



LAND USE COMMISSION

Komikina Ho'ohana 'Āina

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

Ka 'Oihana Ho'omōhala Pā'oihana, 'Imi Wai wai a Ho'omāka'ika'i

235 S. Beretania Street, RM 406, Honolulu, Hawai'i 96813

Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804

Email Address: dbedt.luc.web@hawaii.gov

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

DANIEL ORODENKER
LUC EXECUTIVE OFFICER

Telephone: (808) 587-3822

Fax: (808) 587-3827

Website: luc.hawaii.gov

November 25, 2025

Mary Alice Evans, Director
State of Hawai'i
Office of Planning and Sustainable Development
Environmental Review Program
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813-2437

Email: dbedt.opsd.erp@hawaii.gov

SUBJECT: Docket No. A25-811 Ho'onani Development, LLC
Environmental Impact Statement Preparation Notice (EISPN)
Ho'onani Village Mixed-Use Development
Tax Map Key No. (2) 3-8-006:004
Kahului, Maui, State of Hawai'i

Dear Ms. Evans:

At the November 19, 2025, State of Hawai'i Land Use Commission ("LUC" or "Commission") hearing, the Commission voted to be the accepting authority for the EISPN. The Commission determined that an Environmental Impact Statement ("EIS") is warranted for the subject project. The determination was made in accordance with Hawai'i Revised Statute ("HRS") §343-5(e) and Hawai'i Administrative Rule §11-200.1-14(d)(2), which state that an approving agency may authorize an applicant to prepare an EIS rather than an Environmental Assessment if, through its judgement and experience, it determines that an EIS is likely to be required. The LUC hereby transmits the determination that an EIS is required for Ho'onani Development, LLC's, Ho'onani Village Mixed-Use Development project.

The required publication forms and files, including the electronic copy of the EISPN have been uploaded electronically via the online "Submittal Form for HRS Chapter 343 Publications in the Periodic Bulletin", by the Project Manager.

With this letter, the LUC respectfully requests the publication of the Environmental Impact Statement Preparation Notice ("EISPN") for the subject project in the next available issue of *The Environmental Notice*.

A25-811 Ho'onani Development, LLC
November 25, 2025
Page 2

Should you have any questions, please contact our office, at (808) 587-3822 or via email at dbedt.luc.web@hawaii.gov .

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a horizontal line extending to the right.

Daniel Orodener
Executive Officer
Land Use Commission
State of Hawai'i

CC: Jeffrey Ueoka, Wells Street Law LLLC
Matthew Pennaz, Aspire Development and Consulting, LLC
Tyler Christian Campbell, Pioneer Design Group- Hawai'i
Emily Murai, Pioneer Design Group- Hawai'i
Greg Sado, Ho'onani Development, LLC

From: dbedt.opsd.erp@hawaii.gov
To: [DBEDT OPSD Environmental Review Program](#)
Subject: New online submission for The Environmental Notice
Date: Tuesday, November 25, 2025 4:13:53 PM

Action Name

Ho'onani Village Mixed-Use Development

Type of Document/Determination

Environmental impact statement preparation notice (EISPN)

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: 0005; (2) 3-8-006:001; (2) 3-8-006:004: 0003; Pulehu Road; Hansen Road

Action type

Applicant

Other required permits and approvals

See page 58-59 of EISPN for list of required permits and approvals

Discretionary consent required

Land Use Commission Acceptance

Agency jurisdiction

State of Hawai'i

Approving agency

Land Use Commission

Agency contact name

Martina Segura

Agency contact email (for info about the action)

dbedt.luc.web@hawaii.gov

Email address for receiving comments

emurai@pdg-hawaii.com

Agency contact phone

(808) 587-3822

Agency address

P.O. Box 2359
Honolulu, Hawaii 96804
United States
[Map It](#)

Public Scoping Meeting information

Thursday December 18, 2025 at 6:00 p.m. Maui Arts & Cultural Center Alexa Higashi Room at 1
Cameron Way, Kahului HI 96732

Accepting authority

Land Use Commission

Applicant

Hoonani Development, LLC

Applicant contact name

Greg Sado

Applicant contact email

greg@alphahawaii.com

Applicant contact phone

(808) 873-3883

Applicant address

427 Ala Makani Street
Kahului, Hawaii 96732
United States
[Map It](#)

Is there a consultant for this action?

Yes

Consultant

Pioneer Design Group- Hawaii LLC

Consultant contact name

Emily Murai

Consultant contact email

emurai@pdg-hawaii.com

Consultant contact phone

(808) 400-5959

Consultant address

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

Action summary

The Ho‘onani Village preliminary site plan includes a mix of residential, commercial, light industrial, office, recreation, civic/public and hospitality uses to be developed in phases. The Applicant’s vision is to provide approximately 1,608 housing units in Kahului, and to create gathering spaces to bolster the community by providing new commercial, restaurant and retail spaces and entertainment spaces throughout the site. Additionally, new office and industrial spaces are proposed to provide opportunities for economic growth in the community. The proposed master plan intends to complement the surrounding uses, provide workforce housing and an integrated, authentic community. Additional infrastructure improvements, including drainage, an onsite wastewater treatment plant and an offsite water system are also contemplated to serve the project.

Attached documents (signed agency letter & EA/EIS)

- https://planning.hawaii.gov/erp/wp-content/uploads/sites/2/gravity_forms/2-9471f912f9423a4e8d621529fd0028f7/2025/11/Ho'onani-Village-Mixed-Use-Development-EISPN.pdf
- https://planning.hawaii.gov/erp/wp-content/uploads/sites/2/gravity_forms/2-9471f912f9423a4e8d621529fd0028f7/2025/11/Transmittal-Letter-Ho'onani-Village-Mixed-Use-Development.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.zip](#)

Authorized individual

Emily Murai

Authorized individual email

emurai@pdg-hawaii.com

Authorized individual phone

(808) 400-0843

Authorization

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

Environmental Impact Statement Preparation Notice

Ho‘onani Village Mixed-Use Development

**Prepared for:
Ho‘onani Development, LLC.**

**Accepting Authority:
State of Hawai‘i Land Use Commission**

December 2025

**Prepared by:
Pioneer Design Group – Hawai‘i, LLC.**

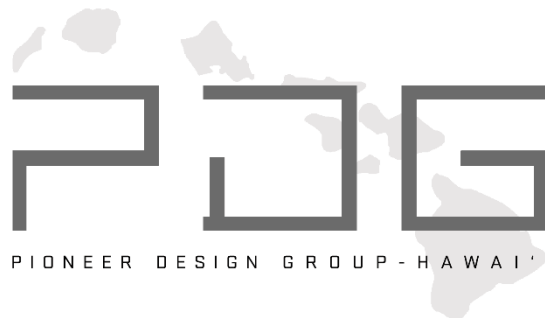


Table of Contents

| | |
|--|----|
| EXECUTIVE SUMMARY | 6 |
| PROJECT LOCATION | 9 |
| ZONING & LAND USE | 9 |
| PROJECT DESCRIPTION | 17 |
| PURPOSE AND NEED FOR THE PROPOSED ACTION..... | 17 |
| PROPOSED ACTION | 17 |
| ESTIMATED PROJECT TIMELINE AND DEVELOPMENT SCHEDULE | 22 |
| CHAPTER 343, HAWAII REVISED STATUTES COMPLIANCE | 23 |
| MAJOR LAND USE ENTITLEMENTS REQUIRED..... | 26 |
| <i>Maui Island Plan Amendment</i> | 26 |
| <i>Community Plan Amendment</i> | 26 |
| <i>Change in Zoning</i> | 26 |
| <i>District Boundary Amendment</i> | 26 |
| DESCRIPTION OF THE EXISTING ENVIRONMENT AND SCOPING OF POTENTIAL IMPACTS | 27 |
| PHYSICAL SETTING | 27 |
| <i>Existing and Surrounding Land Uses</i> | 27 |
| <i>Climate</i> | 27 |
| <i>Topography and Soil Characteristics</i> | 28 |
| <i>Agriculture</i> | 31 |
| <i>Groundwater Resources</i> | 33 |
| <i>Streams and Wetlands</i> | 33 |
| <i>Flood and Tsunami Hazards</i> | 38 |
| <i>Wildfire Hazards</i> | 38 |
| <i>Flora and Fauna</i> | 42 |
| <i>Air Quality</i> | 42 |
| <i>Greenhouse Gas Emissions</i> | 42 |
| <i>Noise</i> | 43 |
| <i>Scenic and Open Space Resources</i> | 43 |
| <i>Archaeological and Historical Resources</i> | 44 |
| <i>Cultural Resources</i> | 44 |
| <i>Use of Chemicals and Fertilizers</i> | 44 |
| SOCIO-ECONOMIC ENVIRONMENT | 45 |
| <i>Regional Setting</i> | 45 |
| <i>Population, Demography, and Social Impacts</i> | 45 |
| <i>Economy and Labor Force</i> | 45 |
| PUBLIC SERVICES..... | 47 |
| <i>Police and Fire Protection</i> | 47 |
| <i>Medical Facilities</i> | 47 |
| <i>Education Facilities</i> | 48 |
| <i>Recreational Facilities</i> | 49 |
| <i>Solid Waste Collection</i> | 49 |
| INFRASTRUCTURE..... | 50 |
| <i>Roadways</i> | 50 |
| <i>Water System</i> | 50 |
| <i>Wastewater System</i> | 51 |
| <i>Drainage System</i> | 51 |
| <i>Electrical, Telephone, and Cable Television/Internet</i> | 51 |

| | |
|--|----|
| CUMULATIVE AND SECONDARY IMPACTS..... | 52 |
| RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS..... | 53 |
| ALTERNATIVES TO THE PROPOSED ACTION | 54 |
| NO-ACTION ALTERNATIVE | 54 |
| DELAYED ACTION..... | 54 |
| ALTERNATIVE DESIGN – RESIDENTIAL ONLY | 54 |
| ALTERNATIVE DESIGN – COMMERCIAL / INDUSTRIAL ONLY | 55 |
| ALTERNATIVE USE – AGRICULTURAL FARM..... | 55 |
| ALTERNATIVE USE – CONSERVATION EASEMENT / LAND TRUST..... | 55 |
| ALTERNATIVE LOCATION..... | 55 |
| SIGNIFICANCE CRITERIA ASSESSMENT..... | 56 |
| LIST OF PERMITS AND APPROVALS..... | 58 |
| EIS PUBLIC SCOPING MEETING | 60 |
| EIS CONSULTATION | 61 |
| PARTIES TO BE CONSULTED DURING THE PREPARATION OF THE DRAFT EIS..... | 61 |
| REFERENCES..... | 67 |

LIST OF FIGURES

| | |
|--|----|
| Figure 1 – Regional Location Map..... | 11 |
| Figure 2 – Property Location Map | 12 |
| Figure 3 – State Land Use District Boundary Map | 13 |
| Figure 4 – Maui County Zoning Map | 14 |
| Figure 5 - Maui Island Plan Directed Growth Map | 15 |
| Figure 6 – Wailuku-Kahului Community Plan Map | 16 |
| Figure 7 – Preliminary Subdivision Plat Map..... | 19 |
| Figure 8 – Preliminary Master Site Plan..... | 20 |
| Figure 9 – Soil Association Map..... | 29 |
| Figure 10 – Soil Group Classification Map | 30 |
| Figure 11 – Agricultural Lands of Interest of the State of Hawai‘i..... | 32 |
| Figure 12 – Land Study Bureau Map..... | 34 |
| Figure 13 – Important Agricultural Lands | 35 |
| Figure 14 – Existing Streams Map..... | 36 |
| Figure 15 – Existing wetlands Map..... | 37 |
| Figure 16 – Flood Insurance Rate Map..... | 39 |
| Figure 17 – Tsunami Evacuation map..... | 40 |
| Figure 18 - Sea Level Rise Map..... | 41 |

LIST OF TABLES

| | |
|--|----|
| Table 1. Land Plan Area Breakdown..... | 21 |
| Table 2. Wailuku – Kahului Public School Enrollment | 48 |

List of Acronyms

| | |
|-------|--|
| ALISH | Agricultural Lands of Importance to the State of Hawai'i |
| AMI | Area Median Income |
| AMSL | Above Mean Sea Level |
| BMP | Best Management Practices |
| CIA | Cultural Impact Assessment |
| CIZ | Change of Zoning |
| CPA | Community Plan Amendment |
| CWPP | Community Wildfire Protection Plan |
| CZM | Coastal Zone Management |
| DA | Department of the Army |
| DBA | District Boundary Amendment |
| DLNR | Department of Land and Natural Resources |
| DOA | Department of Agriculture |
| DOE | Department of Education |
| DOT | Department of Transportation |
| DWS | Department of Water Supply |
| EaA | Ewa Silty Clay Loam, 0 to 3 percent slopes |
| EPA | Environmental Protection Agency |
| EIS | Environmental Impact Statement |
| EISPN | Environmental Impact Statement Preparation Notice |
| ERP | Environmental Review Program |
| FAA | Federal Aviation Authority |
| FEMA | Federal Emergency Management Agency |
| FIRM | Flood Insurance Rate Map |
| GHG | Greenhouse Gases |
| GPD | Gallons Per Day |
| HAR | Hawai'i Administrative Rules |
| HCZMP | Hawai'i Coastal Zone Management Program |
| HHFDC | Hawai'i Housing and Development Corporation |
| HRS | Hawai'i Revised Statutes |
| HUD | Housing and Urban Development |
| IAL | Important Agricultural Lands |
| LSB | Land Study Bureau |
| MCC | Maui County Code |
| MIP | Maui Island Plan |
| MPD | Maui Police Department |
| MPH | Miles per Hour |
| MuA | Molokai silty clay loam, 0 to 3 percent slopes |
| MuB | Molokai Silty Clay Loam, 3 to 7 percent slopes |

| | |
|---------|---|
| MuC | Molokai silty clay loam, 7 to 15 percent slopes |
| NOAA | National Oceanic and Atmospheric Administration |
| NPDES | National Pollutant Discharge Elimination System |
| OHA | Office of Hawaiian Affairs |
| PacIOOS | Pacific Islands Ocean Observing System |
| PEDR | Preliminary Engineering and Drainage Report |
| SHPD | State Historic Preservation Division |
| SLUC | State Land Use Commission |
| SMA | Special Management Area |
| TEN | The Environmental Notice |
| TIAR | Traffic Impact Assessment Report |
| TMK | Tax Map Key |
| UGB | Urban Growth Boundary |
| UHERO | University of Hawai'i Economic Research Organization |
| UHMC | University of Hawai'i Maui College |
| USACE | U.S. Army Corps of Engineers |
| WeB | Waiakoa silty clay loam, 3 to 7 percent slopes |
| WeC | Waiakoa silty clay loam, 7 to 15 percent slopes |
| WfB | Waiakoa cobbly silty clay loam, 3 to 7 percent slopes |
| WgB | Waiakoa very stony silty clay loam, 3 to 7 percent slopes |
| WWTP | Wastewater Treatment Plant |

EXECUTIVE SUMMARY

| | |
|--|--|
| Project Name: | Ho‘onani Village Mixed Use Development |
| Type of Document: | Environmental Impact Statement (EIS) Preparation Notice |
| Legal Authority: | Hawai‘i Revised Statutes (HRS) Chapter 343, Hawai‘i Administrative Rules (HAR) 11-200.1 |
| Applicable Chapter 343, HRS "Triggers": | 1) Use of State/County Lands and Funds 2) Proposing a Wastewater Treatment Facility The Project also requires amendments to the Maui Island Plan and the Wailuku-Kahului Community Plan. However, those amendments have been initiated by the County, thus removing them from the status of a Chapter 343 “trigger” under HRS Section 343-5(a)(6). |
| Location: | Kahului, Maui Island TMK No. (2) 3-8-006:004: 0005 (approximately 166.51 acres). aka, Lot 2-C-4-C-1-E-1 (Lot E-1) of the Preliminary Subdivision Plat for the First Assembly of God Subdivision ¹ 21 Hansen Road, Kahului, HI 96732 Potential Offsite Improvements: TMK Nos (2) 3-8-006:001 (por.) and (2) 3-8-006:004: 0003 and :0004 (por.), Hansen Road and Pūlehu Road |
| Landowners: | Ax Holdings LLC (fee owner of Project site) Puunene Mill Condominium- Condo Master County of Maui |

¹This property is within the larger 237.059 acre TMK parcel (2) 3-8-006: 004. This TMK parcel is undergoing subdivision approval. See SUBD2024-00028, subdividing Lot 2-C-4-C-1-E of the First Assembly of God Subdivision into five separate lots. Preliminary subdivision approval was issued on March 31, 2025. The Ho‘onani Village site is proposed Lot 2-C-4-C-1-E-1 (166.512 acres).

| | |
|--|---|
| Applicant: | <p>Ho‘onani Development LLC 427 Ala Makani Street Kahului, Hawai‘i 9674 Contact: Greg Sado Telephone No.: (808) 873-3883 Email: greg@alphahawaii.com</p> |
| Accepting Authority: | <p>State of Hawai‘i Land Use Commission State Office Tower Leiopapa A Kamehameha 235 South Beretania Street, Room 406 Honolulu, Hawai‘i 96813 Contact: Martina Segura, Staff Planner Telephone No.: (808) 587-3822 Email: dbedt.luc.web@hawaii.gov</p> |
| Consultant: | <p>Pioneer Design Group, Hawai‘i, LLC 711 Kapiolani Blvd., Suite 1450 Honolulu, HI. 96813 Contact: Emily Murai and TC Campbell, P.E. Phone: (808) 400-5959 Email: emurai@pdg-hawaii.com</p> |
| Project Summary & Anticipated Major Land Use Approvals: | <p>The Applicant proposes the development of Ho‘onani Village, envisioned as a high-density, master-planned, mixed-use community in the Kahului area of Central Maui. Ho‘onani Village (also referred to as “the Project”) will consist of a mixed-use development consisting of approximately 1,608 multi-family residential housing units along with a blend of commercial, office, retail, restaurant, entertainment, industrial, and hospitality uses on an approximately 166 acre site in Kahului.</p> |

All housing units are expected to be made available for rent and/or sale for income ranges at 140% Area Median Income (AMI) or below. To expedite the development of housing, the Applicant may pursue a 201H application with the Hawai‘i Housing and Finance Development Corporation (HHFDC), which requires at least 50% plus one additional unit affordable to households with incomes at or below 140% AMI. Should approvals pursuant to HRS Section 201H-

38 be sought from the County, they too would be presented to the Council.

