

RICHARD T. BISSEN, JR.
Mayor

KATE L. K. BLYSTONE
Director

ANA LILLIS
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAI'I 96793

April 11, 2025

CERTIFIED MAIL: # 7015 0640 0002 6769 4564

Mr. Tom Eisen, Senior Planner
Office of Planning and Sustainable Development
Leiopapa A Kamehameha Building
235 South Beretania Street, 6th Floor
Honolulu, Hawai'i 96813

CERTIFIED MAIL: # 7015 0640 0002 6769 4571

Ms. Kimi Mikami Yuen, President
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484

Dear Mr. Eisen and Ms. Yuen:

SUBJECT: ACCEPTANCE OF THE FINAL ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR THE LEDCOR SOUTH MAUI PROPERTIES AND IMPROVEMENTS PROJECT, TO BE LOCATED IN KĪHEI AND WAILEA AT TMKS: (2) 2-1-008:114, 127, 128, 130, 132, 133, 135, 136, 143, 145, 147, 148 AND 154 (CPR UNIT 2); (2) 2-1-028:002 AND 005; (2) 3-9-037:073; (2) 3-9-038:026 (POR.), 028 AND 049; AND PĪ'ILANI HIGHWAY (POR.) (NO TMK) (EIS2025-00001) (RFC2024-00015)

On March 25, 2025, the Maui Planning Commission (Commission), the approving agency and accepting authority for the Final EIS, reviewed the aforementioned project. The Commission heard from the Applicant, its attorney, consultant, and various sub-consultants. Members of the public were granted

Mr. Tom Eisen and Ms. Kimi Yuen
April 11, 2025
Page 2

an opportunity to testify on the project. Subsequent to a question-and-answer session and discussion, the Commission voted three assenting, and three dissenting on the motion to accept the Final EIS and identify that it meets the criteria of Hawai'i Administrative Rules (HAR) 11-200.1-28(b). On a subsequent motion the vote was to deny the Final EIS, the Commission voted with two assenting and four dissenting.

As per HAR 11-200.1-28(e)(2)(B), the accepting authority must “notify the applicant and the office of acceptance or non-acceptance of the final EIS within thirty days of the final EIS submission to the agency; provided that the thirty-day period may, at the request of the applicant, be extended for a period not to exceed fifteen days.” The Applicant wrote the Commission on March 10, 2025, indicating that since the Final EIS was submitted to the State Office of Planning & Sustainable Development Environmental Advisory Council on February 14, 2025, the 30-day review period would end on March 17, 2025 (**Exhibit 1**). In order for the Commission to consider the FEIS under its scheduled hearing dates, the review period would need to be extended from March 17, 2025 to April 1, 2025. In response, the Department approved a time extension in a letter dated March 12, 2025, that was superseded by a letter dated March 14, 2025 (**Exhibits 2 and 3**).

Given that there was no determination by the Commission on March 25, 2025 of acceptance or non-acceptance of the EIS and no determination was made within 45 days of the receipt of the final FEIS, which was April 1, 2025, in accordance with HAR 11-200.1-28(e)(2)(B), the final EIS is “deemed accepted.”

Should you have any questions, please contact Staff Planner Tara Furukawa at tara.furukawa@mauicounty.gov or (808) 270-7520.

Sincerely,



KATE L. K. BLYSTONE
Director

Attachments: Extension Letter Request Dated March 10, 2025
Approval Letter Dated March 12, 2025
Amended Approval Letter Dated March 14, 2025

cc: Danny A. Dias, Planning Program Administrator (PDF)
Kurt Wollenhaupt, Land use Planning Supervisor (PDF)
Tara Furukawa, Planner (PDF)
Geno Quemado, Sectary to Boards and Commissions (PDF)
Mary Alice Evans, Office of Planning & Sustainable Development, Director (PDF)
Tom Eisen, Environmental Review Program, Office of Planning & Sustainable Development (PDF)
Kimi Yuen, PBR Hawaii & Associates, Inc., President (PDF)
Matt Nakamoto, PBR Hawaii & Associates, Inc. (PDF)

KLKB:TKF:rma

K:\WP_DOCS\Planning\EIS\2025\00001_Ledcor\FEISAcceptance.pdf

From: webmaster@hawaii.gov
To: [DBEDT OPSD Environmental Review Program](#)
Subject: New online submission for The Environmental Notice
Date: Monday, April 14, 2025 3:22:14 PM

Action Name

Ledcor Maui Properties and Improvements

Type of Document/Determination

Final environmental impact statement (FEIS) acceptance or non-acceptance

HRS §343-5(a) Trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds

Judicial district

Maui - multiple districts

Tax Map Key(s) (TMK(s))

