI 96763
114	2490160420000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
115	2490160430000	JIMENEZ,TEODOSIA TADIOS		PO BOX 630205	LANAI CITY HI 96763
116	2490160440000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
117	2490160450000	KINCAID,CHRISTOPHER R TRUST ETAL	KINCAID, CHRISTOPHER R/EUGENIE-MAE	45-926 KEAAHALA PL	KANEOHE HI 96744
118	2490160460000	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

119	2490160470000	BADILLO,MARCOS R ETAL	BADILLO,MARCOS R/LUCILA P	PO BOX 630192	LANAI CITY HI 96763
120	2490160480000	SANDI,FREDERICK ETAL		PO BOX 631496	LANAI CITY HI 96763
121	2490160490000	BULAOAT,PABLITO ARMIDA ETAL		P O BOX 630269	LANAI CITY HI 96763
122	2490160500000	LACISTE,CARLITO ETAL	LACISTE,CARLITO/PERLITA A	P O BOX 630261	LANAI CITY HI 96763
123	2490160510000	FREITAS,JERRY K ETAL		PO BOX 631076	LANAI CITY HI 96763
124	2490160520000	RUABURO,ROMILIO R ETAL	RUABURO,ROMILIO/KATHLEEN	P O BOX 631075	LANAI CITY HI 96763
125	2490160530000	BELISTA,LORENZO LAMAY JR		PO BOX 630365	LANAI CITY HI 96763
126	2490160540000	GIRON,MAX MENOR ETAL	GIRON,MAX/NAROLYN	PO BOX 630524	LANAI CITY HI 96763
127	2490160540000	GIRON,NAROLYN MOLINA		PO BOX 630524	LANAI CITY HI 96763
128	2490160550000	RIBUCAN,RODNEY GEORGE		PO BOX 631698	LANAI CITY HI 96763
129	2490160560000	DERENNE,COOP (NMN) ETAL		PO BOX 630254	LANAI CITY HI 96763
130	2490160570000	HITCHLER,JOSEPH		8801 CAMP LAKE RD	SALEM WI 53168
131	2490160640000	JAVIER,FAMILY TRUST		P O BOX 630532	LANAI CITY HI 96763
132	2490160650000	AGTARAP FAMILY TRUST		PO BOX 630258	LANAI CITY HI 96763
133	2490160660000	BRINGAS,ROWIE LLANES ETAL		PO BOX 630666	LANAI CITY HI 96763
134	2490160670000	AGTARAP,VISITACION R TRUST		PO BOX 630469	LANAI CITY HI 96763
135	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

136	2490160690000	NARTATEZ, PEREGRINA B TRUST		PO BOX 631020	LANAI CITY HI 96763
137	2490160970000	PESCADO, CHELSEA MARIE VITA ETAL		PO BOX 630838	LANAI CITY HI 96763
138	2490160970000	PESCADO, CONRAD JOHN VITA		9084 CLOUDY MOUNTAIN PL	LAS VEGAS NV 89178
139	2490160970000	PESCADO, CONRADO URBANO		PO BOX 630838	LANAI CITY HI 96763
140	2490160980000	PILLEJERA FAMILY TRUST		PO BOX 630931	LANAI CITY HI 96763
141	2490160990000	ETRATA, OSCAR ALVAREZ ETAL		PO BOX 630392	LANAI CITY HI 96763
142	2490161150000	SAKUMA 2008 FAMILY TRUST	SAKUMA, WARREN/CARMELITA TTEES	PO BOX 630299	LANAI CITY HI 96763
143	2490161160000	MALTEZO, GEORGE ARMAS ETAL		PO BOX 630841	LANAI CITY HI 96763
144	2490161170000	GIRON, BERNADETTE		PO BOX 631171	LANAI CITY HI 96763
145	2490161180000	BOLO, LUCKY HERNANI ETAL		P O BOX 631381	LANAI CITY HI 96763
146	2490161190000	AMBY, BRUNO PAJINTE ETAL		PO BOX 630123	LANAI CITY HI 96763
147	2490161200000	FUJIE, JASON HIDEO TRUST		PO BOX 630546	LANAI CITY HI 96763
148	2490161210000	MALAQUI, LEONARDO REMIGIO ETAL		PO BOX 631080	LANAI CITY HI 96763
149	2490161220000	BATOON FAMILY JOINT TRUST		PO BOX 630543	LANAI CITY HI 96763
150	2490161230000	NATIVIDAD, CRISOLOGO GARIN ETAL		PO BOX 631273	LANAI CITY HI 96763
151	2490161240000	ALLAS, ANNA MAE		PO BOX 631010	LANAI CITY HI 96763
152	2490161250000	BAYEZ, FRANCISCA COSTALES TRUST		PO BOX 631054	LANAI CITY HI 96763

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

153	2490161260000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
154	2490161270000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
155	2490161280000	AYONAYON,ANTHONY W ETAL		P O BOX 630872	LANAI CITY HI 96763
156	2490161290000	SABINO,TRAVIS JAUGHN ETAL		PO BOX 630071	LANAI CITY HI 96763
157	2490161300000	TOLENTINO,CATHERINE CABOTAGE		PO BOX 631115	LANAI CITY HI 96763
158	2490161310000	HANOG,ATREYU JEVON KEOKI ETAL		PO BOX 631512	LANAI CITY HI 96763
159	2490161320000	CALDERON,COLBY UILANI		8067 165TH LN NE	REDMOND WA 98052
160	2490161320000	CALDERON,REX MALTEZO		17202 NE 85TH PL APT F212	REDMOND WA 98052
161	2490161330000	SUTTON,WILLIAM LESLIE ETAL		PO BOX 1108	HALEIWA HI 96712
162	2490161340000	QUILINQUIN,EULOGIO TAGATAC ETAL		PO BOX 630256	LANAI CITY HI 96763
163	2490161350000	ROPA,SANDRA KUULEI ETAL		PO BOX 630245	LANAI CITY HI 96763
164	2490161360000	RABAINO,GERALD JERRY		PO BOX 630014	LANAI CITY HI 96763
165	2490161370000	TESORO,PEDRO F - DEC'D ETAL	TESORO,PEDRO F/NORA M	P O BOX 630431	LANAI CITY HI 96763
166	2490161380000	BARSATAN FAMILY JOINT TRUST	BARSATAN,MARINO/MINDA R TRS	PO BOX 630965	LANAI CITY HI 96763
167	2490161390000	DIVINA,FAMILY TRUST	DIVINA,VICTOR R/DELIA M TRS	PO BOX 630902	LANAI CITY HI 96763
168	2490161400000	TAGATAC,FAMILY TRUST	TAGATAC,RUFINO V/MARIA D TRS	P O BOX 630445	LANAI CITY HI 96763
169	2490161410000	MYERS,PIERCE M III ETAL	MYERS,PIERCE M III/JESSIE F F	P O BOX 630481	LANAI CITY HI 96763