Access to the project area will be provided from Pūlehu Road and Hansen Road. An internal roadway network will connect the individual uses within the Project. Additional infrastructure improvements, including drainage, an onsite wastewater treatment plant (WWTP) and offsite water system are also proposed. The County Council initiated an amendment to the Maui Island Plan Urban Growth Boundary (UGB), and amendment to the Wailuku-Kahului Community Plan, and a change in zoning to allow for the development of Ho‘onani Village via Bills 163, 164 and 165 (2025). These amendments, if approved, would be enacted through ordinances. It is noted that an additional CIZ would be needed at a later time to implement the hospitality component.

The Project will also require approval of a District Boundary Amendment (DBA) from the State Land Use Commission (SLUC), to reclassify the Project site from the State Agricultural District to the State Urban District. A more complete list of currently anticipated permits and approvals is provided in Chapter VI.

It is noted that a prior EISPN was prepared for the project using a previous land use plan. The EISPN was published in the March 8, 2025 edition of TEN with the County of Maui, Planning Department as the Accepting Authority for the EIS. The Planning Department subsequently withdrew the EISPN after determining the SLUC would be the appropriate agency to act as the Accepting Authority. This withdrawal was announced in the September 23, 2025 edition of TEN.

EISPN Scoping Meeting:

A public scoping meeting (as required by HAR 11-200.1-23) will be held on Thursday, December 18, 2025, at 6:00 p.m. at the Maui Arts & Cultural Center Alexa Higashi Meeting Room located at One Cameron Way, Kahului, HI 96732 to receive comments on the Project. It is noted that in connection with the prior EISPN a public scoping meeting was held on Thursday, March 27, 2025. See Chapter VII for additional details.

PROJECT LOCATION

Ho‘onani Village (referred to herein as “Ho‘onani Village” or “the Project”, is in the Kahului area of Central Maui. See **Figure 1– Regional Location Map**.

Major roadways surrounding the site include Pūlehu Road, Maui Veterans Highway, Hāna Highway, Kuihelani Highway and Mayor Elmer F. Carvalho Way. The Ho‘onani Village site contains vacant, former agricultural lands. Surrounding buildings and uses include the Pu‘unēnē Shopping Center, Target, Lowes, Safeway, various automobile dealerships within Alexander & Baldwin’s Maui Business Park, a recycling center, the MEO transportation Center and the Alexander & Baldwin Sugar Museum. See **Figure 2– Property Location Map**.

ZONING & LAND USE

State Land Use District

The Project is primarily located within the State Land Use Agricultural District, with a smaller portion of the potential drainage area within the Urban District. See **Figure 3 – State Land Use District Map**. The Project is surrounded by lands that are in the State Land Use Urban District and in the Agricultural District. Urban uses surrounding the area include retail, commercial, light industrial and the Kahului Airport. The adjacent and surrounding agricultural lands are either vacant or proposed for cultivation by Mahi Pono.

County Zoning

Like the State Land Use district, most of the Project is zoned Agriculture with a portion of the potential drainage area zoned for Heavy Industrial use. See **Figure 4- County Zoning Map**.

Maui Island Plan

The Maui Island plan, adopted by the County Council on December 28, 2012, describes the Central Maui area, made up of the Wailuku and Kahului areas, as the main area of urban development. The Maui Island Plan Directed Growth Map shows the Ho‘onani Village site to be mostly outside of the current UGB, with a portion within the UGB.

See **Figure 5 – Maui Island Plan Directed Growth Map**. Additionally, the project site is adjacent to the UGB to the north and to the southeast.

Wailuku-Kahului Community Plan

The project area is located adjacent to the Wailuku-Kahului Community Plan (WKCP) Area. Under the WKCP, almost the entire Project site is designed as Agriculture, with a small portion of the site designated as Heavy Industrial. See **Figure 6- WKCP Map**. Properties adjacent to the site to the north and to the southeast are designated as Light Industrial, while properties primarily to the southeast are designated as Agriculture.

FIGURE 1

REGIONAL LOCATION MAP

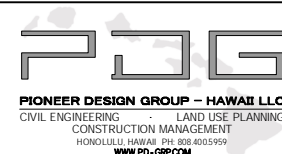


SOURCE: COUNTY OF MAUI QPUBLIC GIS POWERED BY ESRI.



Project
HOONANI VILLAGE
No.
H109-001

Designed by TCC Date 08/2024
Drawn by TCC Date 08/2024
Horiz. Scale: Vert. Scale:
Type PLANNING



Sheet
1
of
1

FIGURE 2

PROPERTY LOCATION MAP

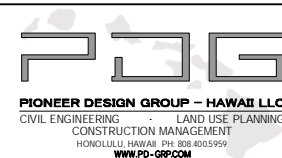


SOURCE: COUNTY OF MAUI QPUBLIC GIS POWERED BY ESRI.



Project
HOONANI VILLAGE
No.
H109-001

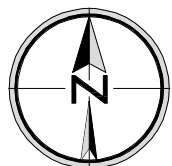
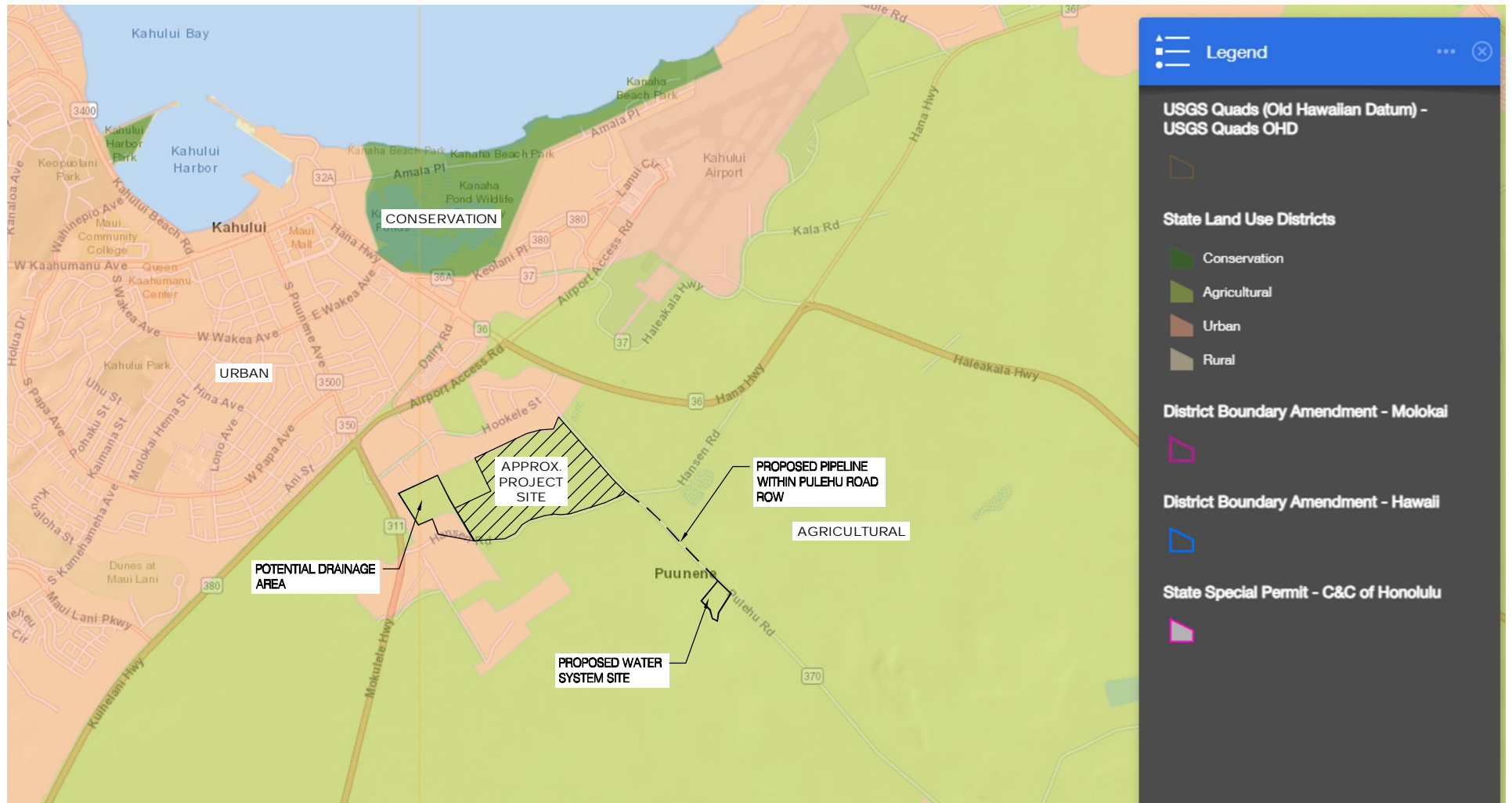
Designed by TCC Date 08/2024
Drawn by TCC Date 08/2024
Horiz. Scale: Vert. Scale:
Type PLANNING



Sheet
1
of
1

FIGURE 3

STATE LAND USE DISTRICT BOUNDARY MAP



SOURCE: STATE LAND USE COMMISSION MAPS


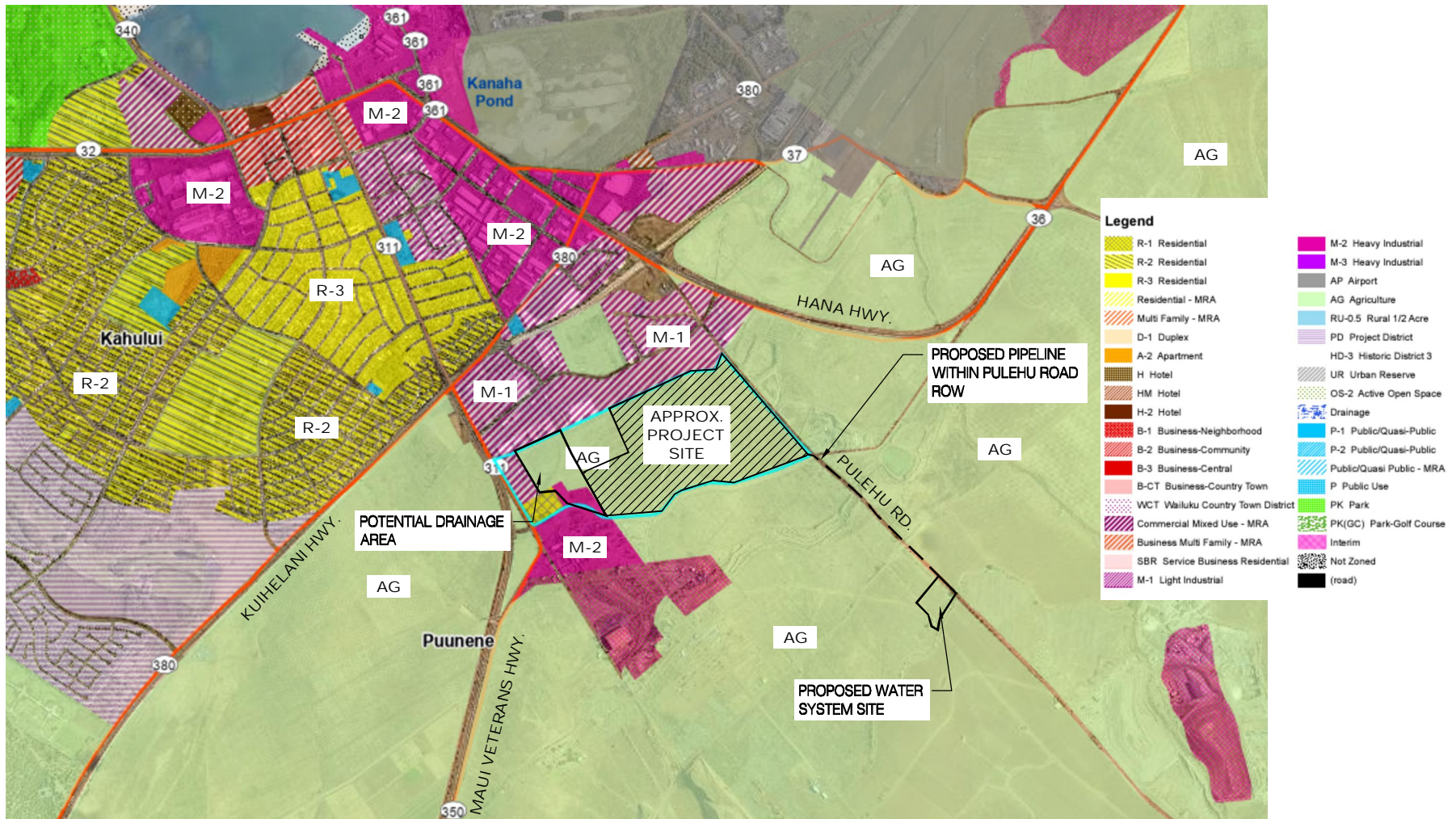
| | | | | |
|---|--|--|--|------------------------------|
| Project HOONANI VILLAGE No. H109-001 | Designed by TCC Drawn by TCC Horiz. Scale: NTS | Date 08/2024 Date 08/2024 Vert. Scale: NTS Type PLANNING |  PIONEER DESIGN GROUP - HAWAII LLC CIVIL ENGINEERING LAND USE PLANNING CONSTRUCTION MANAGEMENT HONOLULU, HAWAII PH: 808.400.5959 WWW.PD-GRP.COM | Sheet 1 of 1 |
|---|--|--|--|------------------------------|

FIGURE 4

MAUI COUNTY ZONING MAP

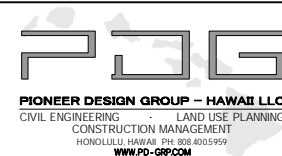


SOURCE: MAUI COUNTY GIS

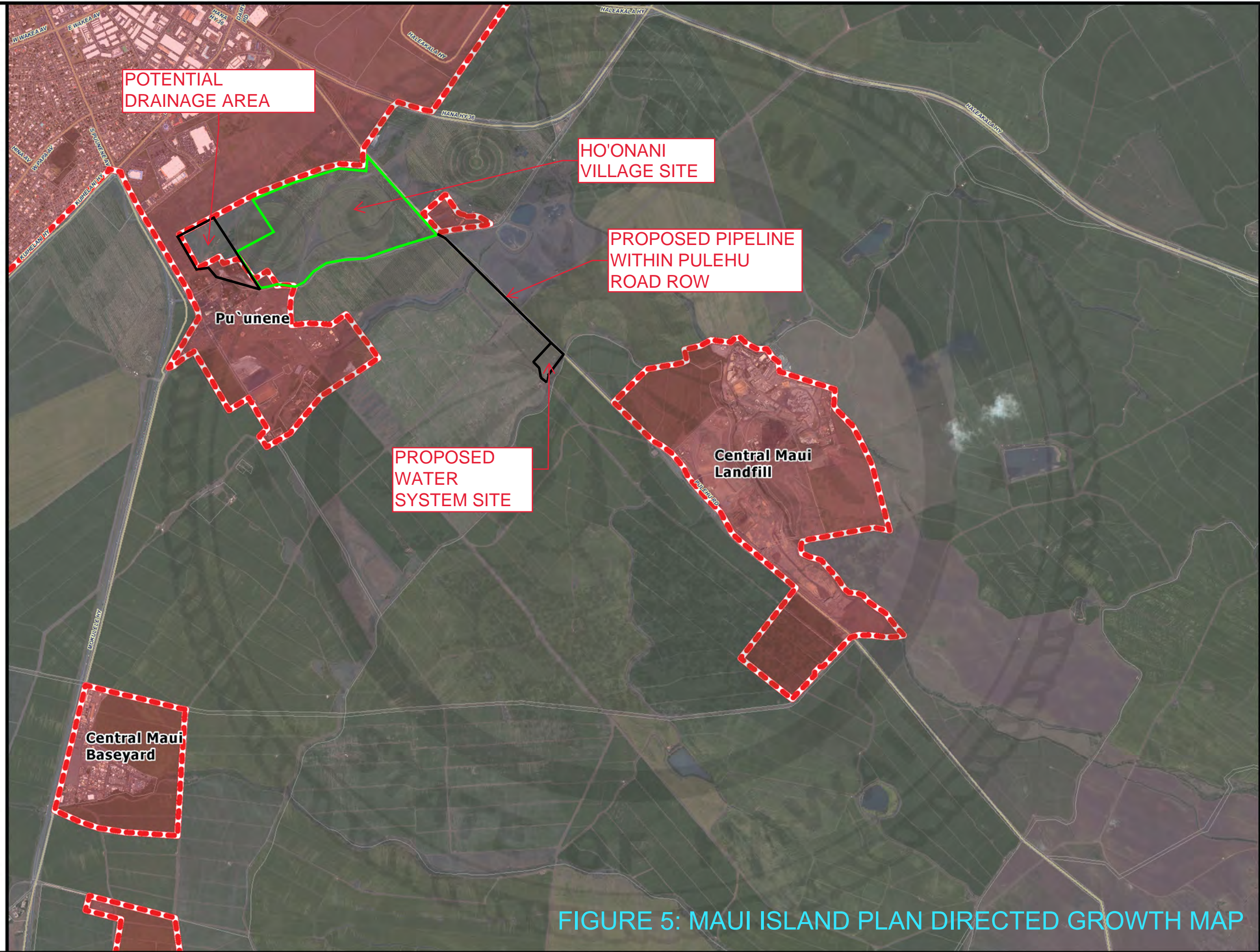


Project
HOONANI VILLAGE
No.
H109-001

Designed by TCC Date 08/2024
Drawn by TCC Date 08/2024
Horiz. Scale: NTS Vert. Scale: NTS
Type PLANNING



Sheet
1
of
1



Maui Island Plan Directed Growth Map

Pulehu Road
C5

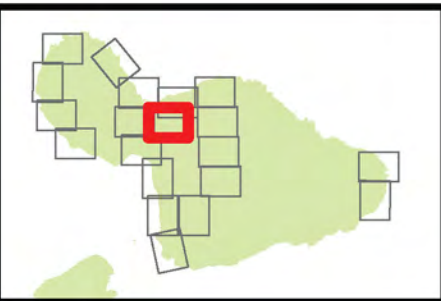
Legend

Growth Boundaries

- Urban
- Small Town
- Rural

Reference

- 2011 Parcels
- Primary Roads



Product Code: M-CET_20121210-D2
Copyright © December 10, 2012

Background Image: Worldview 2 - 2010

This is not a zoning map. Please contact the
Planning Department for Zoning confirmation.

