
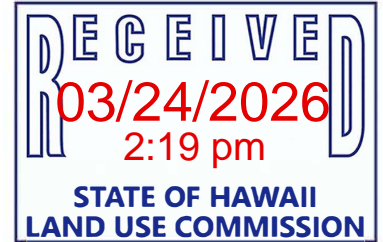


---

[EXTERNAL] Fwd: Ho'onani Village Draft Environmental Impact Statement Publication and Public Review

---

 1 attachment (215 KB)  
Ho'onani Village DEIS.pdf;



**From:** Leo Caires  
**Sent:** Tuesday, March 24, 2026 1:44 PM  
**To:** DBEDT LUC; Emily Ballard; Leo Caires  
**Subject:** [EXTERNAL] Fwd: Ho'onani Village Draft Environmental Impact Statement Publication and Public Review

Hello Emily,

Please find attached my comments for the recently Published EIS.  
Do you need anything further?  
Also I have included the health concerns in my comments too.

please acknowledge receipt

mahalo  
Leo

Executive Summary:

I have concerns about this project that the EIS have not been address and I am requesting further study. The need to more specific study on Ag feasibility, Water Impacts and Health to Humans, to better understand the long term impacts resulting from this project on agriculture productivity, water and long term human health.

This prepared summary is intended to be short in nature, because no one really reads anything anymore. The public comment period is intended to enable the community members a process to raise and request for more study because they have knowledge or familiarity with matters beyond the knowledge base of the developer and their planners. The topics listed below, have not been thoroughly analyzed in this EIS with and validity or peer review. The call for a EIS was not by accident by the planning Commission. There is a associated inherent risk and damage, with this project site directly to human health and to the long term agriculture capacity of maui and water capacity. The EIS acknowledges the project will increase the long term presence of human living that will be situated at this project location. Many in the community have reported that there is active housing construction ground work already for a project that hasn't been approved. The current ground work is not associated with agriculture activity.

Furthermore, this projects represents to the rest of Maui that corporate urban development and planners believe that only a certain income earners in our community should live in this place and be subjected to the long term harmful effects of it because of their economic status. I don't believe any owners of any of the businesses involved in this project wants to live here long term either and breath in jet fumes.

The wisdom in the development layout of Maui was around careful awareness and thinking about the next generation and the conditions in the existing environment. For example, the winds come form the northeast and that's why if you look at the development in Maui, the line of residential development is situated more west of the airport runway. This protected the community to stay out of the wake of planes and jet fuel exhaust and the sugar cane smoke stacks that were also in line with the airport emitting chemicals with no housing downwind. This holistic approach in part was based up knowledge of dominant wind patterns so the smoke from sugar and the exhaust from planes would blow right thru Maui into the ocean. Who ever came up with this housing project idea, are clearly based on permitting rules and western economics, and may not have access to this kind of historical local, cultural and environmental knowledge.

#### List of Concerns:

- **Agriculture:** It is astounding how this agriculture land arbitrarily say that it is not feasible for ag use, when its zoned for ag and has been in agriculture before Hawaii was a territory and a state. There has been no evidence to validate that this land is unable to be cultivated for agriculture. The county should create zoning so that this kind of project can be built on ag land instead of changing it zoning out of ag. The convenience of importing food is going to contribute to economic hardship in our community in the long term. More detailed study needs to be conducted to reveal the true agricultural capacity that will be lossed resulting from this project. Also – it is not clear if soil testing has been conducted for chemicals that for growing potential.
- **Water and History of Water:** This project will exacerbate the long term planning problem for water resources for central maui. Urban development continues to believe that water is unlimited. Urban development feels that the natural resources of Maui must be squeezed further to service urban needs with more water. Again what is missing is the historical knowledge that this area of maui, always lacked water. There were so much diversions in central maui that negatively impacted the natural balance of central maui. As an historical example, this is why Clause Spreckels ( Sugar Developer) in the later 1800's enabled the building of the east maui diversions for water to this region. It was to bring water for agriculture to the central planes. There was no water to fulfill the ambitions of sugar . History acknowledges that Clause Spreckels influence to Princess Ruth Keelikolani signifying a shift to corporate sugar. Now this lack of water planning aims to influence a shift from agriculture to corporate housing. Its history repeating itself.
- **Health Risks:** No one has to be a developer or a planner to think about health Health Concerns. The most serious health Concerns to Human Health not studied in this EIS. The study aknowledges noise but not chemicals in the air. The study has not taken a valid study to determine if there is any evidence to show that the wake of jet fuel that contains, Ultrafine particles, Nitrogen oxides, exhaust released by regular daily flights overhead in kahului, will not have a direct or indirect impact to the health of people living in these housing units that is cited in the corridor downwind from the airport. There are numerous studies that have addressed the impacts of exhaust on people, I have provided real sources below. I am concerned that about our keiki and elderly who will live in these units, and there is no scientific evidence in this EIS to address human health. It is clearly evident and widely known, that jet exhaust trails will be exposed to residents of these housing units, who will be inhaled by people living in this housing project.