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

170	2490161420000	DUGAY,EMMANUEL NOEL ARUCAN ETAL		PO BOX 631159	LANAI CITY HI 96763
171	2490161430000	CAYAN,FAMILY TR	CAYAN,JOSEFA TRS	PO BOX 631031	LANAI CITY HI 96763
172	2490161440000	MORROW REVOC TRUST		1355 COPPER GLEN DR SE	SALEM OR 97302
173	2490161450000	ALCANTARA,FAMILY TR		P O BOX 630978	LANAI CITY HI 96763
174	2490161470000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
175	2490161480000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
176	2490161490000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
177	249016999	NOT ON RPT WEBSITE (ROADWAY)			
178	2490180010000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
179	2490180030000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
180	2490190040000	FUJIKAWA,ROBERT KAORU		2146 PUUHALE PL	HONOLULU HI 96819
181	2490190050000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
182	2490190060000	255 NAU PLACE LLC		PO BOX 1416	KILAUEA HI 96754
183	2490190070000	TOLENTINO,ELMAR URBIEN ETAL	TOLENTINO,ELMAR/CHARITA	PO BOX 630443	LANAI CITY HI 96763
184	2490190080000	AKAU,NORMA CLARA		P O BOX 630654	LANAI CITY HI 96763
185	2490190090000	EGUIA,CARL ADAM ETAL		PO BOX 631451	LANAI CITY HI 96763
186	2490190100000	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

187	2490190110000	UMINGA,ARNIEL CABICO ETAL		PO BOX 631215	LANAI CITY HI 96763
188	2490190120000	MALTEZO,FAMILY TRUST		P O BOX 630203	LANAI CITY HI 96763
189	2490190130000	DULAY,JOHNNY JOHN ETAL		PO BOX 630949	LANAI CITY HI 96763
190	2490190140000	BALDEVISO,ANTHONY SORIANO		P O BOX 631442	LANAI CITY HI 96763
191	2490190150000	GANI,SATURNINO JUSTO JR ETAL		P O BOX 630584	LANAI CITY HI 96763
192	2490190180000	YOSHIKAWA,GARRETT Y ETAL		PO BOX 630602	LANAI CITY HI 96763
193	2490190190000	STRONG,GRACE CAMPBELL		29651 BUTTERFIELD WY	TEHACHAPI CA 93561
194	2490190200000	VIERRA,LESTER E TRUST ETAL		PO BOX 631315	LANAI CITY HI 96763
195	2490190210000	PADRON,EMMANUEL ACORDA ETAL		PO BOX 630856	LANAI CITY HI 96763
196	2490190220000	OYAMA,EDMUND T AND ANN P TRUST		PO BOX 630487	LANAI CITY HI 96763
197	2490190230000	ONUMA,GARY T AND CAROL J JOINT TRUST		PO BOX 630242	LANAI CITY HI 96763
198	2490190240000	SANCHES,ROBBIE ARDEN REVOC LIVING TR ETAL		P O BOX 630471	LANAI CITY HI 96763
199	2490190250000	PREZA,JONATHAN AND DIANE IPUNI TRUST		P O BOX 631117	LANAI CITY HI 96763
200	2490190260000	MONTGOMERY,JON CHRISTOPHER ETAL		PO BOX 631574	LANAI CITY HI 96763
201	2490190270000	MANUEL,DENNIS MARTINEZ SR ETAL		P O BOX 631097	LANAI CITY HI 96763
202	2490190280000	LANAI RESORTS LLC		733 BISHOP ST, SUITE 1500	HONOLULU HI 96813
203	2490190290000	EMMEL,ALAN JAMES ETAL	C/O EMMEL,ALAN A/MELINDA S	P O BOX 630399	LANAI CITY HI 96763

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

204	2490190300000	SHIMIZU,SERIL TSUYOSHI		PO BOX 631244	LANAI CITY HI 96763
205	249019999	NOT ON RPT WEBSITE (ROADWAY)			
206	2490240130000	MANO,LAURA M ETAL		PO BOX 630211	LANAI CITY HI 96763
207	2490240140000	BATOON,KIM K K ETAL		PO BOX 630879	LANAI CITY HI 96763
208	2490240150000	ZABLAN,ISAAC K ETAL		PO BOX 630437	LANAI CITY HI 96763
209	2490240160000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
210	2490240170000	AOKI,JOELLE M A ETAL		PO BOX 631285	LANAI CITY HI 96763
211	2490240180000	HOLSOMBACK,MICHELE K ETAL		PO BOX 631053	LANAI CITY HI 96763
212	2490240190000	PREZA,DIANE I ETAL		PO BOX 631117	LANAI CITY HI 96763
213	2490240200000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
214	2490240210000	KAUKEANO,CHARLES ETAL		PO BOX 631128	LANAI CITY HI 96763
215	2490240220000	ALCONCEL,JONONA M ETAL		PO BOX 630321	LANAI CITY HI 96763
216	2490240230000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
217	2490240240000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
218	2490240250000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
219	2490240360000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
220	2490240370000	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

221	2490240380000	KAOPUIKI,WENDY L ETAL		PO BOX 631197	LANAI CITY HI 96763
222	2490240390000	HERA,GARRETT K ETAL		PO BOX 630836	LANAI CITY HI 96763
223	2490240400000	ALONZO,RODNEY S ETAL		PO BOX 630175	LANAI CITY HI 96763
224	2490240410000	PLUNKETT,RENEE P ETAL		PO BOX 630911	LANAI CITY HI 96763
225	2490240420000	WOOLSEY,JAQUELINE L ETAL		PO BOX 631884	LANAI CITY HI 96763
226	2490240430000	KAHOOHALAHALA,PUALANI G ETAL		PO BOX 630044	LANAI CITY HI 96763
227	2490240440000	KAHOOHALAHALA,GEORGE JR ETAL		PO BOX 631145	LANAI CITY HI 96763
228	2490240450000	ROPA,DENISE K ETAL		PO BOX 631195	LANAI CITY HI 96763
229	2490240460000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
230	2490240470000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
231	2490240480000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
232	2490240490000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
233	2490240500000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
234	2490240510000	DEPT OF HAWAIIAN HOME LANDS		1099 ALAKEA ST STE 2000	HONOLULU HI 96813
235	249999999	NOT ON RPT WEBSITE (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: HAZARD MITIGATION

Goal: Lana'i will be prepared for natural disasters.

Objective: 3. Encourage economic diversity, environmental health, infrastructure, maintenance, and hazard preparedness to improve the community's resiliency.

Policies:

Implementing Actions:

Relevance: The proposed Miki Basin Industrial Park will include 127 acres for renewable energy projects (e.g., photovoltaic plus battery energy storage), which will improve the overall resiliency and sustainability of Lāna'i. The planned increase in renewable energy projects will also reduce the island's reliance on fossil fuel, currently imported from off-island and used to generate electricity by Hawaiian Electric Company.