PREPARED BY:

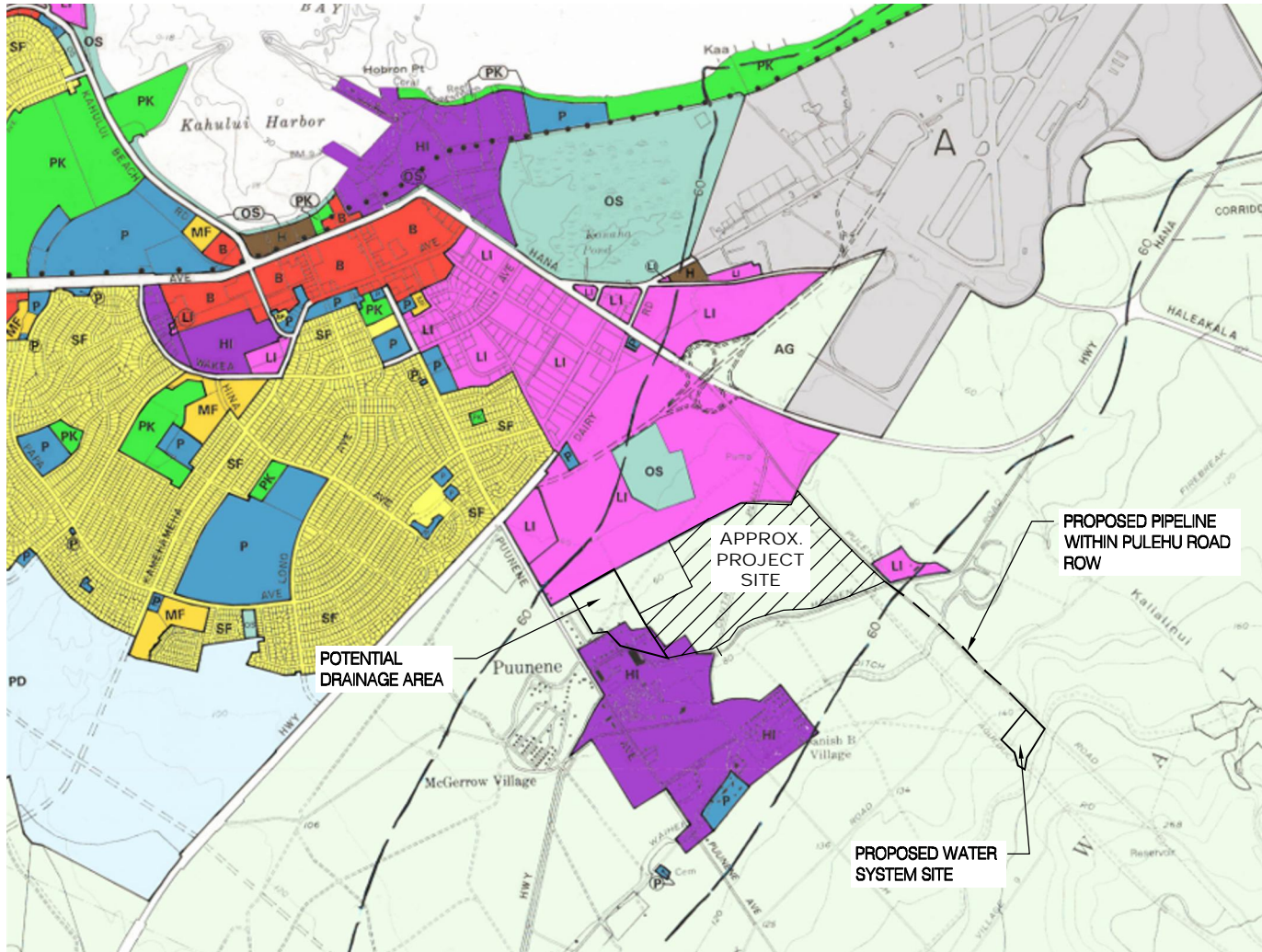
Long Range Planning Division
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793



FIGURE 5: MAUI ISLAND PLAN DIRECTED GROWTH MAP

FIGURE 6

WAILUKU-KAHULUI COMMUNITY PLAN MAP (2002)



LEGEND

- AG Agriculture
- R Rural
- SF Single Family Residential
- MF Multi-Family Residential
- B Business/Commercial
- BMF Business/Multi-Family
- SBR Service Business Residential
- BI Business/Industrial
- RLI Rural Light Industrial
- LI Light Industrial
- HI Heavy Industrial
- H Hotel
- P Public/Quasi-Public
- PK Park (GC) Golf Course
- OS Open Space
- PD Project District
- A Airport
- C Conservation
- FGR Future Growth Reserve

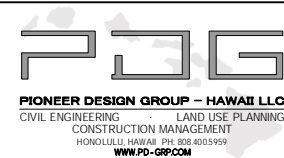
- BICYCLE ROUTE
- 60 AIRPORT SPECIAL CONTROL DISTRICT



SOURCE: COUNTY OF MAUI, COMMUNITY PLAN MAPS

Project
HOONANI VILLAGE
No.
H109-001

Designed by TCC Date 08/2024
Drawn by TCC Date 08/2024
Horiz. Scale: NTS Vert. Scale: NTS
Type PLANNING



Sheet
1
of
1

PROJECT DESCRIPTION

Purpose and Need for the Proposed Action

The Project aims to redevelop fallow and vacant agricultural lands into a vibrant, diversified mixed-use community including approximately 1,600 housing units and spaces for commercial, office, retail, recreation/entertainment, industrial and hospitality use in the vicinity of existing urban areas. The follow objectives guide the vision for Ho‘onani Village:

- Housing Opportunities for Maui residents across a range of income levels near existing services and job opportunities
- Commercial business and industrial spaces for local businesses to operate and expand.
- Creation of an authentic community and gathering place for Maui.

Ho‘onani in the Hawaiian language means to beautify. In that same sense, the Ho‘onani Village site plan has been designed to improve and benefit the Kahului community in several different ways including providing much needed housing, building new commercial and industrial business spaces, and creating a large area for the community to come together and grow. The existing shortage of housing, especially for affordable units greatly affects our local community and has forced many of our local families to have to move away. The County of Maui faces a significant housing crisis due to many factors including limited land availability, high land values, and rising construction costs. Based on the Hawai‘i Housing Demand: 2025-2035 report completed by the Research and Economic Analysis division of the Department of Business, Economic Development and Tourism for the State of Hawai‘i, the County of Maui needs over 6,000 new housing units to meet the current demand based on the current trend of population growth. The proposed mix of uses allows residents to access nearby amenities within the community, reducing the need for sole vehicular travel and will also provide business and employment opportunities for the community.

Proposed Action

The applicant’s vision is to provide a mixed-used development in Kahului consisting of approximately 1,608 units of housing inclusive of gathering spaces, commercial, restaurant, retail and entertainment spaces throughout the site. Additionally, new office and industrial spaces will provide opportunities for economic growth in the community. The proposed master plan intends to benefit the community by complementing the surrounding uses, providing workforce housing and an integrated, authentic community. Additional infrastructure improvements, including drainage, an onsite WWTP and offsite water system are also proposed to serve the project.

The Ho‘onani Village land plan is proposed to be developed on Lot 2-C-4-C-1-E-1 (Lot E-1) (approximately 166 acres) of the submitted Preliminary Plat for the First Assembly of God Subdivision. The preliminary subdivision approval was granted on March 31, 2025. See **Figure 7 – Preliminary Subdivision Plat**.

The Ho‘onani Village preliminary site plan includes a mix of residential, commercial, light industrial, office, recreation, civic/public and hospitality uses to be developed in phases. See **Figure 8 – Preliminary Master Site Plan**. **Table 1** provides the current preliminary land use breakdown of the site. The Applicant intends to lease or sell all units to households at or below 140% Area Median Income (AMI). To help expedite the timely development of new housing, the Applicant intends to pursue HRS Section 201H-38 certification from HHFDC. The intent is to connect each of the residential areas via pedestrian walkway and bicycle connections. Considerable care will be given to design traffic measures which reduce vehicular traffic.

FIGURE 8: PRELIMINARY MASTER SITE PLAN



Table 1: Land Plan Area Breakdown

| Land Plan Area Breakdown | Land Plan Area Size (Acres) |
|---|------------------------------------|
| Multi-Family Residential | ~60 acres |
| Commercial Space | ~5 acres |
| Light Industrial Park | ~23.5 acres |
| Office | ~9.7 acres |
| Commercial Space | ~5 acres |
| Town Center (Retail, Restaurant/Food Hall, Entertainment) | ~11.2 acres |
| Hospitality | ~8 acres |
| Recreation/Entertainment | ~14.4 acres |
| Future Phase/Civic Space | ~10.6 acres |
| Detention Ponds | ~14.23 acres |
| Wastewater Treatment Plant | ~1.5 acres |
| Pump Station | ~0.23 acres |
| Total | ~166 acres |

The Project area is located at the northwest corner of the intersection of Pūlehu Road and Hansen Road. Pūlehu Road runs adjacent to the project site along the entire eastern boundary, and Hansen Road runs adjacent to the site along the southern boundary. The existing southern terminus of Pākaula Street ends about 200 feet north of the northern boundary of the site. Access to the project area will be provided from Pūlehu Road and Hansen Road, which will lead to an internal roadway network. Future potential connection to Pākaula Street has also been considered, subject to easements from other landowners. The local roadway network will result in the entire site being connected for vehicle, bicycle and pedestrian circulation.

Further details on the components of the project will be included and discussed in the Draft EIS.

Estimated Project Timeline and Development Schedule

The Project will be developed in phases, as shown on the Site Plan and detailed below, over an approximately seventeen-year timeline. All infrastructure to serve each phase will be developed prior to the respective phase's construction. This estimated Project timeline is subject to change.

- January 2028: Phase 1 Building Permit Issued.*
 - January 2028– June 2029: Phase 1 Construction to Substantial Completion.
 - December 2029 – December 2030: Phase III Design.
 - July 2030 – December 2031: Phase 2 Construction to Substantial Completion.
 - January 2033– June 2034: Phase 3 Construction to Substantial Completion.
 - June 2033 – June 2034: Phases 4 & 5 Design.
 - July 2035 – December 2036: Phase 4 Construction to Substantial Completion (Office).
 - July 2035 – December 2036: Phase 5 Construction to Substantial Completion.
 - December 2035 – December 2036: Phases 6 and 7 Design.
 - January 2037– June 2038: Phase 6 and 7 Construction to Substantial Completion.
 - June 2037 – June 2038: Phase 8 Design.
 - July 2039 – December 2040: Phase 8 Construction to Substantial Completion.
 - December 2039 – December 2040: Phase 9 Design.
 - January 2041– June 2042: Phase 9 Construction to Substantial Completion.
- *If 201-H is approved, Building Permit could be issued as early as Q1 of 2027.*

Chapter 343, Hawaii Revised Statutes Compliance

The State Land Use Commission (SLUC), based on its judgment and experience, has determined that an Environmental Impact Statement (EIS) is likely necessary and has authorized the Applicant to begin the environmental review process by preparing an Environmental Impact Statement Preparation Notice (EISPN).

In August, Applicant filed a motion with the SLUC, requesting that the SLUC take the role of Accepting Authority for the subject environmental review, and that the SLUC determine, based upon its judgment and experience, that the proposed Project is likely to require an EIS, and therefore that the Applicant should initiate its environmental review with the preparation and publication of an EISPN rather than an environmental assessment. The proposed Project footprint spans approximately 166 acres of vacant land that is currently designated for agricultural use. Project development will require changes to the current land use designations at the State and County level. The proposed Project could curtail the range of beneficial uses of the environment, and involve secondary impacts, such as population changes or effects on public facilities. Given the scale of the Project, the anticipated changes to the area's natural environment, the scope of potential impacts to be evaluated, and the relevant significance criteria, it is expected that the proposed development may have a significant effect on the environment.

On November 19, 2025, the SLUC considered Applicant's motion and determined that an EIS warranted for the Project and they would be the Accepting Authority for the EIS. (LUC Docket No. A25-811).

As background, it should be noted that the Applicant had prepared a prior EISPN for the Project that was submitted to the County of Maui Planning Department, with the Maui Planning Commission identified as the EIS Accepting Authority. That EISPN was published in The Environmental Notice (TEN) on March 8, 2025. The Maui Planning Department subsequently withdrew the initial EISPN. Notification of that withdrawal was published in TEN on September 23, 2025. The Planning Department's decision to withdraw the EISPN was based upon its analysis that the SLUC "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."

This current EISPN has been prepared with an updated land use plan and with the SLUC as the Accepting Authority. This EISPN has been prepared in compliance with Chapter 343 of the Hawai'i Revised Statutes (HRS) and Chapter 200.1 of Title 11 of the Department of Health's Hawaii Administrative Rules (HAR), which governs the EIS process.

This EISPN serves to inform the public about the proposed project and to gather input on the scope of impacts to be addressed in the Draft Environmental Impact Statement (EIS). Public comments on the contents of the Draft EIS will be solicited through this EISPN and during a public scoping meeting. As defined in HAR §11-200.1-2, an "EIS public scoping meeting" means "a meeting in which agencies, citizen groups, and the general public assist the applicant in determining the range of actions, alternatives, impacts, and proposed mitigation measures to be considered in the Draft EIS and the significant issues to be analyzed in-depth in the Draft EIS." Details regarding the public scoping meeting can be found in Chapter VII.

The Draft EIS will provide a more refined and detailed description of the proposed Project. It will include an assessment of anticipated benefits, impacts, and proposed mitigation measures to minimize anticipated adverse impacts, and provide an analysis of Project alternatives, and disclose applicable short-term, long-term, secondary, and cumulative impacts on the human, natural, and built environment. The following categories have been tentatively identified for consideration in the Draft EIS:

- Existing and Surrounding Land Uses
- Climate
- Topography and Soil Characteristics
- Agriculture
- Groundwater Resources
- Streams and Wetlands
- Flood & Tsunami Hazards
- Wildfire Hazards
- Flora and Fauna
- Air Quality
- Greenhouse Gas Emissions
- Noise
- Scenic and Open Space Resources
- Archaeological and Historic Resources
- Cultural Resources
- Chemical and Fertilizer Use
- Regional Setting
- Population, Demography, and Social Impacts
- Economy and Labor Force
- Police and Fire Protection
- Medical Facilities
- Educational Facilities
- Recreational Facilities
- Solid Waste Collection

- Transportation & Mobility
- Water System
- Wastewater System
- Drainage System
- Electrical, Telephone, and Cable Television/Internet Systems
- Cumulative and Secondary Impacts

It is anticipated that the following site-specific environmental studies analysis and reports for the Project will be prepared for the Draft EIS:

- Air Quality & Climate Change Study
- Market Studies
- Fiscal Impact Study
- Environmental Noise Assessment
- Archaeological Literature Review and Assessment
- Traffic Impact Analysis and Report
- Geotechnical Report and Infiltration Analysis
- Water Resource Impact Study
- Phase 1 Environmental Site Assessment
- Soil Sampling
- Agricultural Impact Assessment
- Cultural Impact Assessment
- Flora and Fauna Report
- Preliminary Engineering and Drainage Report
- View Analysis

The Draft EIS will be prepared and submitted to the SLUC. It will be published in TEN and made available for a 45-day public review and comment period. After the comment period closes, the Applicant will prepare a Final EIS that addresses the comments received on the Draft EIS. The Final EIS will then be reviewed by the SLUC to determine its acceptability. The SLUC's determination will then be submitted for publication in TEN.