(2) 2-1-008:114, 127, 128, 130, 132, 133, 135, 136, 143, 145, 147, 148 AND 154 (CPR UNIT 2); (2) 2-1-028:002 AND 005; (2) 3-9-037:073; (2) 3-9-038:026 (POR.), 028 AND 049; AND PI'ILANI HIGHWAY(POR.)(NO TMK)

Action type

Applicant

Other required permits and approvals

SMA Use Permits and Planned Development approvals (I, II, III)

Discretionary consent required

Maui Planning Commission (SMA Use Permit and Planned Development approvals (1, II)

Agency jurisdiction

County of Maui

Approving agency

Maui Planning Commission

Agency contact name

Tara Furukawa

Agency contact email (for info about the action)

tara.furukawa@mauicounty.gov

Email address for receiving comments

planning@co.maui.hi.us

Agency contact phone

(808) 270-7520

Agency address

2200 Main Street, Suite 315

Wailuku, HI 96793
United States
[Map It](#)

Accepting authority

Maui Planning Commission

Applicant

Ledcor Maui LP

Applicant contact name

David Goode

Applicant contact email

ledcorsouthmauipermitting@gmail.com

Applicant contact phone

(808) 829-4528

Applicant address

590 Lipoa Parkway, Suite 259
Kihei, HI 96753
United States
[Map It](#)

Is there a consultant for this action?

Yes

Consultant

PBR Hawaii & Associates, Inc.

Consultant contact name

Kimi Yuen

Consultant contact email

kyuen@pbrhawaii.com

Consultant contact phone

(808) 521-5631

Consultant address

1001 Bishop Street, Suite 650
Honolulu, HI 96813
United States
[Map It](#)

Action summary

A mix of SF and MF residential communities are proposed for eight properties, which have a permitted density of over 1,991 residential units (or up to 2,137 residential units with permitted Planned Development (PD) bonuses). Ledcor is proposing an estimated total of 925-975 units and will be developing

comprehensive plans for these remaining owned and leased infill parcels in the Kihei and Wailea Resort communities. Open spaces, amenities, and pedestrian paths will be integrated within these communities. Required workforce housing, park dedication, and related infrastructure improvements will also be provided and otherwise satisfied. The plans will also include Ledcor's fair share portion of the improvements to Pi'ilani Highway at Kilohana Drive.

Attached documents (signed agency letter & EA/EIS)

- [FEISExtensionApproval.pdf](#)
- [Amended-FEIS-Extension-Approval.pdf](#)
- [Extension-Letter-Request-Dated-March-10-2025.pdf](#)
- [FEISAcceptance.pdf](#)

ADA Compliance certification (HRS §368-1.5):

The authorized individual listed below acknowledges that they retain the responsibility for ADA compliance and are knowingly submitting documents that are unlocked, searchable, and not in an ADA-compliant format for publication. The project files will be published without further ADA compliance changes from ERP, with the following statement included below the project summary in The Environmental Notice: "If you are experiencing any ADA compliance issues with the above project, please contact (agency submitting the project and phone and/or email)."

Action location map

- [AllParcelsTEN1.zip](#)

Authorized individual

Tara Furukawa

Email

tara.furukawa@mauicounty.gov

Phone

(808) 270-7520

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.



**PBR HAWAII
& ASSOCIATES, INC.**

KIMI MIKAMI YUEN, LEED® AP BD+C
President / Chairperson

VINCENT SHIGEKUNI
Executive Vice-President / Principal

GRANT T. MURAKAMI, AICP, LEED® AP BD+C
Executive Vice-President / Principal

CATIE CULLISON, AICP
Senior Vice-President / Principal

TOM SCHNELL, AICP
Vice-President / Principal

MARC SHIMATSU, PLA, ASLA
Principal

RAYMOND T. HIGA, PLA, ASLA
Associate Principal

DACHENG DONG, LEED® AP
Associate Principal

NATHALIE RAZO
Associate Principal

ANN MIKIKO BOUSLOG, PhD
Director of Land Economics & Real Estate

RAMSAY R. M. TAUM
Cultural Sustainability Planner

ETSUYO KILA
Senior Associate

GREG NAKAI
Senior Associate

BRADLEY FURUYA, AICP
Associate

C.R. 'IMIPONO WICHMAN
Associate

THERESA DEAN
Associate

R. STAN DUNCAN, PLA, ASLA
Chairman Emeritus

RUSSELL Y. I. CHUNG, PLA, FASLA
Principal Emeritus

THOMAS S. WITTEN, FASLA
Principal Emeritus

W. FRANK BRANDT, FASLA
Founding Partner

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printed on recycled paper

March 10, 2025

Ms. Kimberly Thayer, Chair
Maui Planning Commission
c/o Ms. Kate Blystone
County of Maui Planning Department
2200 Main Street, Suite 315
Wailuku, HI 96793