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: 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 project has 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 Miki Basin Industrial Park will include 127 acres for renewable energy projects (e.g., Photovoltaic plus battery energy storage) and 26 acres for new industrial 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.

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: 8. Encourage and support lease and fee simple land ownership options for residential commercial, and industrial properties.

Implementing Actions:

Relevance: The Applicant may lease land within the Miki Basin Industrial Park for individuals to pursue industrial operations and businesses. The Applicant will, when applicable, develop the major common infrastructure, such as roads and electric and water utility lines, to support the industrial park, while individual users will be responsible for vertical development on their particular properties and for compliance with applicable regulatory requirements associated with their individual developments.

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: INFRASTRUCTURE AND UTILITIES (ENERGY)

Goal: Increase the proportion of electricity that is generated from renewable sources to reduce electricity costs and Lana'i's dependence on fossil fuels.

Objectives:

Policy: 1. Support the increased use of renewable energy sources.

Implementing Actions:

Relevance: The proposed Miki Basin Industrial Park will include 127 acres for renewable energy projects (e.g., photovoltaic plus battery energy storage), which will reduce Lāna'i's reliance on fossil fuel.

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 project implements the vision for placement of industrial land uses on the island and expands upon the much-needed industrially zoned land area 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:

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: 10. Ensure all lands are zoned and zoning standards are consistent with community plan policies and land use designations as shown on Maps 9.2 through 9.6.

Implementing Actions:

Relevance: The subject CIZ application will bring consistency between zoning and the Lāna'i Community Plan.

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 project 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: Strengthen the Local Economy

Goal: Maui County's economy will be diverse, sustainable, and supportive of community values.

Objective: (4) Expand economic sectors that increase living-wage job choices and are compatible with community values.

Policies: (a) Support emerging industries, including the following:

- Health and wellness industry;
- Sports and recreation industry;
- Film and entertainment industry;
- Arts and culture industry;
- Renewable-energy industry;
- Research and development industry;
- High-technology and knowledge-based industries;
- Education and training industry;
- Ecotourism industry; and
- Agritourism industry.

Implementing Actions:

Other:

Relevance: The proposed action does have a direct relationship to the objective to expand economic sectors that increase living-wage job choices compatible with community values. The proposed action is envisioned to incorporate renewable energy, developments, and operating spaces involved in other emerging industries.

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 action is 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. Building the industrial park 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: 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) Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.

Policies: (a) Promote the use of locally renewable energy sources, and reward energy efficiency.

* * *

(d) Encourage small-scale energy generation that utilizes wind, sun, water, biowaste, and other renewable sources of energy.

* * *

(e) Expand renewable-energy production.

Implementing Actions:

Other:

Relevance: The land use plan envisioned for the project area includes 127 acres for renewable energy, which advances the objective of energy self-sufficiency.

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 project directly supports 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 action has 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 action promotes 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 project. Collectively, the foregoing processes support community-based decision-making.

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: Mitigate Climate Change and Work Toward Resilience

Goal: Minimize the causes and negative effects of climate change.

Objective: (3) Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.

Policies: (e) Expand renewable-energy production.

* * *

(i) Promote the retrofitting of existing buildings and new development to incorporate energy-saving design concepts and devices.

* * *

(k) Reduce Maui County's dependence on fossil fuels and energy imports.

(l) Support green building practices such as the construction of buildings that aim to minimize carbon dioxide production, produce renewable energy, and recycle water.

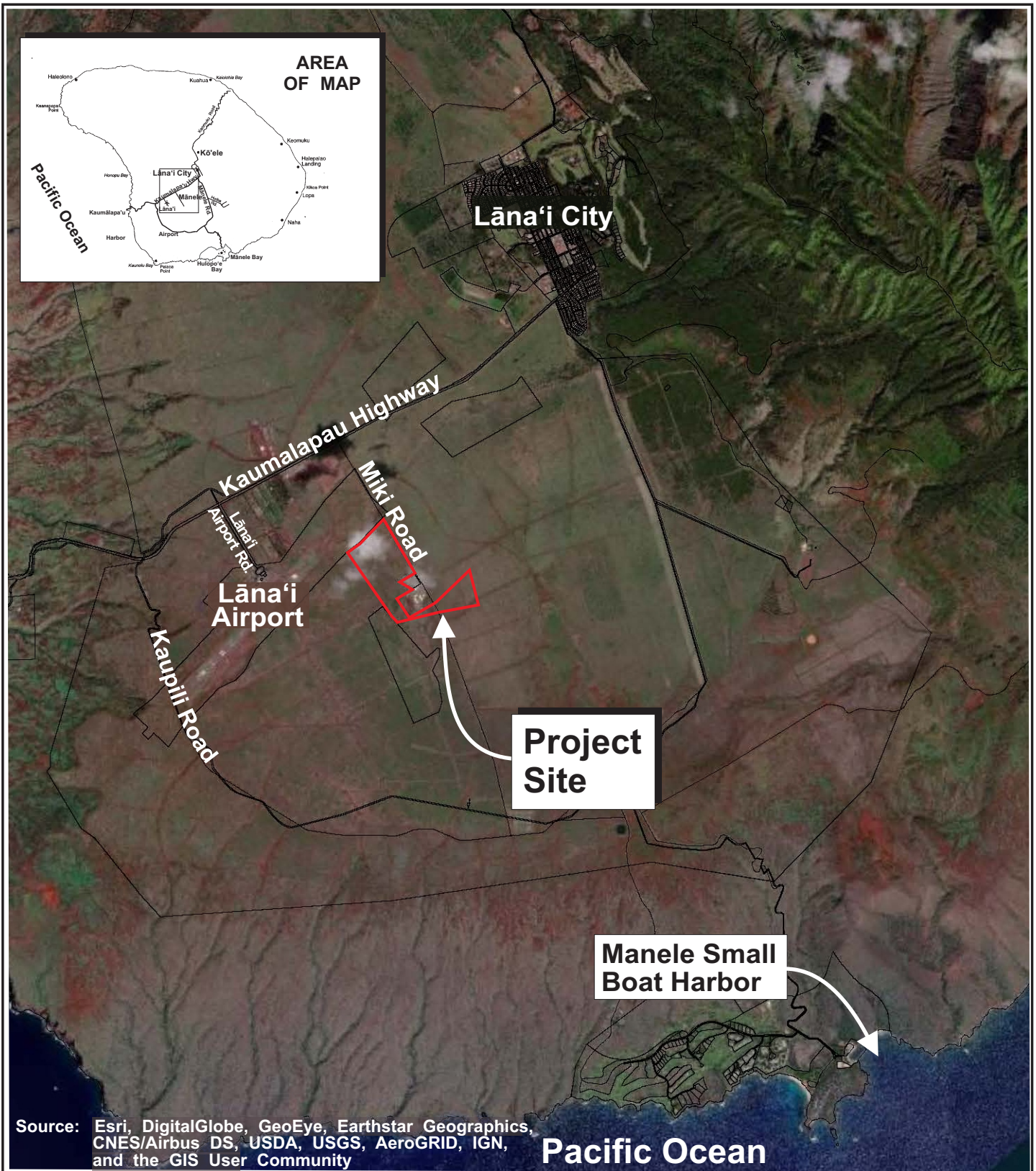
Implementing Actions:

Other:

Relevance: The project directly supports the objective of significantly increasing the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency, with 127 acres proposed for renewable energy use that will reduce the island's dependence on fossil fuels.