MAJOR LAND USE ENTITLEMENTS REQUIRED

Maui Island Plan Amendment

The Project will require an amendment to the Maui Island Plan Directed Growth Map to include the Project site within the Urban Growth Boundary (UGB). The Project site is immediately adjacent to lands that are currently within the UGB. See **Figure 5 – Maui Island Plan Directed Growth Map**. Bringing the site into the UGB is a natural expansion. The Maui County Council has initiated the required amendment to the Maui Island Plan UGB to incorporate the Project site.

Community Plan Amendment

A portion of the proposed drainage area is classified as Heavy Industrial by the Wailuku-Kahului Community Plan (2002). Otherwise, the Project is designated for Agriculture under the Community Plan. See **Figure 6- Wailuku Kahului Community Plan Map**. However, the lands immediately adjacent to the site to the north and to the southeast are designated as Light Industrial by the Community Plan, and there is a large area of Heavy Industrial in proximity. The Maui County Council has initiated a Community Plan Amendment (CPA) to change the community plan designation to Business/Multi-Family for consistency with the proposed Project. Additional approvals are anticipated for the hospitality uses.

Change in Zoning

The Ho‘onani Village project site is currently zoned Agriculture. See **Figure 4 – Maui County Zoning Map**. A Change in Zoning (CIZ) is required to allow for the uses proposed by the Project site plan. The Applicant will pursue approvals to allow all of the proposed uses in the Ho‘onani Village land plan and would ensure land use consistency across the State and County Land Use designations.

District Boundary Amendment

The State Land Use District Boundary Map currently designates the site as Agricultural. See **Figure 3– State Land Use District Boundary Map**. As such, approval from the SLUC of a District Boundary Amendment (DBA) petition will be needed to bring these lands within the “Urban” District. Properties immediately adjacent to the Project site are currently in the SLU Urban District, including the Kahului Business Park and Pu‘unēnē Shopping Center. The Applicant will pursue a District Boundary Amendment from the SLUC. Further information regarding the proposed land use entitlement changes for the project will be provided in the Draft EIS.

DESCRIPTION OF THE EXISTING ENVIRONMENT AND SCOPING OF POTENTIAL IMPACTS

PHYSICAL SETTING

Existing and Surrounding Land Uses

The project area is located adjacent to the Wailuku-Kahului Community Plan Area within the Central Maui region. The surrounding area contains a variety of uses. Northwest of the site, the uses are primarily commercial in nature including both large “big box” retail such as Target and Lowe’s Home Improvement Store, and smaller retail shops and restaurants. The airport is north/northeast of the site separated from it by agricultural lands. South and east of the site the area is primarily designated Agricultural. West and southwest of the site contain both Agricultural and Heavy Industrial land designations as well as public/quasi-public and recreational uses. Refer to **Figure 1- Regional Location Map**.

Climate

Maui has a semi-tropical climate with numerous distinct microclimates. The average annual temperature near sea level is around 75 degrees Fahrenheit. Most of the island's rainfall occurs on its northeast-facing shores, while the south and southwest coastal areas remain relatively dry.

Kahului experiences consistently warm temperatures throughout the year, with minimal seasonal fluctuations. Annual temperatures in the region average in the upper 70s to mid-80’s. July through September are historically the warmer months of the year, while the cooler months are December through February. During the summer months, average daily temperatures in Kahului are slightly higher than in winter and typically range from the low to the mid 80’s.

Average rainfall distribution in this region varies from 10 inches to 20 inches per year in the higher elevations. Rainfall in the Central Maui region is highly seasonal, with most of the precipitation occurring in the winter months from strong storm systems. The northeast trade winds dominate about 80 to 85 percent of the time, typically averaging 10 to 15 miles per hour in the afternoons. Mornings and nights generally bring calmer or lighter winds.

Topography and Soil Characteristics

The Project area slopes in a southeast to northwest direction with low points near the adjacent Target store and the most northerly corner of the site along Pūlehu Road.

The project area is underlain by soils of the Pūlehu-Ewa Jaucas Association. See **Figure 9 – Soil Association Map**. The Soil Survey of the Islands of Kauaʻi, Oʻahu, Maui, Molokaʻi and Lānaʻi, State of Hawaiʻi characterizes the soils of the Kahului/Puʻnene soil association as deep, nearly level to moderately sloping, well-drained and excessively drained soils that have a moderately fine textured to coarse-textured subsoil or underlying material; on alluvial fans and in basins.

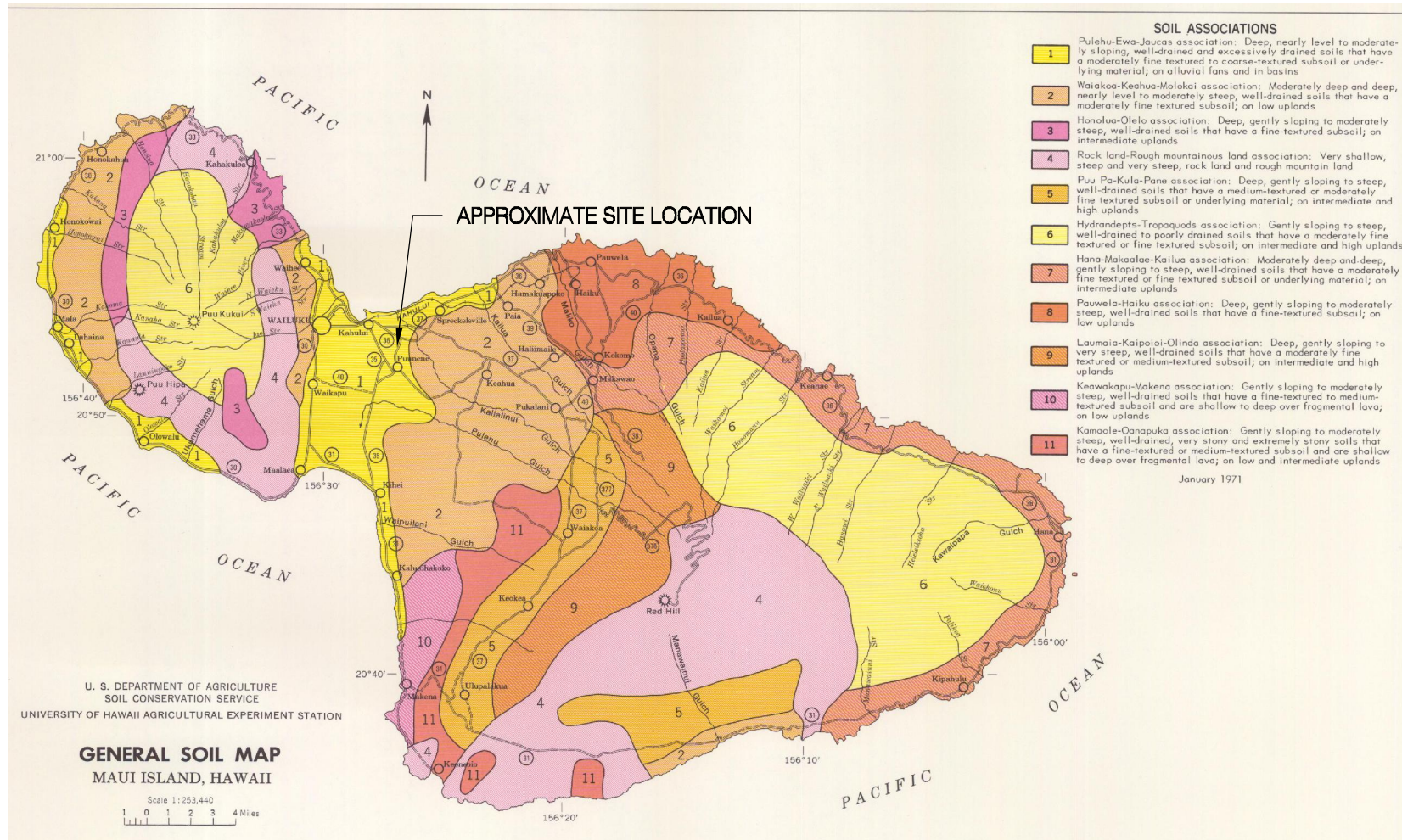
The site is generally blanketed by a layer of agriculturally disturbed soil underlain by alluvial (water deposited) soil.

The Natural Resources Conservation Service Map classifies existing soil within the project area as primarily Ewa Silty Clay loam, 0 to 3 percent slopes (EaA) with portions of Molokai silty clay loam, 0 to 3 percent slopes (MuA), Molokai silty clay loam, 3 to 7 percent slopes (MuB), Molokai silty clay loam, 7 to 15 percent slopes (MuC), Waiakoa silty clay loam, 3 to 7 percent slopes (WeB), Waiakoa silty clay loam, 7 to 15 percent slopes (WeC), Waiakoa cobbly silty clay loam, 3 to 7 percent slopes (WfB) and Waiakoa very stony silty clay loam, 3 to 7 percent slopes (WgB) . See **Figure 10 – Soil Classification Map**. This series is characterized by well drained soils in basins and alluvial fans. These soils developed in alluvium derived from basic igneous rock. They are nearly level to moderately sloping.

The project area was last used for the cultivation of sugar cane. The cultivation process left the entire site with agriculturally disturbed soil to a depth of approximately 12 to 30 inches. . The agriculturally disturbed clayey silt consisted of low plasticity clayey silt with varying percentages of sand, typically classified as ML under the USCS. In addition to the agriculturally disturbed clayey silt, several areas of agriculturally disturbed silty sand, typically classified as SM under the USCS, were encountered across the site. The depth of bedrock is deeper than 5 feet.

FIGURE 9

SOIL ASSOCIATION MAP



SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, GENERAL SOIL MAP



Project
HOONANI VILLAGE
No.
H109-001

Designed by TCC Date 08/2024
Drawn by TCC Date 08/2024
Horiz. Scale: NTS Vert. Scale: NTS
Type PLANNING



Sheet
1
of
1

FIGURE 10

HYDROLOGIC SOIL GROUP CLASSIFICATION MAP



Map Unit Legend

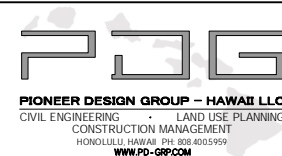
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|-----------------------------|---|--------------|----------------|
| EaA | Ewa silty clay loam, 0 to 3 percent slopes, MLRA 158 | 226.6 | 94.5% |
| MuA | Molokai silty clay loam, 0 to 3 percent slopes, MLRA 158 | 2.1 | 0.9% |
| MuB | Molokai silty clay loam, 3 to 7 percent slopes, MLRA 158 | 1.6 | 0.7% |
| MuC | Molokai silty clay loam, 7 to 15 percent slopes, MLRA 158 | 5.1 | 2.1% |
| WeB | Waiakea silty clay loam, 3 to 7 percent slopes | 3.4 | 1.4% |
| WeC | Waiakea silty clay loam, 7 to 15 percent slopes | 0.8 | 0.4% |
| WigB | Waiakea very stony silty clay loam, 3 to 7 percent slopes, MLRA 158 | 0.3 | 0.1% |
| Totals for Area of Interest | | 239.8 | 100.0% |



SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, SOIL MAP

Project
HOONANI VILLAGE
No.
H109-001

Designed by TCC Date 08/2024
Drawn by TCC Date 08/2024
Horiz. Scale: NTS Vert. Scale: NTS
Type PLANNING



Sheet
1
of
1

Agriculture

On the island of Maui approximately 235,770 acres have been designated as "Agricultural" by the SLUC, representing just over 50 percent of the island.

The State Department of Agriculture created a classification system in 1977 identifying Agricultural Lands of Importance to the State of Hawai'i (ALISH). This system is based mainly, though not solely, on the soil characteristics of the land. ALISH divides the land into three categories: "Prime," "Unique," and "Other Important" agricultural land, with any remaining areas classified as "Unclassified."

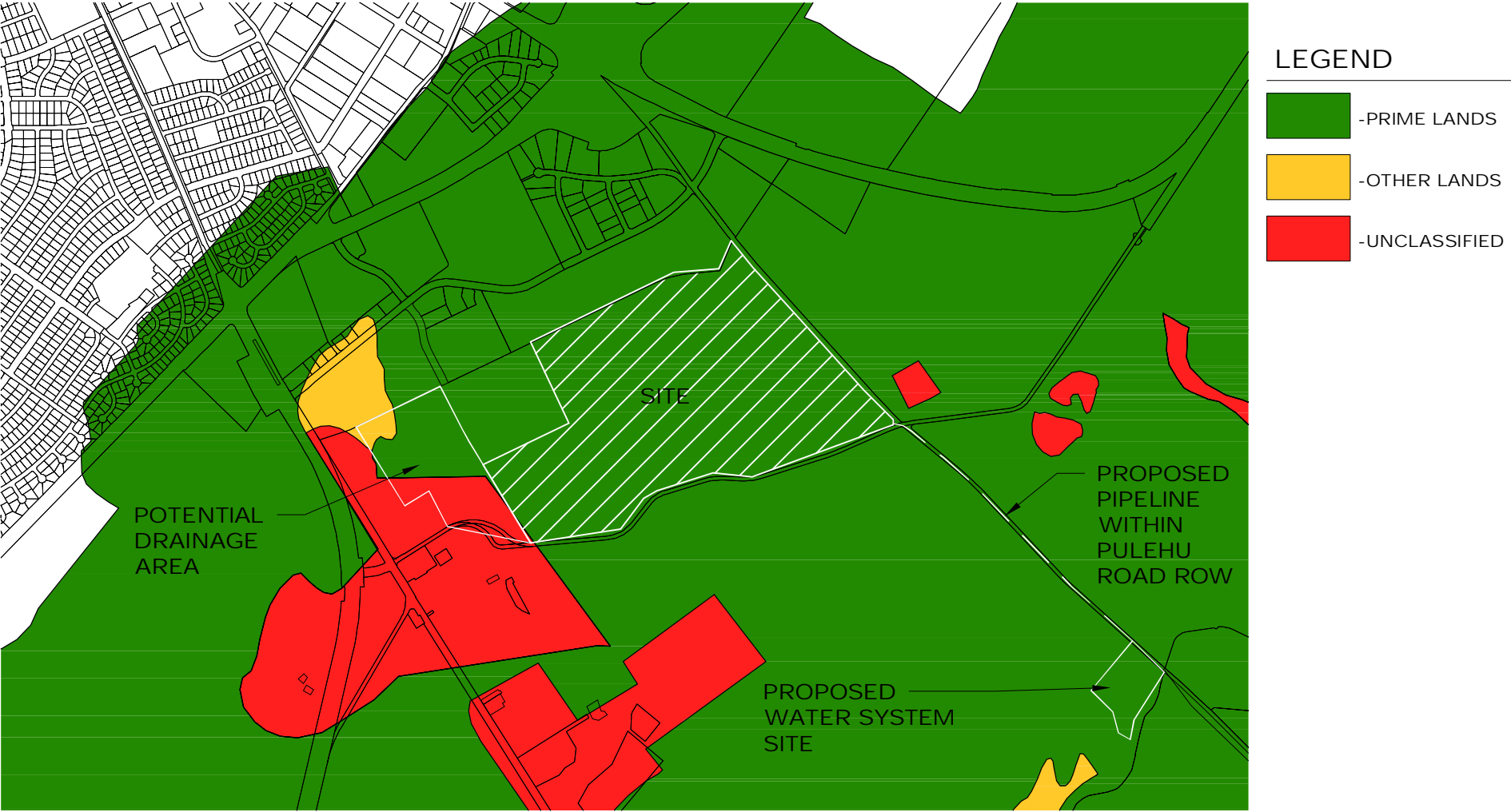
"Prime" agricultural lands have the soil quality, growing season, and moisture supply necessary to economically produce sustained crop yields when combined with modern farming techniques. "Unique" agricultural lands are capable of producing sustained high yields of specific crops due to their favorable combination of soil quality, growing season, and moisture supply. "Other Important" agricultural lands, while not classified as "Prime" or "Unique," are still considered significant for agricultural use at the state or local level.

Approximately 62,000 acres, or 26 percent, of Maui's 235,770 acres of SLUC designated "Agricultural" lands are characterized as "Prime" lands by the ALISH system. The project area is classified as "Prime" by the ALISH system. See **Figure 11 – Agricultural Lands of Importance to the State of Hawai'i Map**. Historically the project site was utilized for agricultural uses related to the sugar cane trade. Since 2016, the project site has been vacant and does not have any active agricultural uses.

The University of Hawai'i's Land Study Bureau (LSB) created the Overall Productivity Rating system, which categorizes soils into five levels. Soils rated "A" have the highest productivity, while those rated "E" have the lowest. Numbers following these letters provide additional details about the soil, such as its texture, drainage capacity, and stoniness. These ratings are determined based on various factors like soil characteristics, topography, and climate. On Maui, approximately 21 percent of the island's SLUC Agricultural lands are classified as LSB "A" and "B" soils, indicating high productivity. The Project site has an LSB rating of A, indicating the potential for high productivity. Refer to **Figure 12 – Land Study Bureau Map**.


