



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 several loops and a trailing line.

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