5 - LOCATION MAP

(Location_Map_Miki_Basin_Industrial)



Miki Basin Industrial Park Regional Location Map

0 1250 2500 5000
Feet



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

(ZPA_Notice-of-Filing-of-App_Miki_Basin_Industrial)

NOTICE OF APPLICATION

Date: Oct 5, 2022

TO: **OWNERS/LESSEES**

Please be advised that the undersigned has filed an application for a Change of Zoning 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 map)

2. Street address: Miki Road, Lānaʻi, Hawaiʻi

3. Land Use Designations and Change(s) Being Sought:

	<u>Existing</u>	<u>Proposed</u>
State Land Use District	District Boundary Amendment from Agricultural to Urban is in process with the State Land Use Commission (Docket A19-809)	No Additional Change
Community Plan	Light Industrial/Heavy Industrial	No Change
Zoning	Agricultural and Interim	M-1 Light Industrial, M-2 Heavy Industrial
Other		

4. Description of the existing uses 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 development and uses on the Property:

200-acre light and heavy industrial park, including 127 acres for renewable energy, 20 acres for infrastructure purposes (roads, common areas, and other related uses), 12.5 acres for relocation of an existing asphalt plant, 14.5 acres for relocation of an existing concrete recycling and rock crushing facility, and 26 acres for new industrial uses.

The Applicant is responsible for ensuring accuracy of the information.

Lanai Resorts LLC, a
Owner/Applicant Name: Hawaii Limited Liability
Company doing business as Pūlama Lānaʻi
Kurt Matsumoto, President

Owner/Applicant Signature

Kurt Matsumoto
Kurt Matsumoto (Oct 5, 2022 14:04 HST)

Phone Number:

(808) 237-2001

Mailing Address:

733 Bishop Street, Suite 1500

Honolulu, Hawaiʻi 96813

Owner/Applicant Name:

Owner/Applicant Signature

Phone Number:

Mailing Address:

8 - OWNERSHIP DOCUMENTS FOR PLANNING

**(Ownership_Documents_for_Planning_
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.

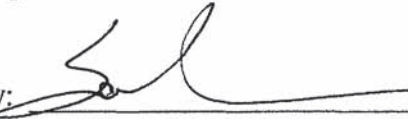
The rights and obligations of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, successors in trust, and assigns. The conveyance herein set forth and the warranties of the Grantor concerning the same are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

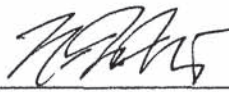
IN WITNESS WHEREOF, the Grantor has executed these presents as of the day and year first above written.

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.

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.

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.

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

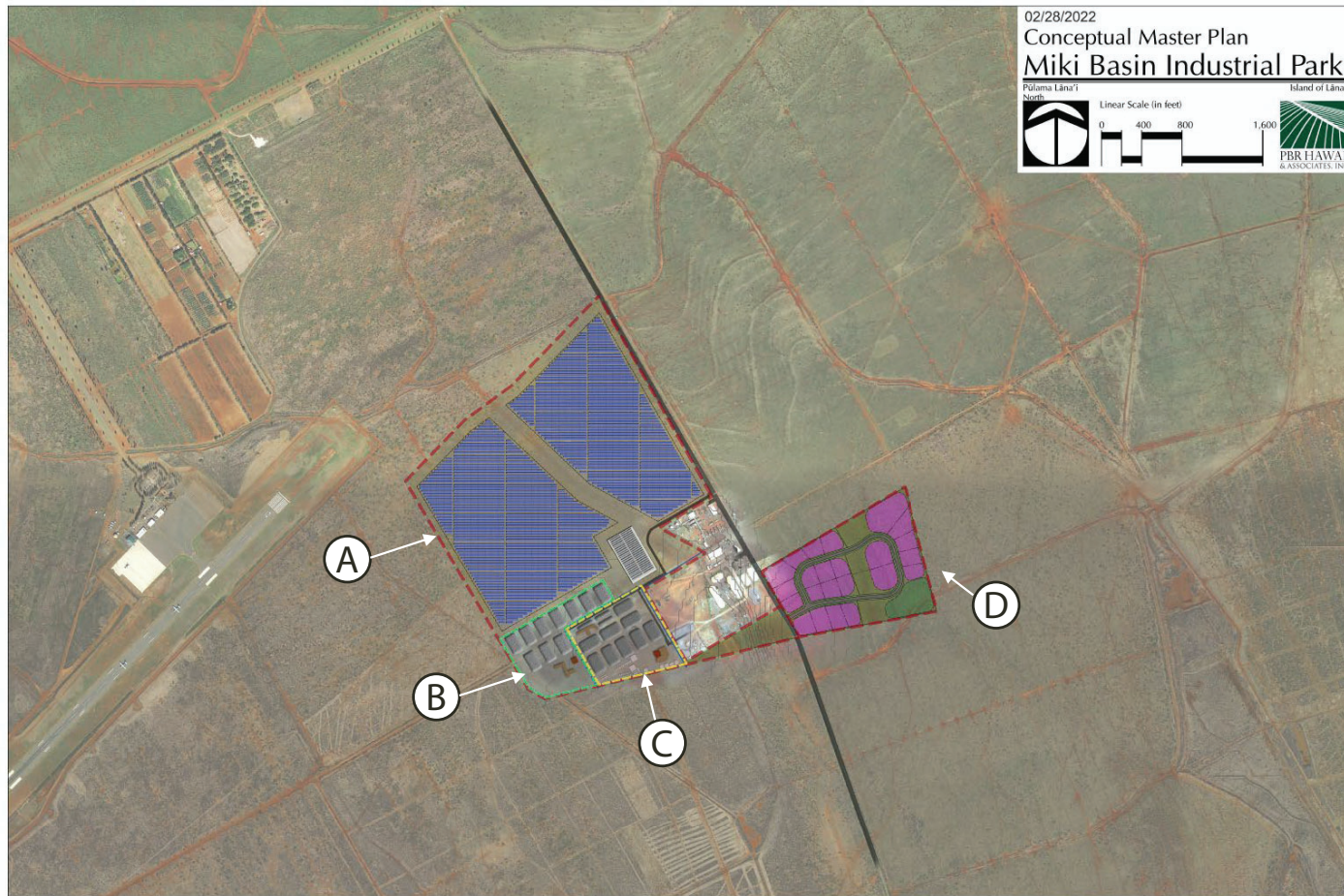
Penalty and Interest Computed to: 2/20/2019

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.