FIGURE 11

AGRICULTURAL LANDS OF INTEREST OF THE STATE OF HAWAII (ALISH) MAP



SOURCE: STATE OF HAWAII GIS (POWERED BY GEOPORTAL)



| | | | |
|---|--|--|------------------------------|
| Project HOONANI VILLAGE No. H109-001 | Designed by TCC Date 08/2024 Drawn by TCC Date 08/2024 Horiz. Scale: NTS Vert. Scale: NTS Type PLANNING |  PIONEER DESIGN GROUP - HAWAII LLC CIVIL ENGINEERING LAND USE PLANNING CONSTRUCTION MANAGEMENT HONOLULU, HAWAII PH: 808.405.9599 WWW.PD-GRP.COM | Sheet 1 of 1 |
|---|--|--|------------------------------|

Under Article XI, Section 3, of the Constitution of Hawai‘i, the State is required to conserve and protect agricultural lands, promote diversified agriculture, increase agricultural self-sufficiency and assure the availability of agriculturally suitable lands. The objective for the identification of Important Agricultural Lands (IAL). IAL is to identify and plan for the maintenance of a strategic agricultural land resource base that can support a diversity of agricultural activities and opportunities that expand agricultural income and job opportunities and increase agricultural self-sufficiency for current and future generations. See HRS Section 205-42(b). The Project site (the land proposed for reclassification from the SLUC Agricultural District to the SLUC Urban District) is not located within any IAL designated lands. See **Figure 13 Important Agricultural Lands**.

An Agricultural Impact Assessment will be prepared as part of the Draft EIS process to assess the potential impact of the proposed project on the availability of productive agricultural lands on Maui. A copy of the Agricultural Impact Assessment will be included and discussed in the Draft EIS.

Groundwater Resources

A Groundwater Resource Assessment will be conducted to assess potential impacts on local groundwater resulting from the proposed project, including the possible modification of an existing well, or the potential construction of a new well. The findings of this report will be included and analyzed in the Draft EIS.

Streams and Wetlands

There are no drainageways crossing the property nor are there any identified wetlands. As such, the project proposes no impact to these types of resources. See **Figure 14 – Existing Streams Map and Figure 15 – Existing Wetlands Map** below. Further detailed discussion will be included in the Draft EIS.

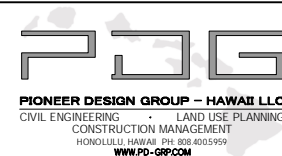
FIGURE 12
LAND STUDY BUREAU MAP



SOURCE: STATE OF HAWAII GIS PROGRAM, LAND STUDY BUREAU'S CLASS LOCATOR

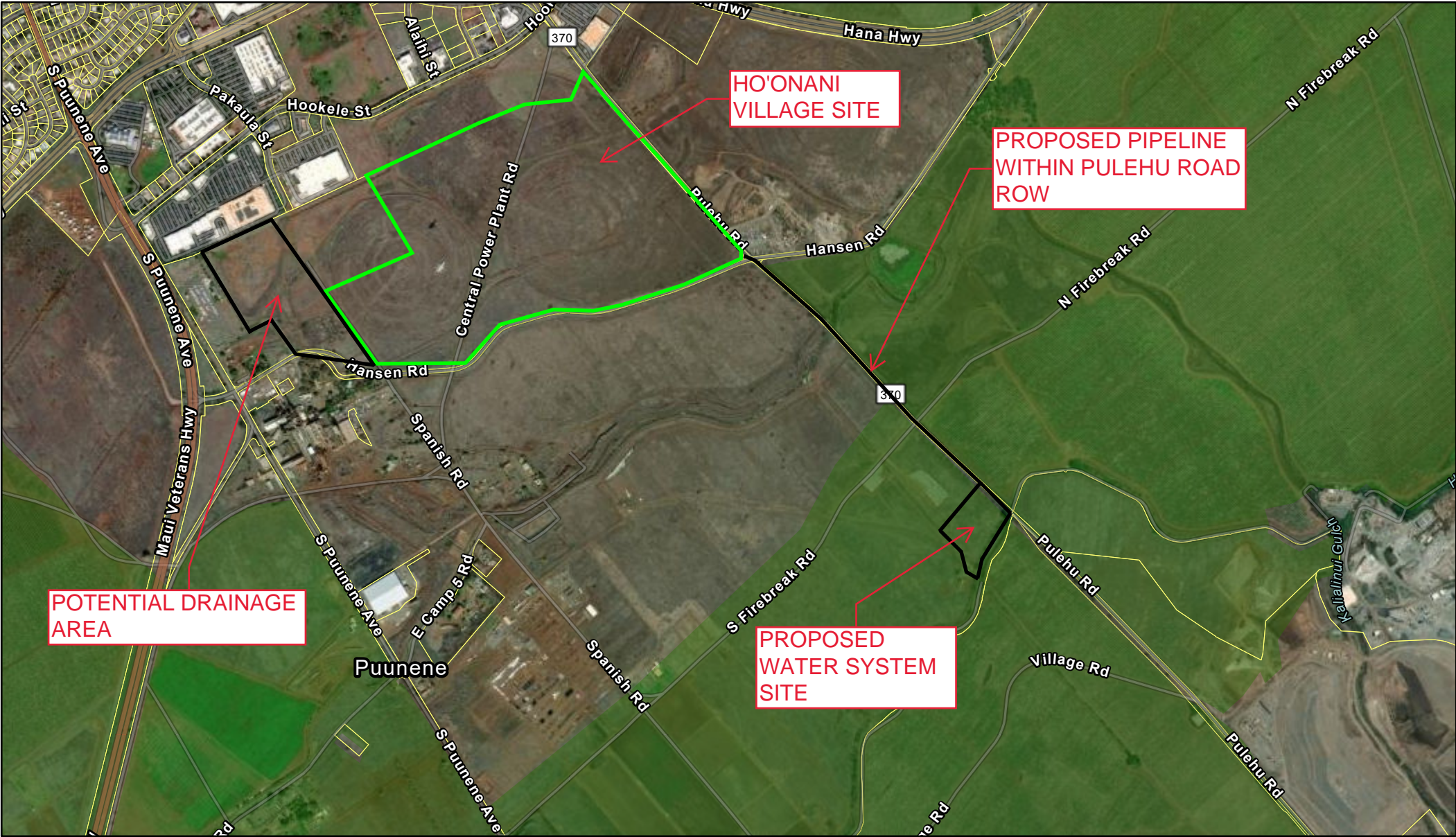
| | |
|----------------|-----------------|
| Project | HOONANI VILLAGE |
| No. | H109-001 |

| | | | |
|---------------|-----|--------------|----------|
| Designed by | TCC | Date | 08/2024 |
| Drawn by | TCC | Date | 08/2024 |
| Horiz. Scale: | NTS | Vert. Scale: | NTS |
| | | Type | PLANNING |



Sheet
1
of
1

Important Agricultural Lands



11/3/2025, 5:07:17 PM



-  Tax Map Key
-  Important Agricultural Lands (IAL)

FIGURE 13: IMPORTANT AGRICULTURAL LANDS

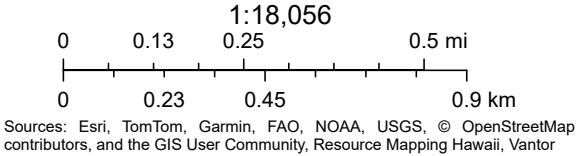
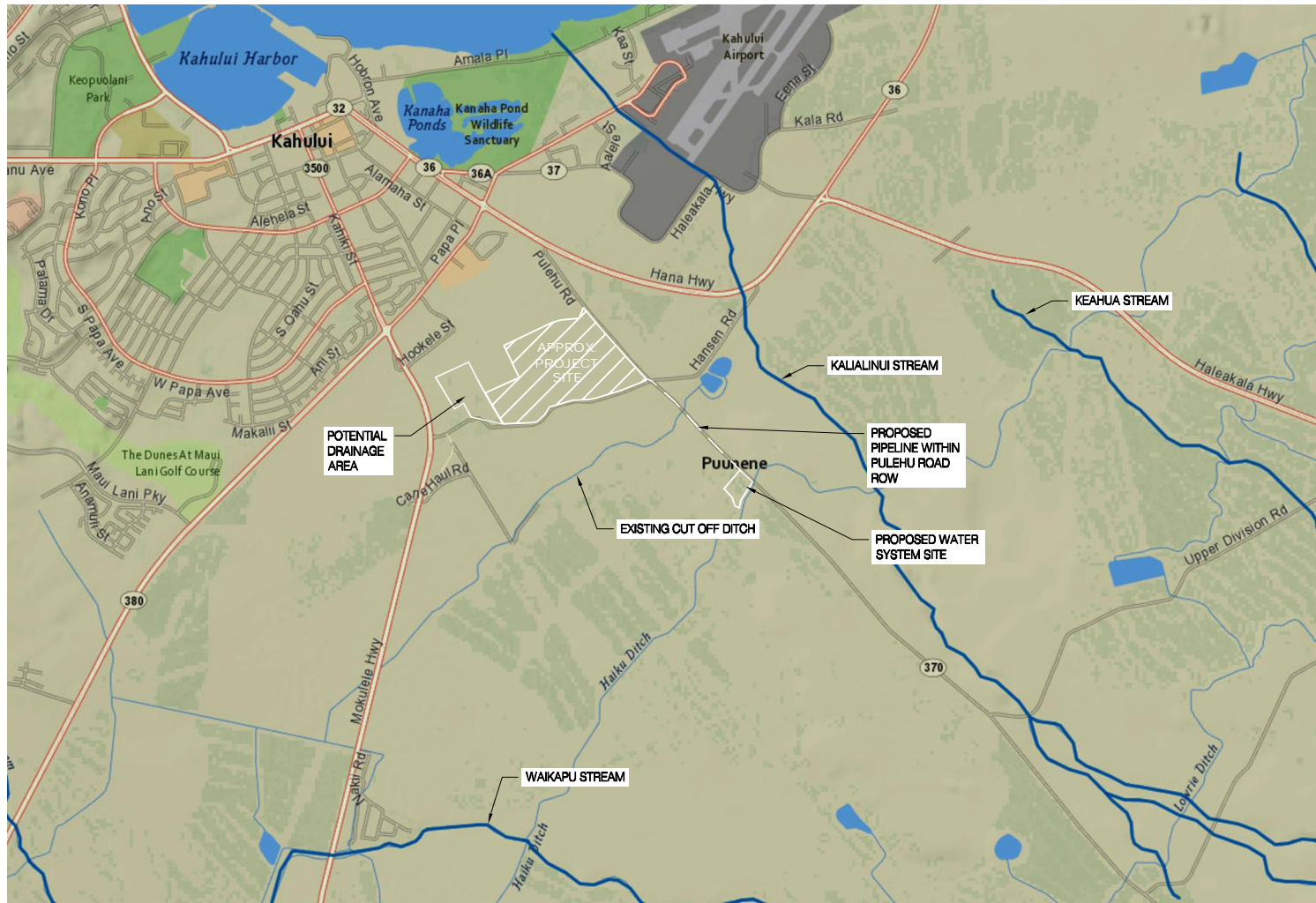
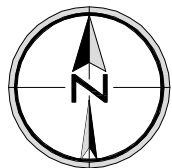


FIGURE 14

EXISTING STREAMS MAP



SOURCE: STATE OF HAWAII GIS PROGRAM, HAWAII STREAMS FROM DLNR, DIVISION OF AQUATIC RESOURCES, 2008.




| | | | |
|---|--|--|------------------------------|
| Project HOONANI VILLAGE No. H109-001 | Designed by TCC Date 08/2024 Drawn by TCC Date 08/2024 Horiz. Scale: NTS Vert. Scale: NTS Type PLANNING |  PIONEER DESIGN GROUP - HAWAII LLC CIVIL ENGINEERING LAND USE PLANNING CONSTRUCTION MANAGEMENT HONOLULU, HAWAII PH: 808.400.5959 WWW.PD-GRP.COM | Sheet 1 of 1 |
|---|--|--|------------------------------|

FIGURE 15

EXISTING WETLANDS MAP



SOURCE: STATE OF HAWAII GIS PROGRAM, WETLANDS OF THE STATE OF HAWAII, USFWS, AUGUST 2019.



Project
HOONANI VILLAGE
No.
H109-001

Designed by TCC Date 08/2024
Drawn by TCC Date 08/2024
Horiz. Scale: NTS Vert. Scale: NTS
Type PLANNING



Sheet
1
of
1

Flood and Tsunami Hazards

The entirety of the project area is in Flood Zone X as shown on The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map. As such, there is not a source of flooding that would affect the project site. Refer to **Figure 16 – Flood Insurance Rate Map**. There are no restrictions on development associated with the Flood Zone X designation covering the site.

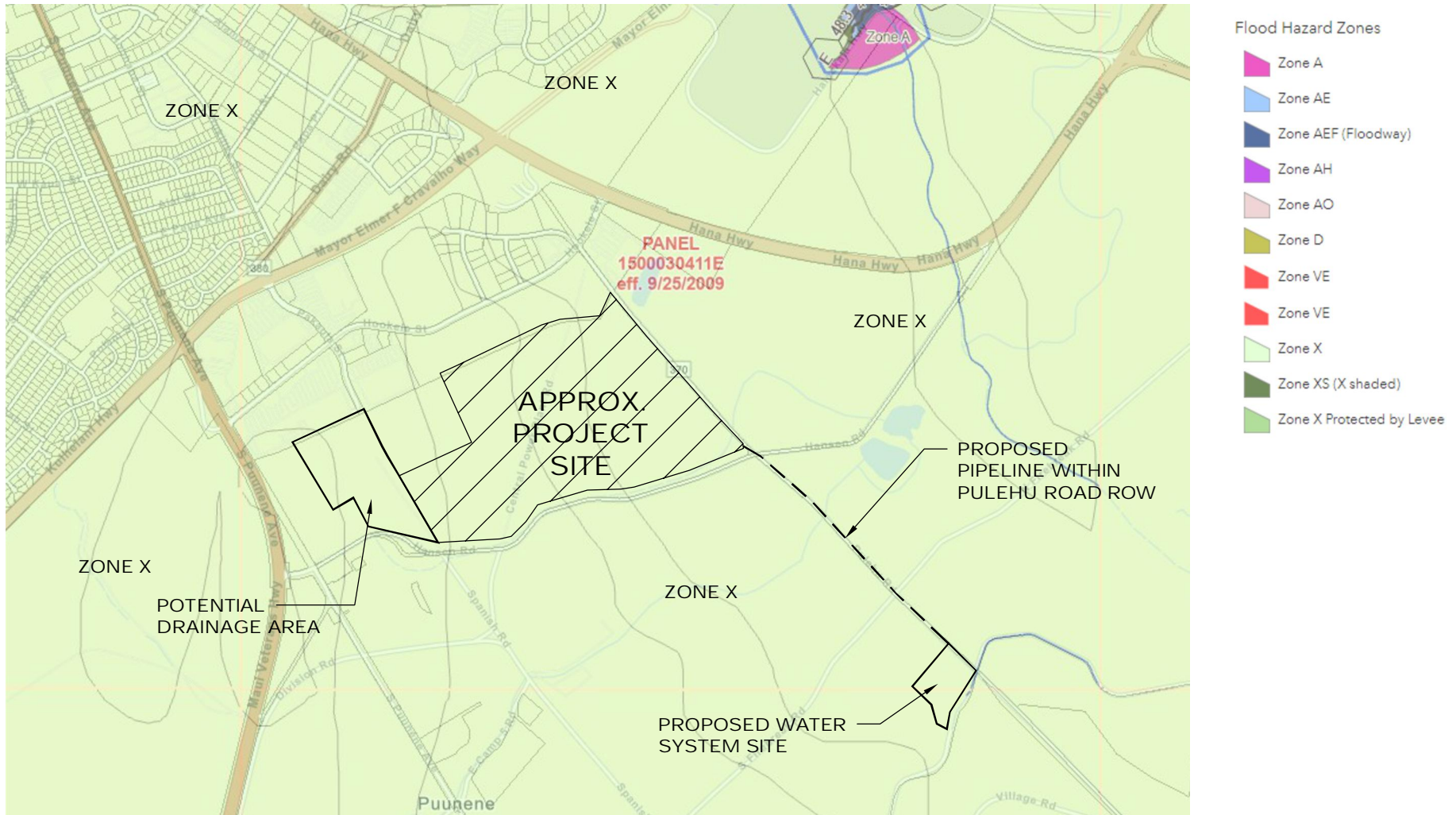
The updated Tsunami Evacuation maps from the County of Maui identify three zones: 1) Safe Zone, marked in green, which indicates areas where people should evacuate to during a tsunami event; 2) Extreme Evacuation Zone, shown in yellow, which highlights areas that must be evacuated during an Extreme Tsunami Warning; and 3) Tsunami Evacuation Zone, shown in orange, designating areas to be evacuated under any Tsunami Warning. During a Tsunami Warning, destructive waves could inundate all coastlines, while during an Extreme Tsunami Warning, waves may reach significantly farther inland. According to the Tsunami Evacuation Map, the Project site is at the furthest reaches of the Extreme Evacuation Zone and adjacent to a Safe Zone that follows the alignment of Hansen Road. Refer to **Figure 17– Tsunami Evacuation Zone Map**. There are no portions of the project site that are within the projected 3.2-foot sea level rise exposure area (SLRXA). See **Figure 18 SLRXA Map**.

Wildfire Hazards

The proposed Ho'onani Village site lies within the broader Upcountry Maui Community Wildfire Protection Plan (CWPP) planning area (Kahului, Pukalani, Kula, and Makawao), which identifies Maui's upland and adjacent downslope communities as among the island's highest wildfire-risk zones. The region's fire environment is shaped by a combination of dry, windy conditions, steep slopes, and extensive coverage of non-native, highly flammable grasses and shrubs. These species form continuous fuel beds that allow fires to move rapidly from roadways and developed areas into open lands, increasing ignition potential and threatening residential, commercial, and environmental resources. Given these conditions, wildfire risk reduction measures such as maintaining irrigated green buffers, designing adequate ingress/egress for emergency vehicles, and establishing defensible space around built areas will be incorporated into the project development.

