

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

September 4, 2025



Ms. Mary Alice Evans, Director
State of Hawai'i
Environmental Review Program
Office of Planning and Sustainable Development
235 S. Beretania Street, Room 702
Honolulu, Hawai'i 96813

**SUBJECT: WITHDRAWAL NOTICE OF ENVIRONMENTAL
IMPACT STATE PREPARATION NOTICE FOR
THE PROPOSED HO'ONANI MIXED-USE VILLAGE
DEVELOPMENT PROJECT AT KAHULUI, ISLAND
OF MAUI, HAWAII; TMK: (2) 3-8-006:004 (EIS2025-00002)**

Dear Ms. Evans:

With this letter, the County of Maui Planning Department (Department), formally withdraws its submission of the Environmental Impact Statement Preparation Notice (EISPN) for the proposed project.

The Department is withdrawing the EISPN because after further analysis we reached the conclusion that the State of Hawai'i Land Use Commission (LUC) is the more appropriate agency to be the accepting authority for the proposed project's EIS as it will be involved to a greater extent in decision making processes relating to the action. The Applicant will work with the LUC to confirm that it will act as the Accepting Authority, and to determine whether through the LUC's judgement and experience, an EIS is likely to be required.

If you have any questions, please contact Planning Director Kate Blystone at planning@mauicounty.gov or at (808) 270-7735.

Ms. Zaida Place
September 4, 2025
Page 2

Sincerely,



KATE L. K. BLYSTONE
Director

cc: Danny A. Dias, Planning Program Administrator (PDF)
Kurt F. Wollenhaupt, Planner (PDF)
Mary Alice Evans, Environmental Review Program (PDF)
Ariana L. Kwan, Land Use Commission (PDF)
Jeffrey Ueoka, Attorney (PDF)
TC Campbell, Consultant (PDF)

KLKB:KFW:lp

K:\WP_DOCS\Planning\EIS\2025\00002_HoonaniVillage\Withdrawal of EISPN HoonaniVillage.pdf

From: dbedt.opsd.erp@hawaii.gov
To: [DBEDT OPSD Environmental Review Program](#)
Subject: New online submission for The Environmental Notice
Date: Monday, September 15, 2025 2:58:24 PM

Action Name

Ho'onani Village EISPN Withdrawal

Type of Document/Determination

Withdrawal (include rationale specifying item being withdrawn in Summary below)

HRS §343-5(a) Trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds
- (9)(A) Propose any wastewater treatment unit, except an individual wastewater system or a wastewater treatment unit serving fewer than fifty single-family dwellings or the equivalent

Judicial district

Wailuku, Maui

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

(2)-3-8-006:004

Action type

Applicant

Other required permits and approvals

None

Discretionary consent required

Letter from County of Maui Planning Department

Agency jurisdiction

County of Maui

Approving agency

County of Maui Planning Department

Agency contact name

Kate Blystone

Agency contact email (for info about the action)

planning@mauicounty.gov

Agency contact phone

(808) 270-7735

Agency address

2200 Main Street
Suite 315
Wailuku, HI 96793

United States

[Map It](#)

Accepting authority

County of Maui Planning Department

Applicant

Ho'onani Development LLC

Applicant contact name

Greg Sado

Applicant contact email

greg@alphahawaii.com

Applicant contact phone

(808) 873-3883

Applicant address

21 Hansen Road
Kahului, HI 96732
United States
[Map It](#)

Is there a consultant for this action?

Yes

Consultant

Pioneer Design Group - Hawaii, LLC

Consultant contact name

Tyler Christian Campbell

Consultant contact email

tccampbell@pdg-hawaii.com

Consultant contact phone

(808) 400-5959

Consultant address

711 Kapiolani Blvd., Suite 1450
Honolulu, Hawaii 96813
United States
[Map It](#)

Action summary

The withdrawal of the Ho'onani Village EISPN that was submitted in February 2025. This submittal includes the official letter from the County of Maui's planning department to withdraw the EISPN. The withdrawal is due to a change in the official accepting authority of the EIS from the County of Maui's planning department to the State Land Use Commission. An EISPN will be submitted at a later time to restart the process with the SLUC as the accepting authority.

Attached documents (signed agency letter & EA/EIS)

- [Hoonani-Village-EISPN-Withdrawal1.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 may not be in an ADA compliant format for publication. Audio files do not include transcripts, captions, or alternative descriptions. 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 (authorized individual submitting the project at email)."

Action location map

- [Hoonani-Village-Action-Area1.zip](#)

Authorized individual

Tyler Christian Campbell

Authorized individual email

tccampbell@pdg-hawaii.com

Authorized individual phone

(808) 400-5959

Authorization

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