9 - SITE PLAN

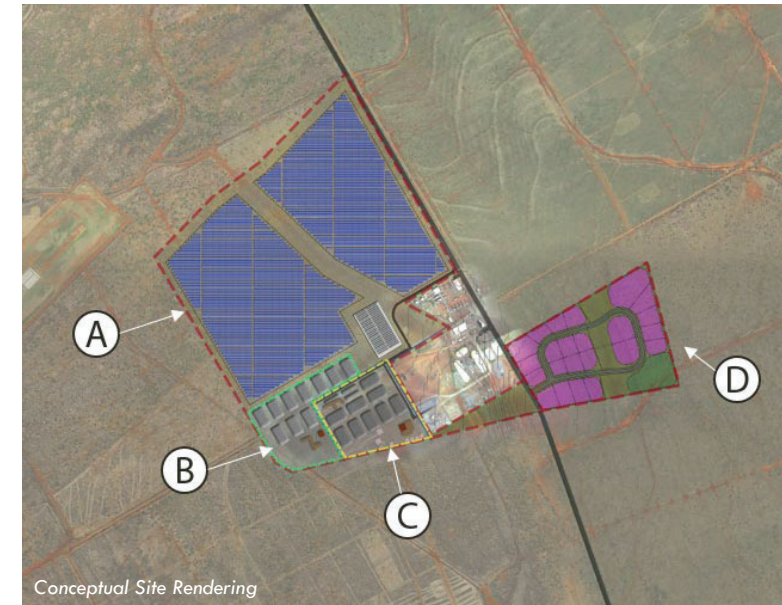
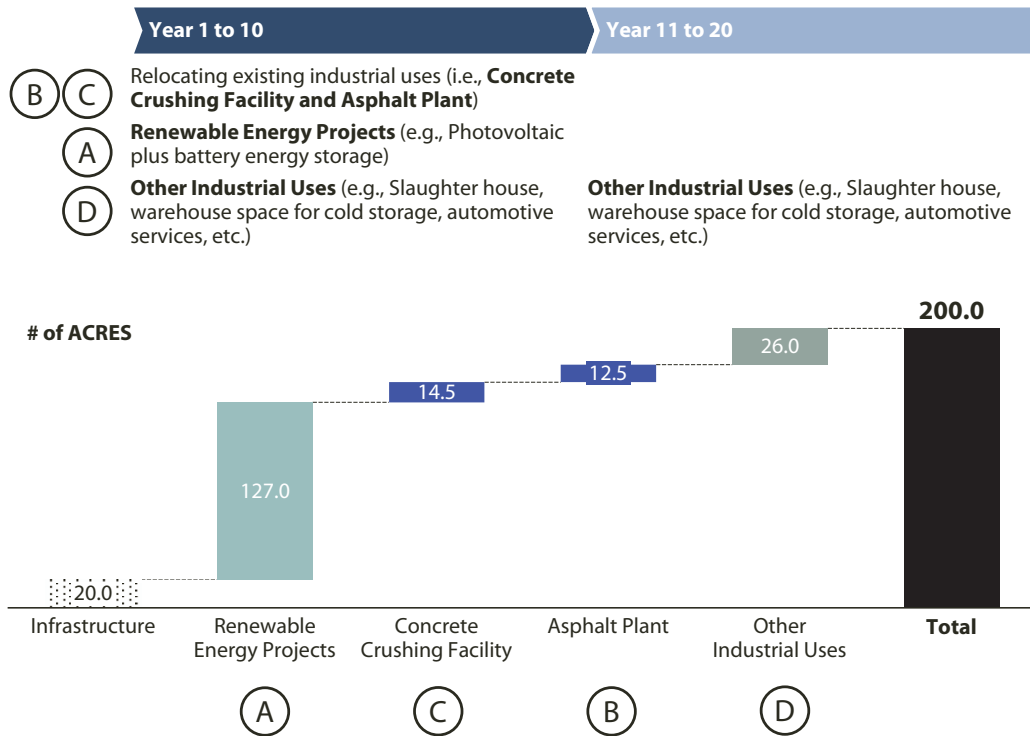
(Site_Plan_Miki_Basin_Industrial)

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

10 - 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

11 - LEGAL DESCRIPTION OF PROPERTY

(Legal Description of Property_Miki_Basin_Industrial)

Light Industrial Parcel
Miki Basin

Being a Portion of Lot 13-A-1-A-1 (Subdivision File No. 6.180)
Same Being a Portion of a Subdivision of Lot 13-A-1-A (Map 15) of Land Court Consolidation 170

Situated at Island of Lanai, Hawaii

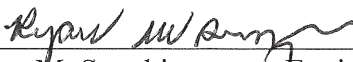
Beginning at the Northwest corner of this area, the coordinates of said point of beginning referred to Government Survey Triangulation Station "POHOULA" being 20,512.31 feet South and 3,788.16 feet West and thence running by azimuths measured clockwise from true South:

1. 239° 42' 1662.28 feet;
2. 345° 20' 1280.42 feet;
3. 79° 30' 1400.00 feet;
4. 149° 42' 758.82 feet to the point of beginning and containing an area of 35.000 Acres.

R. M. TOWILL CORPORATION

Description Prepared by:



 4/30/22
Ryan M. Suzuki Expiration Date
Licensed Professional Land Surveyor
Certificate Number 10059

March 15, 2022

Heavy, Light and Interim Industrial Parcels
Miki Basin

Being a Portion of Lot 13-A-1-A-1 (Subdivision File No. 6.180)
Same Being a Portion of a Subdivision of Lot 13-A-1-A (Map 15) of Land Court Consolidation 170

Situated at Island of Lanai, Hawaii

Beginning at the North corner of this area, being along Lot 13-B (Map 6) of Land Court Consolidation 170, the coordinates of said point of beginning referred to Government Survey Triangulation Station "POHOULA" being 17,775.36 feet South and 5,415.27 feet West and thence running by azimuths measured clockwise from true South:

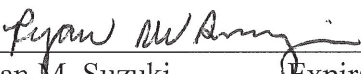
- | | | | |
|-----|----------|---------|--|
| 1. | 330° 12' | 2295.32 | feet; |
| 2. | 59° 42' | 615.20 | feet along Lot 12 (Map 5) of Land Court Consolidation 170; |
| 3. | 298° 44' | 530.63 | feet along Lot 12 (Map 5) of Land Court Consolidation 170; |
| 4. | 59° 42' | 707.83 | feet along Lot 13-A-1-A-2 (Subdivision File No. 6.180); |
| 5. | 329° 42' | 829.70 | feet along Lot 13-A-1-A-2 (Subdivision File No. 6.180); |
| 6. | 239° 42' | 1050.00 | feet along Lot 13-A-1-A-2 (Subdivision File No. 6.180); |
| 7. | 329° 42' | 349.74 | feet; |
| 8. | 76° 20' | 2566.90 | feet; |
| 9. | 119° 30' | 189.09 | feet; |
| 10. | 149° 30' | 2411.71 | feet; |
| 11. | 224° 03' | 836.95 | feet along Lot 13-B (Map 6) of Land Court Consolidation 170; |

12. 233° 31' 608.00 feet along Lot 13-B (Map 6) of Land Court Consolidation 170;
13. 224° 03' 1217.82 feet along Lot 13-B (Map 6) of Land Court Consolidation 170 to the point of beginning and containing an area of 165.000 Acres.