SUBJECT: Request for Extension of Final Environmental Impact Statement (FEIS) Acceptability Determination for the Ledcor South Maui Properties and Improvements (Proposed Action)

Applicant: Ledcor Maui LP

Location: Kama'ole, Paeahu, and Palauea Ahupua'a, Moku of Kula and Honua'ula, Moku-puni of Maui, Hawai'i

TMK(s): (2) 2-1-008:114, 127, 128, 130, 132, 133, 135, 136, 143, 145, 147, 148, AND 154 (CPR UNIT 2); (2) 2-1-028:002 AND 005; (2) 3-9-037:073; (2) 3-9-038: 026 (PORTION), 028, AND 049; AND PORTION OF PI'ILANI HIGHWAY (NO TMK)

PROPOSED APPLICANT ACTION:

A mix of single-family and multifamily residential communities, roadway improvements including a portion of Pi'ilani Highway at the Kilohana Drive intersection, related storage, baseyards, and utility, access, and infrastructure improvements.

Aloha e Ms. Thayer,

On behalf of the Applicant, Ledcor Maui LP, PBR HAWAII & Associates, Inc. requests a 15-day extension for the determination of the acceptability of the Final Environmental Impact Statement (FEIS) for the Ledcor South Maui Properties and Improvements located in the Kama'ole, Paeahu, and Palauea Ahupua'a, on the island of Maui. The FEIS was submitted on February 14, 2025. The 30-day review period is scheduled to end on March 17, 2025. As extended, the review period would end on April 1, 2025. In accordance with Hawai'i Administrative Rules (HAR) §11-200.1-28(e)(2)(B), we are not making this request for the convenience of the MPC but because the Applicant would like the Maui Planning Commission (MPC) to have an opportunity to consider the acceptability of the FEIS. We understand that the FEIS is scheduled for MPC review on March 25, 2025. We appreciate the consideration as you set the agenda for that meeting.

Should you have any questions, please contact me at (808) 521-5631.

Mahalo nui,

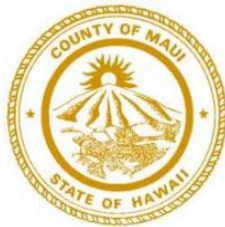
Kimi Mikami Yuen, LEED® AP BD+C
President

cc: Ms. Mary Alice Evans, State of Hawai'i Office of Planning and Sustainable Development
Environmental Review Program
Mr. David Goode, Ledcor Maui LP
Mr. Cal Chipchase, Cades Schutte LLP

RICHARD T. BISSEN, JR.
Mayor

KATE L. K. BLYSTONE
Director

ANA LILLIS
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

March 12, 2025

CERTIFIED MAIL: #9589 0710 5270 0170 9602 31

Mr. Tom Eisen, Senior Planner
Environmental Review Program
Office of Planning and Sustainable Development
Leiopapa A Kamehameha Building (State Office Tower)
235 South Beretania Street, 6th Floor
Honolulu, Hawai'i 96813

CERTIFIED MAIL: #9589 0710 5270 0170 9602 24

Ms. Kimi Mikami Yuen, President
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484

Dear Mr. Eisen and Ms. Yuen:

SUBJECT: APPROVAL OF REQUEST FOR A TIME EXTENSION TO CONSIDER THE ACCEPTABILITY OF THE FINAL ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR THE LEDCOR SOUTH MAUI PROPERTIES AND IMPROVEMENTS TO BE LOCATED IN KĪHEI AND WAILEA AT TMKS: (2) 2-1-008:114, 127, 128, 130, 132, 133, 135, 136, 143, 145, 147, 148 AND 154 (CPR UNIT 2); (2) 2-1-028:002 AND 005; (2) 3-9-037:073; (2) 3-9-038:026 (POR.), 028 AND 049; AND PI'ILANI HIGHWAY (POR.) (NO TMK) (EIS2025-00001) (RFC2024-00015)

The Planning Department (Department) has received your request dated March 10, 2025 to extend the review period by which the Maui Planning Commission (Commission) has to consider the acceptability of the Final EIS, for compliance with Hawai'i Administrative Rules (Rules) Section 11-200.1-28(2)(B). As per the Rules, the accepting authority must "notify the applicant and the office of acceptance or non-acceptance of the final EIS within thirty days of the final EIS submission to the agency; provided that the thirty-day period may, at the request of the applicant, be extended for a period not to exceed thirty days."