FIGURE 16

FLOOD INSURANCE RATE MAP



SOURCE: STATE OF HAWAII DLNR FLOOD HAZARD ASSESSMENT TOOL



Project
HOONANI VILLAGE
No.
H109-001

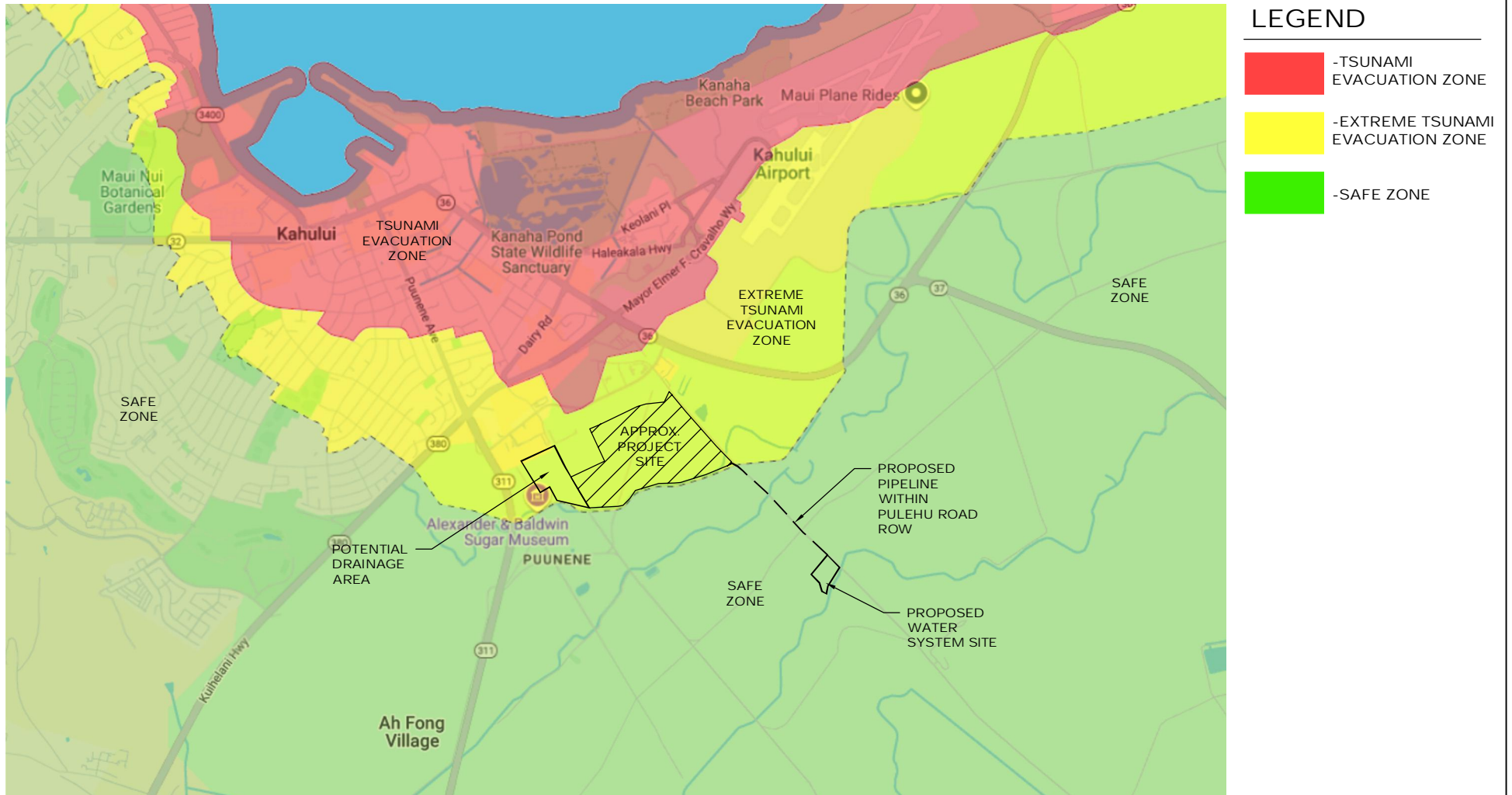
Designed by TCC Date 08/2024
Drawn by TCC Date 08/2024
Horiz. Scale: NTS Vert. Scale: NTS
Type PLANNING



Sheet
1
of
1

FIGURE 17

TSUNAMI EVACUATION ZONE MAP



SOURCE: TSUNAMI EVACUATION MAPS, NOAA, TSUNAMI.COAST.NOAA.GOV



Project
HOONANI VILLAGE
No.
H109-001

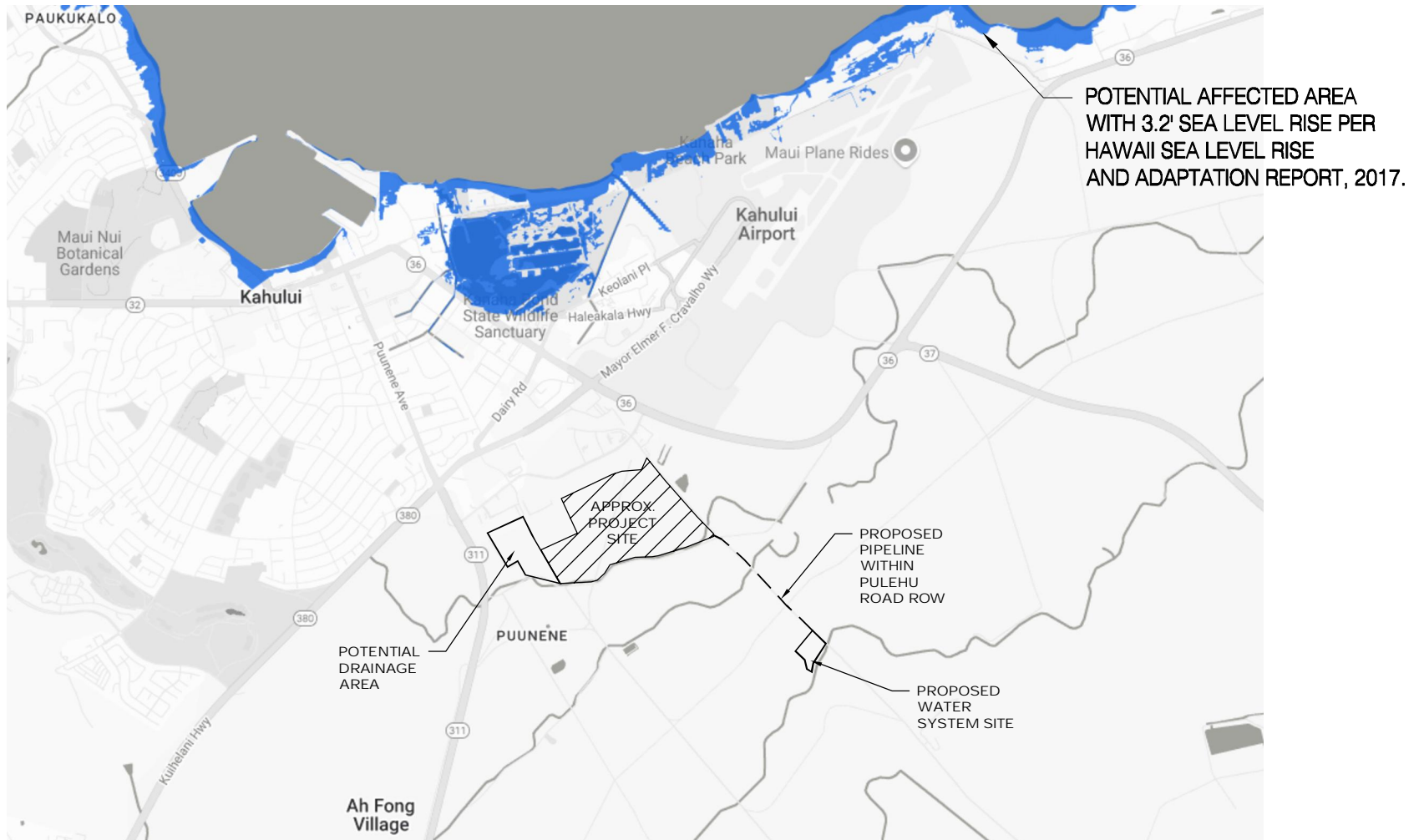
Designed by TCC Date 08/2024
Drawn by TCC Date 08/2024
Horiz. Scale: NTS Vert. Scale: NTS
Type PLANNING



Sheet
1
of
1

FIGURE 18

SEA LEVEL RISE MAP - +3.2 FT.



SOURCE: STATE OF HAWAII SEA LEVEL RISE TOOL, UNIVERSITY OF HAWAII SYSTEM



Project
HOONANI VILLAGE
No.
H109-001

Designed by TCC Date 08/2024
Drawn by TCC Date 08/2024
Horiz. Scale: NTS Vert. Scale: NTS
Type PLANNING



Sheet
1
of
1

Flora and Fauna

The project area is characterized by heavily degraded habitat dominated by non-native vegetation, shrubs and grass. No known fauna species of conservation concern are known to be present in the project area.

A flora fauna survey will be prepared as part of the environmental review process; a copy will be included in the Draft EIS.

Air Quality

The project area typically does not experience significant air quality issues. Local sources of air contaminants primarily include vehicle emissions and occasional events such as volcanic eruptions on Hawai'i Island and range fires.

Construction activities for the project are expected to generate short-term dust impacts. Site work, including clearing, grubbing, grading, and utility and roadway installation, will produce windblown particulates. A Best Management Practices (BMP) plan will be implemented during construction to mitigate these impacts. Dust control measures outlined in the BMP may include regular watering, the use of sprinklers, installation of dust screens, and prompt revegetation of disturbed areas.

After construction is complete, vehicle traffic generated by the project will contribute to automotive emissions. To reduce these emissions, residents and employees will be encouraged to use alternative transportation methods. The project includes proposed walking and bicycle pathways to promote ease of access and reduce airborne emissions from short trips.

An Air Quality Assessment will be prepared as part of the environmental review process; a copy will be included in the Draft EIS.

Greenhouse Gas Emissions

The Central Maui Area includes a variety of uses including residential, agricultural, commercial, industrial and airport. The areas near the site include commercial activities to the north/northwest and agricultural uses to the south/southeast. The site itself is vacant but was historically agricultural in nature with sugar cane being the most recent mass-produced crop on the site. Generally agricultural uses of this type are not considered to be a substantial contributor of Greenhouse Gas (GHG) emissions. Development of the area into commercial and residential uses will increase levels of GHG through sources such as vehicular emissions and commercial and residential electricity needs. Sustainability measures aimed at reducing overall energy consumption and GHG emissions associated with the

Project will also be discussed in the Draft EIS. Constructing a “complete community” will help reduce GHG impacts through decreased out of area trips and increased multi-modal transportation opportunities.

An Air Quality and Climate Change Study will be prepared as part of the environmental review process for the project. It will also include a discussion relating to GHG emissions. The assessment will be included and discussed within the Draft EIS.

Noise

Existing background traffic traversing through the area to the north/northwest of the site is the principal contributor of local noise.

Ambient noise levels will be temporarily affected by construction activities, with heavy machinery and construction work being the primary sources of noise. To mitigate the impact on local noise conditions, equipment maintenance, mufflers, and other noise-reducing devices will be employed during construction. Construction noise will be limited to daylight hours, reducing the duration of noise disturbances. Contractors will adhere to the maximum allowable noise levels for stationary equipment as outlined in Hawai'i Administrative Rules (HAR), Chapter 11-46, "Community Noise Control." If required, a community noise permit will be obtained before construction begins.

Impacts to the Project from flights to/from the nearby Kahului Airport will be addressed in the Draft EIS. As part of the environmental review process, an Environmental Noise Assessment will be conducted, and its findings will be included and discussed in the Draft EIS.

Scenic and Open Space Resources

The existing project area is vacant with some existing agricultural access roads and scattered vegetation. The site slopes gradually from Hansen Road towards Ho'okele Street on the makai side of the site providing the ability to have a fairly clear view to the commercial developments in Kahului town and the West Maui Mountains. From Pūlehu Road looking to the west across the site, you can see the old Sugar Mill and the West Maui Mountains. From the north of the site the views will likely be from Ho'okele Street as the adjacent lots will all be for commercial uses. In the existing condition, you can see across the site to the slopes of Haleakala. From the west of the proposed development, looking east towards Pūlehu Road, you can see the base of the slopes of Haleakala just behind the vacant site.

The potential impacts of the proposed project on scenic and open space resources, as well as scenic view corridors, will be assessed and discussed in the Draft (EIS).

Archaeological and Historical Resources

Over a century of intensive agricultural use and land modification has left the Project site archaeologically disturbed. Historical maps from the late 1800s to the mid-1900s show a heavily modified agricultural landscape with an extensive network of roads, ditches, rail lines, reservoirs, and plantation infrastructure. No traditional (pre-contact) Hawaiian settlements were recorded in the area, as this inland region was less favorable for early habitation compared to nearby coastal and valley areas. An Archaeological Literature Review and Assessment will be prepared for the project area in coordination with the State Historic Preservation Division (SHPD). The findings of the study will be assessed and discussed in the Draft EIS.

Cultural Resources

In terms of traditional Hawaiian perspectives of the island, the project area is situated within the moku (traditional land district) of Pū'ali Komohana. The site lies within the ahupua'a of Wailuku, just makai of the ahupua'as of 'Ōma'opio, Kalialinui, A'apueo and Maka'ehu. The Pū'ali Komohana moku stretches from about the center of the West Maui Mountains to the northwestern slopes of Haleakalā. The site is situated at the base of Haleakalā, where the slopes flatten out towards the Kahului area. The project site was in the heart of the plantation industry boom in the early 1800s, with Pu'unene Sugar Mill being located just to the west of the site. Sugar cane and pineapple fields covered most of the area around the site, with the main harbor and business area growing to the Northwest in Kahului. Much of the project area was previously associated with industrial agriculture use as part of this history.

A Cultural Impact Assessment (CIA) report inclusive of a Ka Pa'akai Analysis will be conducted for the project. A copy of the report and findings will be included and its findings discussed in the Draft EIS.

Use of Chemicals and Fertilizers

Due to its historic agricultural use, chemicals and fertilizers typical for sugar cane agricultural activities were likely used on the project site but none since production ceased on the property. A Phase 1 Environmental Site Assessment (ESA) was prepared for the project site, which recommended soil sampling due to the historic agricultural use. The Phase 1 ESA and soil sampling test results will be included and discussed in the Draft EIS.

SOCIO-ECONOMIC ENVIRONMENT

Regional Setting

From a regional perspective, the project area lies within the Wailuku-Kahului Community Plan region, which is described as the Central Maui region. This area showcases a wide range of physical and socio-economic environments. Due to the region's growth in the commercial retail and restaurant industries, the proximity to the airport, the shoreline, and Haleakalā, the number of residents and visitors in the area has consistently grown over the years. Kahului and Wailuku serve as the commercial, industrial and residential hubs of the region based around the Kahului airport and harbor.

The proposed project aims to create affordable multi-family rental units to provide additional housing for the local community while also creating a central commercial gathering area to bring the community together. The industrial uses will provide for a smooth transition to the existing agricultural and industrial uses adjacent to the site. The design will incorporate architecture and landscaping to maintain consistency with the area's built environment.

Population, Demography, and Social Impacts

Maui County's population has experienced moderate growth over the past ten years. According to Decennial Census data, the population increased from 154,834 in 2010 to 164,754 in 2020, representing a 6.41% growth over the decade.

The proposed project is located south of the Kahului Airport in Central Maui. The Census Designated places nearby include Kahului, Wailuku, Waikapū and Waihe'e – Waiehu. These census areas have also grown within the 10-year time frame between 2010 and 2020. In 2010 the population of the four census areas that make up Central Maui was 50,002. In 2020 the population expanded to 58,587 for an increase of 14.6%.

With a substantial amount of apartment housing being proposed in this mixed-use development, it is anticipated that tenants will primarily be local full-time residents. The population, demography and desired social impacts of the project will be discussed in further detail in the Draft EIS.

Economy and Labor Force

Kahului, located on the island of Maui, is primarily dependent on the tourism industry. As a central hub for transportation and commerce on the island, Kahului hosts Maui's main airport (Kahului Airport) and its largest harbor, making it a key

entry point for visitors. Tourism drives much of the local economy, with visitors coming for the island's beaches, resorts, and attractions like Haleakalā National Park.

In addition to tourism, the Central Maui Region, most notably the Kahului and Wailuku areas, has a strong presence in retail and transportation. Agriculture also had a strong presence particularly in historical industries like sugarcane and pineapple cultivation but has since declined. The retail and transportation industries provide service support for the tourism industry.

For the calendar year 2023, total spending by visitors on Maui was \$5.80 billion (-0.5%) and daily spending was \$287 per person (+17.5%). In comparison, total visitor spending on Maui was \$5.82 billion and daily spending was \$244 per person in 2022 (*Hawai'i Tourism Authority, 2024*).

This reflects the significant contribution of tourism to the local economy, with spending on accommodation, dining, activities, and retail being key areas of expenditure.