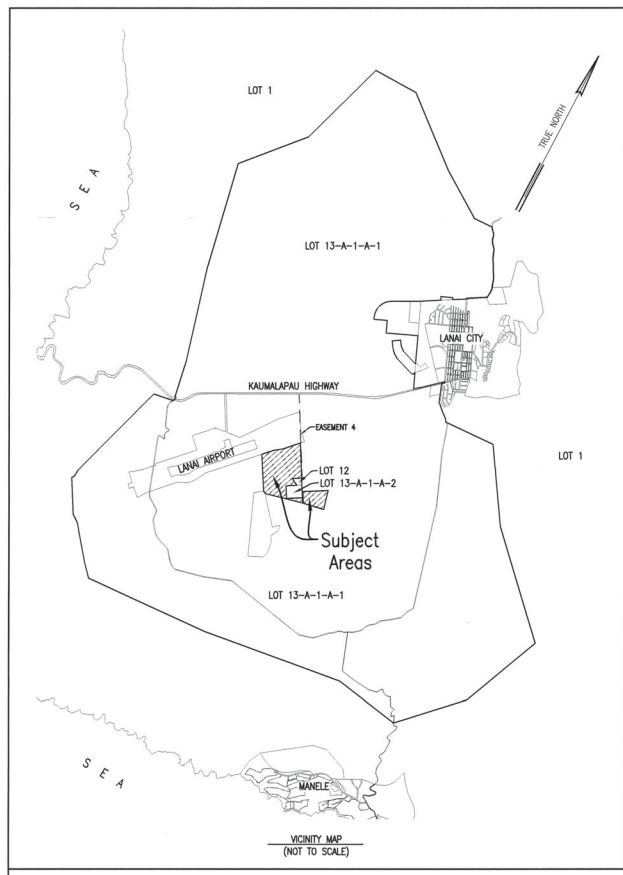


R. M. TOWILL CORPORATION

Description Prepared by:

 4/30/22
Ryan M. Suzuki Expiration Date
Licensed Professional Land Surveyor
Certificate Number 10059

March 15, 2022



Notes:
Azimuths are referred to Government Survey Triangulation Station "POHOULA" Δ .
— — — Proposed State Land Use District Line

GRAPHIC SCALE
0 200 400 800
1 INCH = 400 FEET



R. M. TOWILL CORPORATION
This work was prepared by me or under my direct supervision
Ryan M. Suzuki 6/30/24
Ryan M. Suzuki Expiration Date
Licensed Professional Land Surveyor
Certificate Number 10059

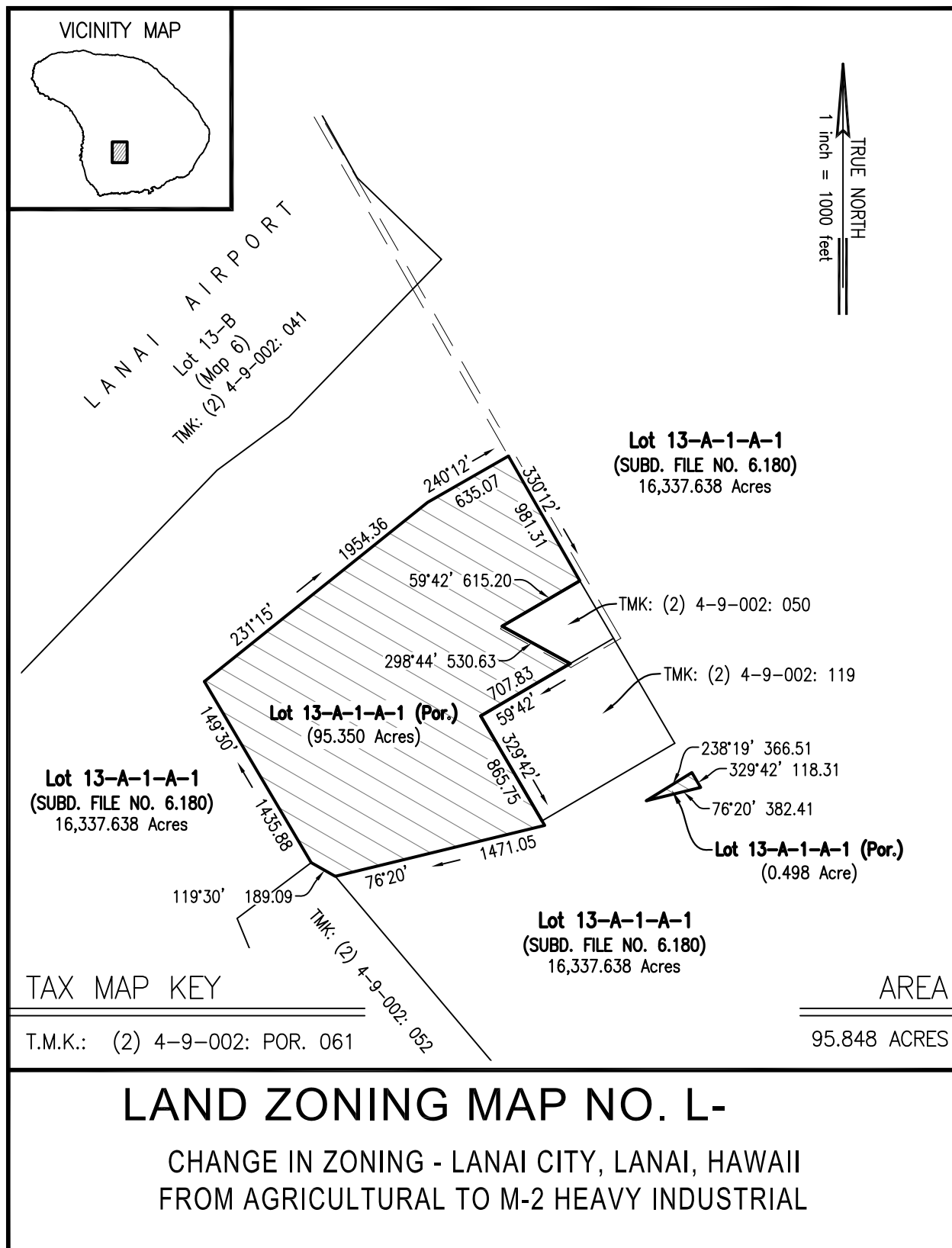
LAND USE DISTRICT BOUNDARY
AFFECTING LOT 13-A-1-A-1
OF SUBDIVISION FILE NO. 6.180