----- Forwarded message -----

From: **Emily Ballard**

Date: Fri, Mar 20, 2026 at 3:28 PM

Subject: Ho'onani Village Draft Environmental Impact Statement Publication and Public Review

To: Leo C

Aloha Leo,

Please see attached letter regarding the upcoming publication of the Ho'onani Village Draft Environmental Impact Statement for your information and review. Please note that the digital link to the EISPN will not be accessible until *The Environmental Notice* publication on Monday, March 23, 2026. Let me know should you have any issues accessing the files.

Please take care,



**Emily Ballard** PROJECT PLANNER | DIRECT 808.400.0483

PIONEER DESIGN GROUP - HAWAII, LLC.

CIVIL ENGINEERING | LAND USE PLANNING | CONSTRUCTION MANAGEMENT

HAWAII: 711 Kapiolani Blvd., Suite 1450 Honolulu, HI 96813 P 808.400.5959 ext. 1000

OREGON: 9020 SW Washington Square Rd. Suite 170 Portland, OR 97223 P 503.643.8286

[eballard@pdg-hawaii.com](mailto:eballard@pdg-hawaii.com) | <http://pdg-hawaii.com/>



March 20, 2026

SUBJECT: Draft Environmental Impact Statement for the Ho‘onani Village Mixed-Use Development Project, Pu‘unēnē, Maui, Hawai‘i

Aloha,

On behalf of the Applicant, Ho‘onani Development LLC, we are notifying you of the availability of the Draft Environmental Impact Statement (EIS) for the proposed Ho‘onani Village Mixed-Use Development Project located in Pu‘unēnē, Maui. The Draft EIS is being made available for public review and comment pursuant to Hawai‘i Administrative Rules (HAR), Title 11, Chapter 200.1

The Draft EIS will be published in the March 23, 2026, edition of the Environmental Review Program’s *The Environmental Notice* and can also be accessed online via the following links following the publication:

**Draft EIS Volume I:** [https://files.hawaii.gov/dbedt/erp/Doc\\_Library/2026-03-23-MA-DEIS-Hoonani-Village-Mixed-Use-Development-Vol-I-of-III.pdf](https://files.hawaii.gov/dbedt/erp/Doc_Library/2026-03-23-MA-DEIS-Hoonani-Village-Mixed-Use-Development-Vol-I-of-III.pdf)

OR <https://tinyurl.com/HoonaniVolume1>

**Draft EIS Volume II:** [https://files.hawaii.gov/dbedt/erp/Doc\\_Library/2026-03-23-MA-DEIS-Hoonani-Village-Mixed-Use-Development-Vol-II-of-III.pdf](https://files.hawaii.gov/dbedt/erp/Doc_Library/2026-03-23-MA-DEIS-Hoonani-Village-Mixed-Use-Development-Vol-II-of-III.pdf)

OR <https://tinyurl.com/HoonaniVolumeII>

**Draft EIS Volume III:** [https://files.hawaii.gov/dbedt/erp/Doc\\_Library/2026-03-23-MA-DEIS-Hoonani-Village-Mixed-Use-Development-Vol-III-of-III.pdf](https://files.hawaii.gov/dbedt/erp/Doc_Library/2026-03-23-MA-DEIS-Hoonani-Village-Mixed-Use-Development-Vol-III-of-III.pdf)

OR <https://tinyurl.com/HoonaniVolumeIII>

**Scoping Meeting Audio Recording:**

[https://files.hawaii.gov/dbedt/erp/Doc\\_Library/2026-03-23-MA-DEIS-Hoonani-Village-Mixed-Use-Development-Scoping-Mtg-Audio.mp3](https://files.hawaii.gov/dbedt/erp/Doc_Library/2026-03-23-MA-DEIS-Hoonani-Village-Mixed-Use-Development-Scoping-Mtg-Audio.mp3)

OR <https://tinyurl.com/HoonaniAudio>

Physical copies have also been deposited with the Hawai‘i Documents Center and the Kahului Library for public review.

The 45-day comment period will end on **May 7, 2026**. Written comments on the subject project may be submitted via email or mail to the following contacts:

|   |     |   |
|---|-----|---|
| Applicant Consultant:   |     | Accepting Authority:  |
| Email: <a href="mailto:eballard@pdg-hawaii.com">eballard@pdg-hawaii.com</a> | AND | Email: <a href="mailto:dbedt.luc.web@hawaii.gov">dbedt.luc.web@hawaii.gov</a> |
| Pioneer Design Group- Hawai'i   |     | State of Hawai'i, Land Use Commission   |
| 711 Kapiolani Blvd, Suite 1450  |     | P.O. Box 2359   |
| Honolulu, Hawai'i 96813   |     | Honolulu, Hawai'i 96813   |
| Attn: Emily Ballard   |     | Attn: Martina Segura  |

Please contact me should you have any questions at 808-400-5959.

Sincerely,



Emily Ballard  
Project Planner  
Pioneer Design Group – Hawai'i LLC

CC: Greg Sado, Ho'onani Development, LLC  
Jeffrey Ueoka, Well Street Law LLLC  
Matthew Pennaz, Aspire Development and Consulting, LLC