According to University of Hawai'i Economic Research Organization (UHERO)'s *Progress and vulnerability two years after the wildfires: A data-driven update from the Maui Recovery Survey* report, two years after the devastating wildfires, Maui's economy is in a fragile but gradually improving state. Housing remains a critical pressure point; while over half of fire-affected households now live in permanent housing, around 40% still rely on temporary arrangements, and rental prices remain significantly higher than pre-disaster levels. Employment has not fully recovered either: full-time employment among affected residents remains well below pre-fire levels, and the tourism sector, a cornerstone of the local economy, is still operating with real visitor spending more than 20% below its prior baseline. This has contributed to widespread income losses, with over half of the households surveyed reporting reduced income and the share of families living below the poverty line rising from 12% to over 21%. At the same time, assistance from government and nonprofits has declined, leaving nearly half of respondents without support. Although some households have regained stability in housing and finances, overall recovery remains uneven, with economic vulnerability persisting across communities

The potential impacts and mitigation measures of the project on the economy and labor force will be discussed in further detail in the Draft EIS.

PUBLIC SERVICES

Police and Fire Protection

The Maui County Police Department Headquarters (MPD) are located at the Wailuku Station. The MPD's Wailuku Station covers the subject region operating out of the main station on Mahalani Street approximately 4 miles from the project site.

Fire prevention, protection and suppression services are provided by the County of Maui, Department of Fire and Public Safety. The Kahului Fire Station, which services the site area, is located on Dairy Road near its intersection with Mayor Elmer F. Cravalho Way. The station is approximately 0.5 miles west of the project site.

The proposed project will support police and fire protection services through the real property tax revenues it is expected to generate. The potential impacts and mitigation measures of the project on the Police and Fire Protection work force will be discussed in further detail in the Draft EIS.

Medical Facilities

As of mid-2025, the healthcare infrastructure in the County of Maui, particularly in Central Maui, is navigating a complex landscape shaped by longstanding capacity challenges, workforce shortages, and the ongoing recovery from the August 2023 wildfires. Central Maui serves as the island's primary medical hub, housing the majority of acute care, outpatient, and specialty services.

Maui Memorial Medical Center, located in Wailuku and operated by Maui Health, is the only acute care hospital on the island. It provides a comprehensive range of services, including emergency care, cardiology, oncology, neurology, orthopedics, maternity, and surgical services. The facility is staffed by over 1,300 caregivers, has about 220 beds and serves both residents and visitors. The hospital's emergency department is notably busy, caring for nearly 60,000 patients annually. To address the high demand, plans are underway to construct a Clinical Decision Unit (CDU) aimed at streamlining care for patients requiring observation and protocol-driven treatment. The project is under construction and is hoping to open at the end of 2026.

Within the Wailuku and Kahului area, there are doctor's offices and clinics throughout. These offer fewer medical services. These clinics include Maui Medical Group, Paradise Medical Services, Maui Medical, Maui Family Medicine, Minit Medical Urgent Care, Maui VA Clinic, Champs Pediatric and Kaiser Permanente to

name a few. A detailed analysis of potential impacts and mitigation measures of the project on the existing medical facilities will be discussed in further detail in the Draft EIS.

Education Facilities

The Hawaii Department of Education (DOE) operates nine (9) schools within the Kahului/Wailuku area. Pu‘u Kukui, Pōmaika‘i, Kahului, Lihikai and Wailuku elementary schools serve kindergarten through 5th grade. ‘Īao and Maui Waena intermediate schools serve grades 6th through 8th and Maui and Baldwin High Schools serve grades 9th through 12th. Approximate enrollment figures for these schools are in **Table 2** below.

Table 2 – Wailuku – Kahului Public School Enrollment

| School | Enrollment | | |
|-------------------------|-------------|-------------|-------------|
| | SY 23-24 | SY 24-25 | SY 25-26 |
| Pu‘u Kukui Elementary | 709 | 737 | 617 |
| Pōmaika‘i Elementary | 578 | 542 | 588 |
| Kahului Elementary | 799 | 778 | 768 |
| Lihikai Elementary | 691 | 623 | 589 |
| Wailuku Elementary | 550 | 535 | 556 |
| ‘Īao Intermediate | 950 | 893 | 859 |
| Maui Waena Intermediate | 1126 | 1015 | 1037 |
| Baldwin High School | 1345 | 1266 | 1202 |
| Maui High School | 1908 | 1725 | 1544 |
| Total | 8656 | 8114 | 7760 |

The University of Hawai'i Maui College (UHMC) located in Kahului is the primary higher education institution providing service on Maui.

The majority of the residents at the Project are expected to be full-time residents and would likely have children enrolled in local public schools. The potential impacts and mitigation measures of the project on the existing education facilities will be discussed in further detail in the Draft EIS.

Recreational Facilities

Many diverse recreational opportunities exist in the Central Maui region, however there are no recreational facilities within or directly adjacent to the Project. Recreation and entertainment space is proposed for the Project which will increase those opportunities on Maui. Further discussion of the project's potential recreational amenities will be discussed in the Draft EIS.

Solid Waste Collection

The existing solid waste in the area is collected by either the County of Maui's publicly owned solid waste collection unit, or by private waste collection companies such as Maui Disposal Company or Waste Pro Hawaii. There are no single-family residential uses proposed in the project which would require collection service provided by the County of Maui. On Maui, waste is collected and disposed of at the County's Central Maui Landfill Facility approximately 1.35 miles southeast of the project site. The Central Maui Landfill also accepts commercial waste from private collection companies. A County supported green waste recycling facility is also located at the Central Maui Landfill.

During the construction phase of the project, waste and recyclable materials will be transported to appropriate processing facilities. Due to the mix of uses and product types and variety of construction materials involved, an exact quantification of construction waste to be generated is hard to provide at this stage of the project. As part of the sustainability objectives for the project, a construction waste management plan will be developed to ensure waste is properly disposed of and to identify efficiency opportunities during construction.

Infrastructure

Roadways

The existing streets adjacent to the site will be improved and streets within the development will be designed and constructed to meet the County of Maui Street Design Manual, December 2018 edition.

The internal streets within the project area are proposed to be accessed via Pūlehu Road and Hansen Road. Hansen Road connects west to Maui Veterans Highway and northeast to Pūlehu Road. Pūlehu Road connect north to Ho'okele Street which connects to Hana Highway to the northeast and Maui Veteran's Highway to the west. A potential connection to Pakaūla Street may be provided, subject to easemetns from other landowners.

Pūlehu and Hansen Roads are major County of Maui collector roads that run adjacent to the site to the east and south respectively. Both Hansen and Pūlehu are posted for a 30 mile per hour speed limit. The south end of Hansen is posted for a 20 mile per hour speed limit approaching Maui Veterans Highway. All existing intersections along Hansen and Pūlehu Roads are unsignalized.

A Traffic Impact Analysis Report (TIAR) for the build-out of the proposed project will be prepared as a part of the environmental review process to assess the potential traffic impacts associated with the proposed development and uses. A copy of the TIAR will be included and discussed in the Draft EIS.

Water System

The existing site is vacant and does not have any water systems located on site for domestic or agricultural purposes. As the site was once used for agricultural purposes, it is assumed that at one time there was an irrigation system across the site to provide water to the crops on site. This system has since been removed. There are no existing water systems or structures in Pūlehu Road or Hansen Road that are adjacent to the site. The nearest existing water system is located within Ho'okele Street and Pākaula Street to the north. The existing development adjacent to the site to the north uses this system for both domestic and fire uses. The nearest existing fire hydrant is located near the terminus of Pākaula Street.

A PEDR for the proposed development will be included in the Draft EIS and will assess water needs and source for the proposed development. Several alternatives, including connection to the County system or modifying an existing water source or constructing a new water well to serve the site are being contemplated. Further discussion of these water system alternatives will be included in the Draft EIS.

Wastewater System

The Project site does not have any existing wastewater lines or structures on it. However, according to the County of Maui's maps for the Wastewater Infrastructure, the TMK parcel has some private wastewater lines and structures on the western side towards the existing Sugar Museum. Additionally, private wastewater lines are located in Ho'okele Street and Pākaula street to serve the existing users just makai of the project site. Those wastewater lines connect to the public system owned and operated by the County of Maui that flows to the Wailuku/Kahului Wastewater reclamation facility.

The Applicant will explore several possible alternatives for sewer service for the Ho'onani Village development, including a potential onsite WWTP. These alternatives will be further discussed in the PEDR and Draft EIS.

Drainage System

Runoff on the Project site flows down the slopes of Haleakalā from the south to the north. In accordance with the County of Maui Department of Public Work's Title MC-15, Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui, the Project site will be analyzed using the 100-year, 24-hour storm event. Under Section 15-04-05 (d) of the Rules, for drainage areas greater than 100 acres and all streams, the Natural Resources Conservation Service (NRCS) hydrograph method shall be used, T_m (recurrence interval) = 100 year based on 24-hour storm. This method will be utilized to quantify the flow rates and flow volume for the site. The complete analysis of the existing drainage conditions will be included and discussed in the PEDR and Draft EIS.

Electrical, Telephone, and Cable Television/Internet

Electrical power, telephone, and cable television/internet services in the region are provided by Maui Electric Company, Hawaiian Telcom, and Spectrum, respectively. There are existing overhead powerlines and communication lines that run along the western side of Pūlehu Road, and the southern side of Hansen Road for the entire length of the Project site. The Project proposes to connect to the existing power system to serve the site. Infrastructure for telephone and cable television/internet services will be installed. The specific utility providers will be determined at a later time. Lines for natural gas lines may be incorporated into the design. The PEDR will provide a more complete discussion on utility connections for the Project.

CUMULATIVE AND SECONDARY IMPACTS

HAR Section 11-200.1-2 defines cumulative impacts as:

The impact on the environment that results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

A complete analysis and assessment of potential cumulative impacts from the Ho'onani Village project will be included in the Draft EIS. Potential cumulative impacts to existing resources (natural, cultural, agricultural, water etc.) and lands, existing adjacent land uses, existing utility and transportation infrastructure systems and public services will be analyzed for both short term and long term within the reasonably foreseeable future.

HAR Section 11-200.1-2 defines secondary impacts as:

An effect that is caused by the action and is later in time or farther removed in distance, but is still reasonably foreseeable. An indirect effect may include growth-inducing effect and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air, water, and other natural systems, including ecosystems.

Secondary Impacts are viewed as indirect effects that occur later in time or further in the reasonably foreseeable future because of the project being constructed. They are also referred to as future actions of others because of the presence of the completed project. A completed analysis and assessment of secondary impacts to existing resources, land use plans & districts, utility systems and transportation infrastructure will be included in the Draft EIS.

RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

As required by HAR Section 11-200.1-24, the Draft EIS will provide a summary of the proposed action's compatibility with existing land use plans and policies, including land use and natural or cultural resource plans, policies, and controls for the affected area. The Draft EIS will also assess how the proposed action aligns with or potentially conflicts with the objectives and specific terms of approved or proposed land use and resource plans, policies, and controls, if any, for the affected area. A preliminary list of the land use plans and policies anticipated to be addressed in the Draft EIS is outlined below. The range of policies and plans to be addressed in the Draft EIS may be updated based on feedback received during the EISPN scoping period.

State of Hawai'i

- o State of Hawai'i Environmental Impact Statements, HRS Chapter 343 and Section 11-200.1, HAR)
- o State of Hawai'i Land Use Law, HRS Chapter 205
- o Coastal Zone Management, HRS Chapter 205A
- o Hawai'i State Plan, HRS Chapter 226
- o Hawai'i 2050 Sustainability Plan
- o Hawai'i State Functional Plans
- o State Department of Transportation Airport Requirements
- o State Highways – Complete Streets, HRS Chapter 264-20.5
- o Hawai'i Tourism Authority – Hawai'i Tourism Strategic Plan: 2020-2025
- o Hawai'i Tourism Authority – Maui Nui Destination Action Plan
- o Hawai'i Wildfire Management Organization- Upcountry Maui Community Wildfire Protection Plan

County of Maui

- o Countywide Policy Plan - General Plan 2030 Council Adopted 3/24/2010 and Amended 9/21/2021
- o Maui Island Plan, December 2012
- o Wailuku-Kahului Community Plan, 2002
- o Maui County Zoning, Maui County Code, Title 19
- o Hele Mai Maui 2045 Long-Range Transportation Plan

ALTERNATIVES TO THE PROPOSED ACTION

As required under HAR Section 11-200.1-24(h), the Draft EIS will contain a section discussing the alternative of no action as well as reasonable alternatives that could attain the objectives of the Ho‘onani Village project, which is to provide housing near job opportunities, provide spaces for local businesses and to create an authentic community with gathering spaces.

The analysis will rigorously explore and objectively evaluate the environmental impacts of all alternative actions, placing special emphasis on alternatives that could enhance environmental quality or mitigate, reduce, or avoid adverse environmental effects, costs, and risks associated with the current proposal for Ho‘onani Village (i.e., the “proposed action”).

The Draft EIS is expected to present a range of reasonable alternatives that could attain the objectives of the proposed action. Below is a brief description of some possible alternatives to the proposed action. Suitable alternatives will be described in greater detail in the Draft EIS.

No-Action Alternative

The No-Action Alternative would keep the project site vacant. The existing site is a large open area that has been subject to trespassers and illegal dumping. The no-action alternative will be further addressed in the Draft EIS.

Delayed Action

The Delayed Action investigates the potential of developing the Ho‘onani Village land plan at a later time. This would delay the delivery of much needed housing to some indefinite time in the future. Similar to the No-Action Alternative, this alternative would require the property owner to continue paying the costs of the property, including property taxes, maintenance and security. This alternative will be further addressed in the Draft EIS.

Alternative Design – Residential Only

Revising the proposed action to develop a purely residential project could result in at least 4,000 residential units at the site but would not include other amenities or land uses. This alternative will be described in greater detail in the Draft EIS.

Alternative Design – Commercial / Industrial Only

Another potential alternative to the Project is to use the site exclusively for commercial and/or industrial uses. These uses include industrial warehouse spaces, commercial office space, commercial retail space including big box stores like Home Depot or Walmart and smaller scale retail and restaurant uses as well. This alternative will be described in greater detail in the Draft EIS.

Alternative Use – Agricultural Farm

The existing project site is zoned and classified as Agricultural in the County of Maui Island Plan, the Wailuku-Kahului Community Plan, County Zoning Map, and the State Land Use District Boundary Map. This alternative will analyze keeping the project site in the agricultural zone and creating a plan consistent with those permitted uses. This alternative allows the Applicant to avoid pursuit of amendments to the Maui Island Plan, the Community Plan, the existing SLUC District Boundaries, and the County zoning district.

Although this plan reduces the need and cost of the land use entitlement process, a large agricultural farm or agricultural subdivision will not address the massive community need for housing and especially affordable housing. This alternative will be discussed in greater detail in the Draft EIS.

Alternative Use – Conservation Easement / Land Trust

Under this alternative, the development team would analyze the feasibility of working with a privately owned land trust or other entity to place the project site in a conservation easement, or to sell the parcel as a means to preserve the agricultural lands in perpetuity. This alternative will be analyzed further in the Draft EIS.

Alternative Location

This alternative analyzes the potential of relocating the proposed land plan to other properties not owned by the landowner. This concept was raised in a public comment related to the prior (and subsequently withdrawn) EISPN. A member of the public recommended that the project be relocated to (1) Waikapū on lands owned by the County of Maui and Waiale 905 Partners LLC identified by TMKs (2)3-6-002:003, (2)3-6-002:004, (2)3-8-005:023 or (2) 192 acres in Maui Lani that is owned by HRT Realty LLC and identified by TMKs (2)3-8-007:109, (2)3-8-007:130, (2)3-8-007:159 and (2)3-8-007:160. This alternative was recommended due to the commenter's concern about impacts to the Project site due to its location within the Kahului Airport flight path. This alternative will be discussed in further detail in the Draft

SIGNIFICANCE CRITERIA ASSESSMENT

Since Act 172 was enacted in 2012, approving agencies have the authority, based on their judgment and experience, to determine if an Environmental Impact Statement (EIS) is likely to be required. If the agency concludes that an EIS is necessary, it can permit the applicant to forgo preparing an environmental assessment and instead start with an EIS, beginning with the preparation of an Environmental Impact Statement Preparation Notice (EISPN). See Hawai'i Revised Statutes (HRS) Section 343-5(e) and see Hawai'i Administrative Rules (HAR) Section 11-200.1-14(d)(2). Determining whether a proposed action might significantly impact the environment involves evaluating the total potential effects on environmental quality according to the significance criteria outlined in HAR Section 11-200.1-13. Typically, if an action could result in one or more of the effects listed under the significance criteria in HAR Section 11-200.1-13(b)(1) – (13), it is likely to have a significant impact on the environment, thus necessitating an EIS.

The significance criteria under HAR Section 11-200.1-13(b)(1) – (13) are:

1. Irrevocably commit a natural, cultural, or historic resource;
2. Curtail the range of beneficial uses of the environment;
3. Conflict with the State's environmental policies or long-term environmental goals established by law;
4. Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;
5. Have a substantial adverse effect on public health;
6. Involve adverse secondary impacts, such as population changes or effects on public facilities;
7. Involve a substantial degradation of environmental quality;
8. Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;
9. Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat;
10. Have a substantial adverse effect on air or water quality or ambient noise levels;
11. Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters;
12. Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans or studies; or
13. Require substantial energy consumption or emit substantial greenhouse gases.

The Ho‘onani Village land plan includes approximately 166 acres of currently vacant land in Kahului, now proposed for a mix of residential, commercial and industrial uses. Due to the Project’s size, the range of proposed uses, the proposed WWTP and changes to State and County land use designations, it is anticipated that the Project may have a significant effect on the environment. A range of technical studies will be prepared to analyze the Project, potential impacts and mitigation measures to prevent significant impacts where possible.