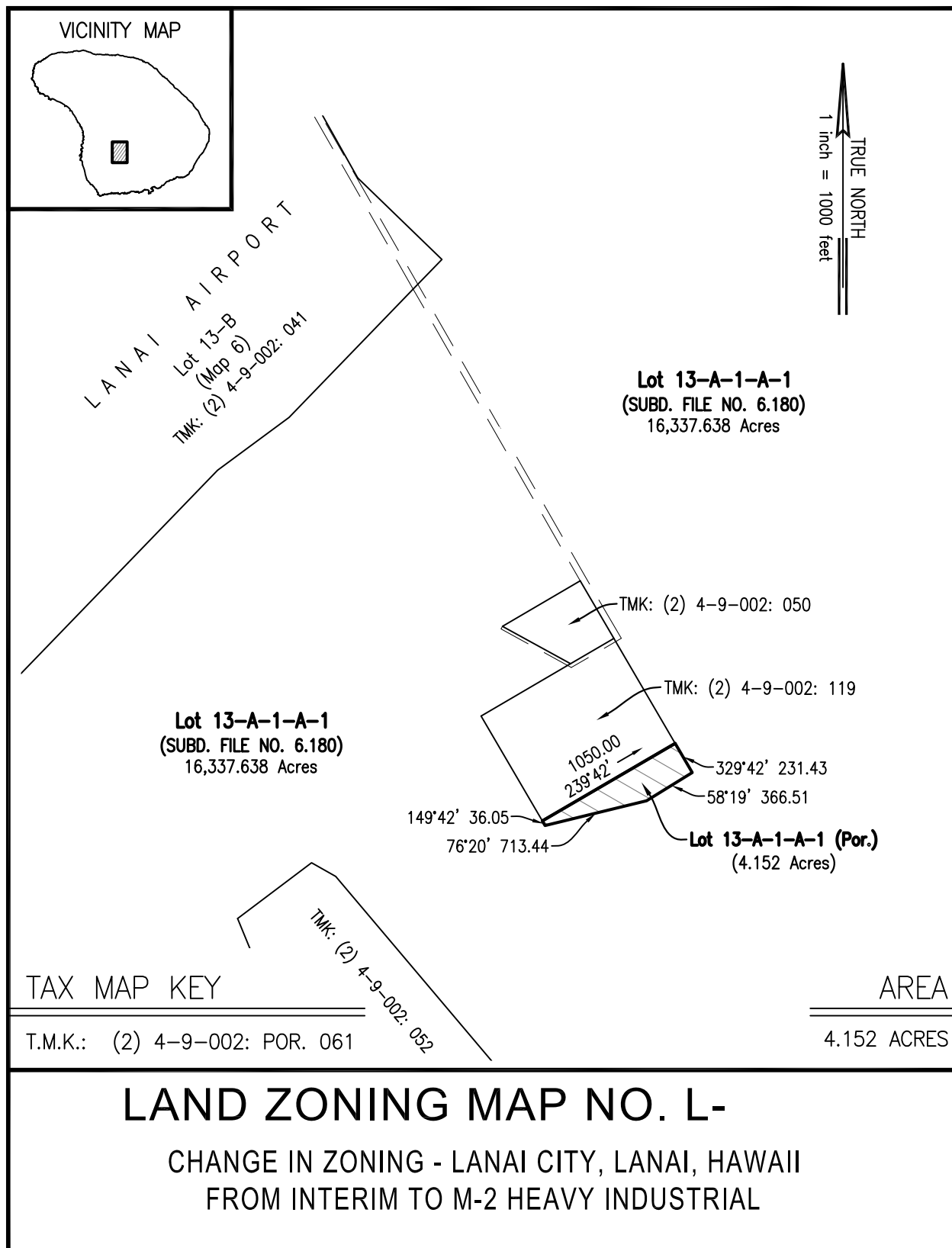
AT LANAI CITY, ISLAND OF LANAI, HAWAII
TAX MAP KEY: (2) 4-9-002: 061

Land Use Boundary Interpretation No. —

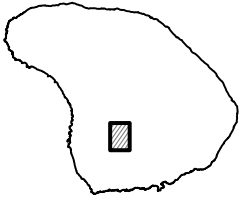
12 - MAP OF LAND USE CHANGE

(Map_of_Land_Use_Change_Miki_Basin_Industrial)





VICINITY MAP



LANAI AIRPORT

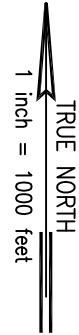
Lot 13-B
(Map 6)
TMK: (2) 4-9-002: 041

Lot 13-A-1-A-1 (Por.)
(65.000 Acres)

Lot 13-A-1-A-1
(SUBD. FILE NO. 6.180)
16,337.638 Acres

Lot 13-A-1-A-1
(SUBD. FILE NO. 6.180)
16,337.638 Acres

Lot 13-A-1-A-1 (Por.)
(35.000 Acres)