Mr. Tom Eisen and Ms. Kimi Yuen
March 10, 2025
Page 2

The department can confirm that the Final EIS was received on February 14, 2025 for publication in the February 23, 2025 edition of *The Environmental Notice*. The Department notes that the 30-day deadline from the date of submission to the Department is March 17, 2025. Because of conflicting Commission scheduling, the earliest date available for review of the Final EIS is March 25, 2025. Because of the short turn-around time to accept or not accept the Final EIS subsequent to the Commission meeting, the Planning Director approves the request for a time extension.

Should you have any questions, please contact Staff Planner Tara Furukawa at tara.furukawa@mauicounty.gov or at (808) 270-7520.

Sincerely,



KATE L. K. BLYSTONE
Director

Attachment: Extension Letter Request Dated March 10, 2025

cc: Danny A. Dias, Planning Program Administrator (PDF)
Carolyn Cortez, Interim Planning Program Administrator (PDF)
Jacky Takakura, Planning Program Administrator (PDF)
Kurt Wollenhaupt, Land Use Planning Supervisor (PDF)
Maui Planning Commission Members
Mary Alice Evans, Director, Office of Planning & Sustainable Development (PDF)
Tom Eisen, Senior Planner, Environmental Review Program, Office of Planning & Sustainable Development (PDF)
Kimi Yuen, PBR Hawaii & Associates, Inc., President (PDF)
Matt Nakamoto, PBR Hawaii & Associates, Inc., Planner (PDF)

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Mayor

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ANA LILLIS
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAI'I 96793

March 14, 2025

CERTIFIED MAIL: #9589 0710 5270 0170 9602 55

Mr. Tom Eisen, Senior Planner
Office of Planning and Sustainable Development
Leiopapa A Kamehameha Building
235 South Beretania Street, 6th Floor
Honolulu, Hawai'i 96813

CERTIFIED MAIL: #9589 0710 5270 0170 9602 62

Ms. Kimi Mikami Yuen, President
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawai'i 96813-3484

Dear Mr. Eisen and Ms. Yuen:

SUBJECT: AMENDED APPROVAL OF REQUEST FOR A TIME EXTENSION TO CONSIDER THE ACCEPTABILITY OF THE FINAL ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR THE LEDCOR SOUTH MAUI PROPERTIES AND IMPROVEMENTS TO BE LOCATED IN KĪHEI AND WAILEA AT TMKS: (2) 2-1-008:114, 127, 128, 130, 132, 133, 135, 136, 143, 145, 147, 148 AND 154 (CPR UNIT 2); (2) 2-1-028:002 AND 005; (2) 3-9-037:073; (2) 3-9-038:026 (POR.), 028 AND 049; AND PIILANI HIGHWAY (POR.) (NO TMK) (EIS2025-00001) (RFC2024-00015)

The Planning Department (Department) has been made aware that there were a couple of errors in our previous letter dated March 12, 2025. Please note that this version shall supersede the previous letter approving the request for time extension.

Mr. Tom Eisen and Ms. Kimi Yuen
March 17, 2025
Page 2

The Department has received your request dated March 10, 2025 to extend the review period by which the Maui Planning Commission (MPC) has to consider the acceptability of the Final EIS, for compliance with Hawai'i Administrative Rules (Rules) Section 11-200.1-28(d)(2)(B). As per the Rules, the accepting authority must "notify the applicant and the office of acceptance or non-acceptance of the final EIS within thirty days of the final EIS submission to the agency; provided that the thirty-day period may, at the request of the applicant, be extended for a period not to exceed fifteen days."

We can confirm that the Final EIS was received on February 14, 2025 for publication in the February 23, 2025 edition of *The Environmental Notice*. We note that the 30-day deadline from the date of submission to the Department is March 17, 2025. Because of conflicting MPC scheduling, the earliest date available for review of the Final EIS is March 25, 2025. Because of the short turn-around time for the Department to accept or not accept the Final EIS subsequent to the MPC meeting, we approve the request for time extension.

Should you have any questions, please contact Staff Planner Tara Furukawa at tara.furukawa@mauicounty.gov or (808) 270-7520.

Sincerely,



KATE L. K. BLYSTONE
Director

Attachment: Extension Letter Request Dated March 10, 2025

cc: Danny A. Dias, Planning Program Administrator (PDF)
Carolyn Cortez, Interim Planning Program Administrator (PDF)
Jacky Takakura, Planning Program Administrator (PDF)
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