LIST OF PERMITS AND APPROVALS

Consistent with the requirements under HAR Section 11-200.1-23(3), the following is a preliminary list of the permits and approvals that are anticipated to be required for implementation of the proposed project. This list may be revised through the scoping process:

Federal:

1. Federal Aviation Authority (FAA) Determination of No Hazard to Air Navigation

State of Hawai'i:

1. Chapter 343, Hawai'i Revised Statutes (HRS), Environmental Impact Statement
2. State Land Use Commission District Boundary Amendment
3. Chapter 6E, HRS, Historic Preservation Compliance
4. National Pollutant Discharge Elimination System (NPDES) Permit
5. Noise Permit, as applicable
6. Section 401 Water Quality Certification, as applicable (if DA permit required)
7. Well Permit for off-site water source (if applicable)
8. Pump Modification Permit (if applicable)
9. Wastewater Permit with the Department of Health for the WWTP. (any proposed plant that serves more than 49 single family dwellings is a trigger for HRS Chapter 343 review)
10. HHFDC Board approval of 201H application

County of Maui:

1. Maui Island Plan Amendment*
2. Community Plan Amendment*
3. Change In Zoning
4. County Council approval of 201H application
5. Building Permits
6. Grading Permit
7. Electrical Permit
8. Plumbing Permit

* Amendments to the Maui Island Plan and/or the Wailuku-Kahului Community Plan are typically “triggers” requiring environmental review under HRS Chapter 343 (HRS Section 343-5(a)(6)). However, if those amendments are initiated by the County, the amendments are not “triggers” under HRS Chapter 343.

EIS PUBLIC SCOPING MEETING

The public scoping meeting for the project associated with this EISPN, as required by HAR Section 11-200.1-23 will be held on Thursday, December 18, 2025, at 6:00 p.m. at the Maui Arts & Cultural Center Alexa Higashi Meeting Room located at One Cameron Way, Kahului, HI 96732. Invitees will be able to attend the meeting virtually should they not be able to attend in person.

It is noted that in connection with the prior EISPN (which was formally withdrawn, with that withdrawal notification published in TEN on September), a public scoping meeting was held on Thursday, March 27, 2025, at 6:00 p.m. at the meeting room at Above the Wave located at 400 Hana Hwy., Suite B1, Kahului, HI 96732. Invitees were able to attend the meeting virtually if they couldn't attend in person. One comment from community member Dick Mayer that the project site is located under the flight path to the Kahului Airport. Additionally, his comment included two proposed alternate locations, one being approximately 440 acres of County owned land in Waikapū Country Town, and 192 acres of land in Maui Lani. This comment will be addressed in the project's alternatives discussion.

EIS CONSULTATION

PARTIES TO BE CONSULTED DURING THE PREPARATION OF THE DRAFT EIS

The following agencies, citizen groups, organizations, and individuals have received copies of the EISPN or notification of its availability and are invited to participate in the EIS process. Additional stakeholders may be identified during the scoping period. Comments received in response to the EISPN, and responses to substantive comments, will be included in the Draft EIS.

FEDERAL AGENCIES

| | |
|---|--|
| Via Email: piro.info@noaa.gov National Marine Fisheries Service Pacific Islands Regional Office Department of Commerce 1845 Wasp Blvd., Building 176 Honolulu HI 96818 | Via Email: CEPOH-RO@usace.army.mil Linda Speerstra, Chief U.S. Department of the Army, Regulatory Branch U.S. Army Engineer District, Honolulu |
| 1. Via Email: Jason.Hew@usda.gov Jason Hew, District Conservationist Natural Resources Conservation Service U.S. Department of Agriculture 77 Ho'okele Street, Suite 202 Kahului, HI 96732 | 2. Via Email: pifwo_admin@fws.gov U.S. Fish and Wildlife Service Pacific Island Fish and Wildlife Office 300 Ala Moana Blvd., Rm. 3-122 Honolulu HI 96850 |
| 3. Jocelyn Leialoha M Doane, Field Office Director U. S. Department of Housing and Urban Development Honolulu Field Office Pauahi Tower 1003 Bishop Street, Suite 2100 Honolulu, HI 96813-6463 | 4. U.S. Environmental Protection Agency Region IX Pacific Islands Office 300 Ala Moana Blvd., Room 5-152 Honolulu, HI 96850 |

STATE AGENCIES

| | |
|--|---|
| 5. Via Email: dags@hawaii.gov Keith Regan, Comptroller State of Hawai'i Department of Accounting and General Services P.O. Box 119 Honolulu HI 96810-0119 | 6. Via Email: hdoa.info@hawaii.gov Sharon Hurd, Chair State of Hawai'i Department of Agriculture 1428 South King Street Honolulu HI 96814-2512 |
|--|---|

| | |
|---|--|
| <p>7. Via Email: dod.pao.all@hawaii.gov Major General Stephen F. Logan, Adjutant General State of Hawai'i Department of Defense 3949 Diamond Head Road Honolulu HI 96816</p> | <p>8. Keith Hayashi, Superintendent State of Hawai'i Department of Education P.O. Box 2360 Honolulu HI 96804</p> |
| <p>9. Via Email: dhhl.planning@hawaii.gov Kali Watson, Chairman State of Hawai'i Department of Hawaiian Home Lands P.O. Box 1879 Honolulu HI 96805</p> | <p>10. Via Email: CleanWaterBranch@doh.hawaii.gov Department of Health Clean Water Branch Hale Ola, Room 225 2827 Waimano Home Road Pearl City HI 96782</p> |
| <p>11. Patti Kitowski, Program Chief State of Hawai'i Department of Health Maui District Health Office 54 South High Street, Room 300 Wailuku HI 96793</p> | <p>12. Via Email: dlnr@hawaii.gov Dawn Chang, Chairperson State of Hawai'i Department of Land and Natural Resources Kalanimoku Building 1151 Punchbowl St., Room 130 Honolulu, HI 96813</p> |
| <p>13. Via Email: DLNR.Intake.SHPD@hawaii.gov Jessica Puff, PhD, Administrator State of Hawai'i Department of Land and Natural Resources State Historic Preservation Division 601 Kamokila Blvd., Rm.555 Kapolei, Hawaii 96707</p> | <p>16. Via Email: DOT.LandUse@hawaii.gov Ed Sniffen, Director State of Hawai'i Department of Transportation 869 Punchbowl Street Honolulu HI 96813</p> |
| <p>17. Dan Orodenker, Executive Officer State of Hawai'i State Land Use Commission P.O. Box 2359 Honolulu HI 96804</p> | <p>17. Dean Minakami, Executive Director Hawai'i Housing Finance and Development Corporation 677 Queen Street #300 Honolulu HI 96813</p> |
| <p>18. Via Email: hpha@hawaii.gov Hakim Ouansafi, Director Hawai'i Public Housing Authority PO Box 17907 Honolulu, HI 96817</p> | <p>19. Stacy Kealohalani Ferreira, Chief Executive Officer Office of Hawaiian Affairs 560 N. Nimitz Highway, Suite 200 Honolulu HI 96817</p> |
| <p>20. Via Email: dbedt.stateplanning@hawaii.gov Mary Alice Evans, Director State of Hawai'i Office of Planning and Sustainable Development P. O. Box 2359 Honolulu HI 96804</p> | |

COUNTY AGENCIES

| | |
|--|---|
| <p>21. Via Email: planning@mauicounty.gov County of Maui Maui County Cultural Resources Commission c/o Department of Planning 2200 Main Street, Room 315 Wailuku HI 96793</p> | <p>22. Via Email: environmental.mgmt@mauicounty.gov Shayne Agawa, Director County of Maui Department of Environmental Management 2050 Main Street, Suite 2B Wailuku HI 96793</p> |
| <p>23. Via Email: fire.prevention@mauicounty.gov Brad Ventura, Chief County of Maui Department of Fire and Public Safety 200 Dairy Road Kahului HI 96732</p> | <p>24. Via Email: housing@co.maui.hi.us; Richard.e.mitchell@co.maui.hi.us Richard E. Mitchell, Director Department of Housing 2065 Main St Suite 108 Wailuku, HI 96793</p> |
| <p>25. Via Email: director.hc@mauicounty.gov Lori Tshako, Director County of Maui Department of Human Concerns 2200 Main Street, Suite 546 Wailuku HI 96793</p> | <p>26. Via Email: parks.dept@mauicounty.gov Patrick McCall, Director County of Maui Department of Parks and Recreation 700 Halia Nakoia Street, Unit 2F Wailuku HI 96793</p> |
| <p>27. Via Email: planning@mauicounty.gov Kate Blystone, Director County of Maui Department of Planning 2200 Main Street, Suite 619 Wailuku HI 96793</p> | <p>28. Via Email: publicworks@mauicounty.gov Jordan Molina, Director County of Maui Department of Public Works 200 South High Street Wailuku HI 96793</p> |
| <p>29. Via Email: public.transit@mauicounty.gov Marc Takamori, Director County of Maui Department of Transportation 110 Ala'ihl Street Suite #210 Kahului, HI 96732</p> | <p>30. Via Email: water.supply@mauicounty.gov water.resources@mauicounty.gov; water.engineering@mauicounty.gov John Stufflebean, Director County of Maui Department of Water Supply 200 South High Street, 5th Floor Wailuku HI 96793</p> |
| <p>31. Via Email: oiwi@mauicounty.gov Kaponō'ai Molitau, Director County of Maui Dept. of 'Ōiwi Resources David Trask Building 2145 Kaohu Street, Suite 203 Wailuku, HI 96793</p> | <p>32. Via Email: alice.lee@mauicounty.us Alice Lee, Council Chair Maui County Council 200 South High Street Eighth Floor Wailuku, Hawaii 96793</p> |

| | |
|--|--|
| 33. Via Email: yukilei.sugimura@mauicounty.us Yuki Lei Sugimura Maui County Council 200 South High Street Eighth Floor Wailuku, HI 96793 | 34. Maui County Council Member- Kahului 200 South High Street Eighth Floor Wailuku, HI 96793 |
| 35. Via Email: thomas.cook@mauicounty.us Tom Cook, Councilmember Maui County Council 200 South High Street Eighth Floor Wailuku, HI 96793 | 36. Via Email: gabe.johnson@mauicounty.us Gabe Johnson Maui County Council 200 South High Street Eighth Floor Wailuku, HI 96793 |
| 37. Via Email: tamara.paltin@mauicounty.us Tamara Paltin, Councilmember Maui County Council 200 South High Street Eighth Floor Wailuku, HI 96793 | 38. Via Email: keani.rawlins@mauicounty.us Keani Rawlins-Fernandez, Councilmember Maui County Council 200 South High Street Eighth Floor Wailuku, HI 96793 |
| 39. Via Email: shane.sinenci@mauicounty.us Shane Sinenci, Councilmember Maui County Council 200 South High Street Eighth Floor Wailuku, HI 96793 | 40. Via Email: economic.development@mauicounty.gov Jade P. Rojas-Letisi, Director County of Maui Office of Economic Development 2200 Main Street, Suite 300 Wailuku HI 96793 |
| 41. Via Email: mayors.office@mauicounty.gov Richard Bissen, Mayor County of Maui Office of the Mayor 200 South High Street Wailuku HI 96793 | 42. John Pelletier, Chief County of Maui Police Department 55 Mahalani Street Wailuku HI 96793 |

OTHER ORGANIZATIONS, ADJACENT OWNERS (500' RADIUS), OTHER INDIVIDUALS

| | |
|--|--|
| 43. Via Email: rkkahalehau@gmail.com Clyde Kahalehau 'Aha Moku O Maui Wailuku Moku | 43. Via email: kiai.collier@hilt.org Kia'i Collier 'Aha Moku O Maui Hāmākuapoko Moku |
| 45. Via email: paulokaleioku@hawaiiantel.net Timothy Bailey 'Aha Moku O Maui Kula Mauka Moku | 46. Hookele DEF Condo - Condo Master Alexander & Baldwin LLC 822 Bishop St Honolulu, HI 96813 |

| | |
|---|---|
| 47. Lowe's Home Centers LLC Attn: Legal Dept-Real Estate 1000 Lowe's Blvd Mooresville, NC 28117 | 48. Maui Hotel & Lodging Association 85 North Church Street Wailuku HI 96793 |
| 49. Spectrum 158 Ma'a Street Kahului HI 96732 | 50. Maui Electric Company Ltd PO Box 398 Kahului, HI 96733 |
| 51. State of Hawai'i Department of Education Hawai'i State Library Hawai'i Documents Center 478 S. King Street Honolulu, HI 96813 | 52. McGerrow Condominium - Condo Master Alexander & Baldwin LLC 11 S Puunene Ave Kahului, HI 96732 |
| 53. AB Maui Quarries LLC Attn: Nan, Inc 636 Laumaka St Honolulu, HI 96819 | 54. MP Central B LLC Attn: Carlsmith Ball LLP - One Main 2200 Main St Ste 400 Wailuku, HI 96793 |
| 55. Alexander & Baldwin LLC 11 S Puunene Ave Kahului, HI 96732 | 56. MP West LLC PO Box 565 Puunene, HI 96784 |
| 57. Alexander & Baldwin LLC 822 Bishop St Honolulu, HI 96813 | 58. Puunene Industrial Park LLC 636 Laumaka St Honolulu, HI 96819 |
| 59. Aloha Pacific Federal Credit Union 832 S Hotel St Honolulu, HI 96813 | 60. Puunene Mill Condominium - Condo Alexander & Baldwin LLC 11 S Puunene Ave Kahului, HI 96732 |
| 61. Puunene Shopping Center - Condo Property Development Center LLC 5918 Stoneridge Mall Rd Pleasanton, CA 94588 | 62. Chick-Fil-A Inc Attn: Legal Dept - Real Estate 5200 Buffington Rd Atlanta, GA 30349 |
| 63. Safeway Inc Attn: Paradigm Tax Group PO Box 800729 Dallas, TX 75380 | 64. HC&D LLC 2344 Pahounui Dr Honolulu, HI 96819 |
| 65. Target Corporation Property Tax Dept T-2660 PO Box 9456 Minneapolis, MN 55440 | 67. Hansen Road Condominium - Condo C/O Alexander & Baldwin LLC PO Box 156 |
| 68. TJ Gomes Trucking Co Inc 500 Waiale Rd Ste B Wailuku, HI 96793Kahului, HI 96733 | 69. TJ Gomes Trucking Co Inc 500 Waiale Rd Ste B Wailuku, HI 96793 |

| | |
|--|---|
| 70. Hawaii State Federal Credit Union 333 Queen St Honolulu, HI 96813 | 71. HC&D Condominium - Condo Master Alexander & Baldwin LLC PO Box 156 Kahului, HI 96733 |
| 72. Maui Economic Opportunity Inc 99 Mahalani St Wailuku, HI 96793 | 73. Hawaiian Telecom 60 South Church Street Wailuku HI 96793 |
| 74. Michael Grider, Manager, Engineering Hawaiian Electric P.O. Box 398 Kahului HI 9673 | 75. Via email: info@mauitomorrow.org Maui Tomorrow Maui Tomorrow Foundation, Inc. P.O. Box 880390 Pukalani, HI 96788 |
| 76. Via email: dickkmayer@earthlink.net Richard "Dick" Mayer | |

The EISPN has been made available at the Kahului Public Library and deposited with the Hawai'i Documents Center.

REFERENCES

1. County of Maui. (n.d.). *Code of Ordinances*.
2. County of Maui, Department of Planning. (2002). *Wailuku and Kahului Community Plan*.
3. County of Maui, Department of Planning. (2010, March). *County of Maui 2030 General Plan Countywide Policy Plan*.
4. County of Maui. (2012, December 28). *Maui Island Plan*.
5. European Commission, Joint Research Centre. (n.d.). *United States Soil Map*.
6. Hawai'i State Department of Education. (n.d.). *School Reports*.
7. Hawai'i State Department of Human Services. (n.d.). *Family Health Assessment Tool (FHAT)*.
8. Hawai'i Tourism Authority. (2024). *2023 Annual Visitor Research Report*.
9. Hawai'i Wildfire Management Organization (HWMO). *Upcountry Maui Community Wildfire Protection Plan (Updated 2024)*.
10. National Oceanic and Atmospheric Administration (NOAA). (n.d.). *Tsunami Coastal Portal*.
11. Pacific Islands Ocean Observing System (PacIOOS). (n.d.). *Sea Level Rise in Hawaii*.
12. Research and Economic Analysis Division, Department of Business, Economic Development and Tourism. (2024, March). *Hawai'i housing demand: 2025–2035*. State of Hawai'i.
13. State of Hawai'i. (n.d.). *Chapter 226, Hawai'i State Plan, Hawai'i Revised Statutes*.
14. State of Hawai'i. (n.d.). *HiStateGIS: Agricultural Lands of Importance to the State of Hawaii (ALISH)*.
15. State of Hawai'i. (n.d.). *HiStateGIS: Land Survey Bureau*.
16. State of Hawai'i. (n.d.). *HiStateGIS: Streams*.
17. State of Hawai'i. (n.d.). *HiStateGIS: Wetlands*.
18. State of Hawai'i, Land Use Commission. (n.d.). *State of Hawaii Land Use District Boundaries Map*.
19. University of Hawai'i Economic Research Organization. (2025). *Progress and vulnerability two years after the wildfires: A data-driven update from the Maui Recovery Survey*. University of Hawai'i Economic Research Organization.
20. U.S. Department of Agriculture, Natural Resources Conservation Service. (n.d.). *Web Soil Survey*.