TAX MAP KEY

T.M.K.: (2) 4-9-002: POR. 061

AREA

100.000 ACRES

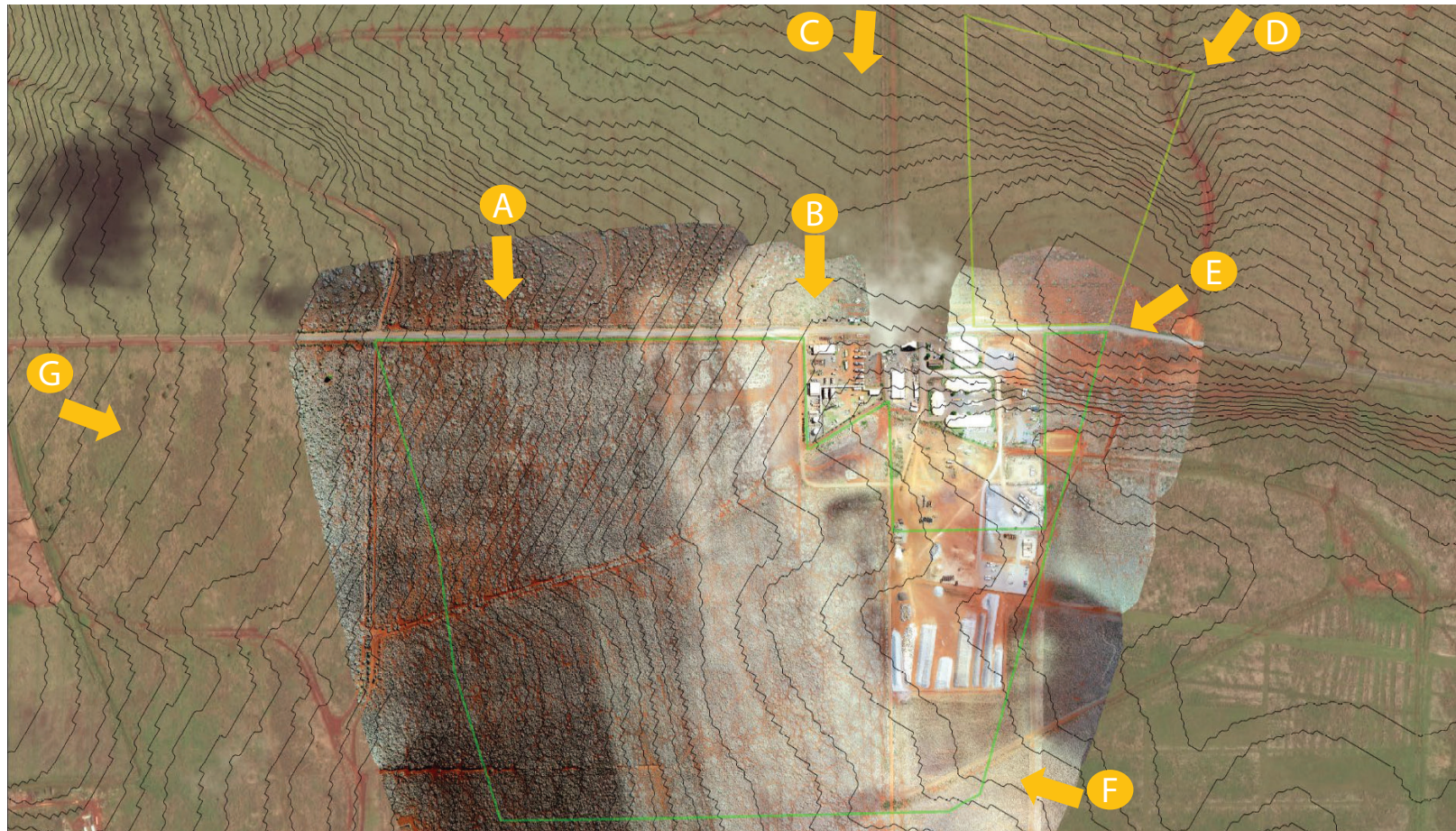
LAND ZONING MAP NO. L-

CHANGE IN ZONING - LANAI CITY, LANAI, HAWAII
FROM AGRICULTURAL TO M-1 LIGHT INDUSTRIAL

13 – 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



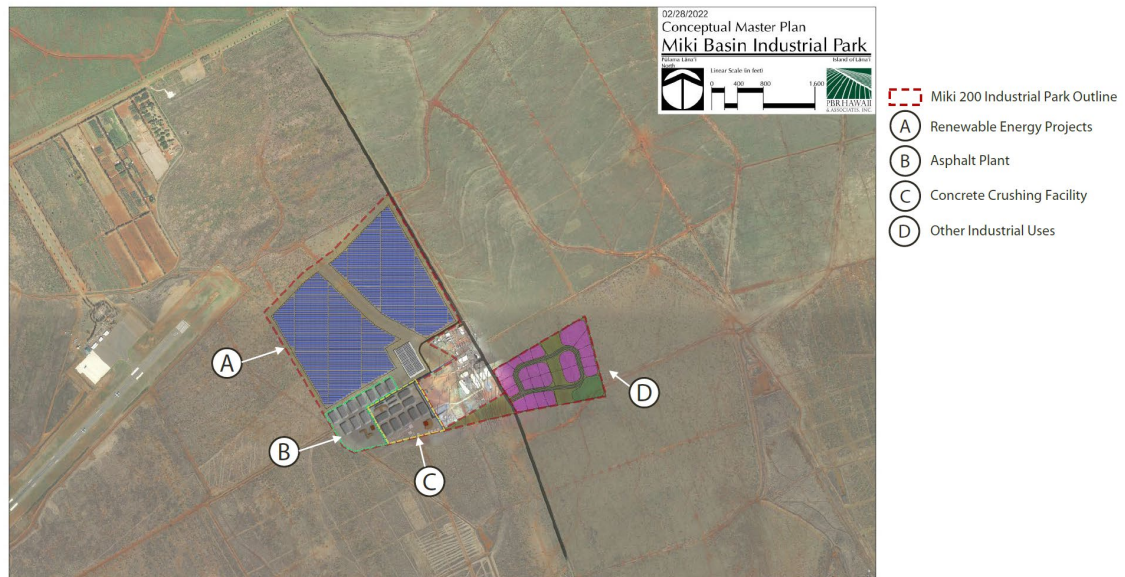
VIEW FROM G



**14 - 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"> - Rotary drum dryer model SPL110 - Hot oil tank/heater - Venturi wet scrubber with sediment collection pond - Hot mix silo - Aggregate bins - Conveyor belt assemblies 	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.

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)
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"> • Aggregate bins • Weigh scales • Air compressors • Hoppers • Belt and screw conveyor assemblies 	25,000
Cement Silo Storage	<ul style="list-style-type: none"> • Two 60 ton vertical cement silos, • 150 ton vertical cement silo • 125 ton horizontal cement trailer 	
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.

15 - NOTICE OF PUBLIC HEARING
(ZPA_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 Change of Zoning from Agricultural and Interim to M-1, Light Industrial and M-2, Heavy Industrial *
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: 200-acre light and heavy 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 Change of Zoning from Agricultural and Interim to M-1, Light Industrial and M-2, Heavy Industrial. Information relative to the application is available for review at the Planning Department, 2200 Main Street, Suite 315, Wailuku, Maui, Hawaii; 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

(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)4-9-002:061(por.) Sq.Ft./Acreage: 200 acres
- e. Existing Land Use Designations: District Boundary Amendment from Agricultural to Urban is in process with the State Land Use Commission (Docket A19-809)
- State Land Use District: N/A
- Maui Island Plan: _____
- Community Plan: Light Industrial and Heavy Industrial
- County Zoning: Agricultural and Interim
- 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.

Name of Applicant (PRINT): Lanai Resorts LLC, a Hawaii Limited Liability Company doing business as Pūlama Lānaʻi Kurt Matsumoto, President

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

Signature: Kurt Matsumoto
Kurt Matsumoto (Oct 5, 2022 1:04 PM)

Telephone: (808) 237-2001

16 – 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

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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