



HO‘ONANI VILLAGE

A Vision for Sustainable Community Growth

Land Use Commission: Accepting Authority

- HRS § 343-5, Triggers
 - Use of State/County Funds
 - Proposed Wastewater Treatment Plant
- HAR §11-200.1-7, Accepting Authority
 - (d) If more than one agency is proposing the action or, in the case of applicants, more than one agency has jurisdiction over the action, and these agencies are unable to agree as to which agency has the responsibility for complying with chapter 343, HRS, the agencies involved shall consult with one another to determine which agency is responsible for compliance. In making the decision, the agencies shall take into consideration, including but not limited to, the following factors:
 - (1) Which agency has the greatest responsibility for supervising or approving the action as a whole;
 - (2) Which agency can most adequately fulfill the requirements of chapter 343, HRS, and this chapter;
 - (3) Which agency has special expertise or greatest access to information relevant to the action's implementation and impacts;
 - (4) The extent of participation of each agency in the action; and
 - (5) In the case of an action with proposed use of state or county lands or funds, which agency has the most land or funds involved in the action.

We respectfully request that the LUC be the Accepting Authority for the HRS § 343-5 compliance document for the Project.

Determination of Significance & Criteria

- HAR §11-200.1-13
- (a) In considering the significance of potential environmental effects, agencies shall consider and evaluate the sum of effects of the proposed action on the quality of the environment.
- (b) In determining whether an action may have a significant effect on the environment, the agency shall consider every phase of a proposed action, the expected impacts, and the proposed mitigation measures. In most instances, an action shall be determined to have a significant effect on the environment if it may:
 - Irrevocably commit a natural, cultural, or historic resource;
 - Curtail the range of beneficial uses of the environment;
 - Conflict with the State's environmental policies or long-term environmental goals established by law;
 - Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;
 - Have a substantial adverse effect on public health;
 - Involve adverse secondary impacts, such as population changes or effects on public facilities;
 - Involve a substantial degradation of environmental quality;
 - Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;
 - Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat;
 - Have a substantial adverse effect on air or water quality or ambient noise levels;
 - 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;
 - Have a substantial adverse effect on scenic vistas and view planes, during day or night, identified in county or state plans or studies; or
 - Require substantial energy consumption or emit substantial greenhouse gases.

Determination For EIS

- HAR § 11-200.1-14(d);

(d) If the proposing agency or approving agency determines, through its judgment and experience that the action is not eligible for an exemption, then the proposing agency shall prepare, or the approving agency shall require the applicant to prepare, an EA beginning with a draft EA in accordance with subchapter 9, unless:

(1) In the course of preparing the draft EA, the proposing agency or approving agency determines, through its judgment and experience that the action may have a significant effect and therefore require preparation of an EIS, then the proposing agency may prepare, or the approving agency may authorize the applicant to prepare, an EA as a final EA to support the determination prior to preparing or requiring preparation of an EIS in accordance with subchapter 10; or

(2) The proposing agency or approving agency determines, through its judgment and experience that an EIS is likely to be required, then the proposing agency may choose to prepare, or an approving agency may authorize an applicant to prepare, an EIS in accordance with subchapter 10, beginning with preparation of an EISPN.

Due to the scale of the project and potential for significant impacts, the Applicant requests concurrence from the LUC that an EIS be prepared.

Acceptability of EIS

- HAR § 11-200.1-28

(a) Acceptability of a final EIS shall be evaluated on the basis of whether the final EIS, in its completed form, represents an informational instrument that fulfills the intent and provisions of chapter 343, HRS, and adequately discloses and describes all identifiable environmental impacts and satisfactorily responds to review comments.

(b) A final EIS shall be deemed to be an acceptable document by the accepting authority only if all of the following criteria are satisfied:

- (1) The procedures for assessment, consultation process, review, and the preparation and submission of the EIS, from proposal of the action to publication of the final EIS, have all been completed satisfactorily as specified in this chapter;

- (2) The content requirements described in this chapter have been satisfied; and

- (3) Comments submitted during the review process have received responses satisfactory to the accepting authority, including properly identifying comments as substantive and responding in a way commensurate to the comment, and have been appropriately incorporated into the final EIS.

(c) The proposing agency, applicant, or accepting authority may request the office to make a recommendation regarding the acceptability or non-acceptability of the EIS. If the office decides to make a recommendation, it shall submit the recommendation to the proposing agency, applicant, and accepting authority, as applicable. For applicant actions, the office shall submit the recommendation to the applicant and the accepting authority within the period for the accepting authority to determine the acceptability of the final EIS.

(d) The accepting authority shall take prompt measures to determine the acceptability or non-acceptability of the proposing agency's EIS.

Acceptability of EIS contd.

(e) Upon acceptance or non-acceptance of the EIS:

(2) For applicant actions, the accepting authority shall:

(A) Notify the applicant of its determination, and provide specific findings and reasons. The accepting authority shall also provide a copy of this determination to the office for publication in the periodic bulletin. Acceptance of the required EIS shall be a condition precedent to approval of the request and commencement of the proposed action.

(B) Notify the applicant and the office of the acceptance or non-acceptance of the final EIS within thirty days of the final EIS submission to the agency; provided that the thirty-day period may, at the request of the applicant, be extended for a period not to exceed fifteen days. The request shall be made to the accepting authority in writing. Upon receipt of an applicant's written request for an extension of the thirty-day acceptance period, the accepting authority shall notify the office and applicant in writing of its decision to grant or deny the request. The notice shall be accompanied by a copy of the applicant's request. An extension of the thirty-day acceptance period shall not be granted merely for the convenience of the accepting authority. If the accepting authority fails to make a determination of acceptance or non-acceptance of the EIS within thirty days of the receipt of the final EIS, then the statement shall be deemed accepted.

(f) A non-accepted EIS may be revised by a proposing agency or applicant. The revision shall take the form of a revised draft EIS which shall fully address the inadequacies of the non-accepted EIS and shall completely and thoroughly discuss the changes made. The requirements for filing, distribution, publication of availability for review, acceptance or non-acceptance, and notification and publication of acceptability shall be the same as the requirements prescribed by subchapters 4 and 10 for an EIS submitted for acceptance. In addition, the subsequent revised final EIS shall be evaluated for acceptability on the basis of whether it satisfactorily addresses the findings and reasons for non-acceptance.

(g) A proposing agency or applicant may withdraw an EIS by simultaneously sending a written notification to the office and to the accepting authority informing the office of the proposing agency's or applicant's withdrawal. Subsequent resubmittal of the EIS shall meet all requirements for filing, distribution, publication, review, acceptance, and notification as a draft EIS.

Ho‘onani: Vision

- 1,608 Multi-family Units
- Commercial, office, retail, hospitality, light industrial uses
- Open Space, outdoor amphitheater, civic uses
- Restaurants and Outdoor Areas
- Community gathering places
- Project objectives drafted to help prepare the alternatives analysis ranking:
 - 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.
 - Creates *authentic* community and gathering places for locals. We honor the history, culture, and connection to Central Maui.

Site Plan



Phases

Land Use Summary - 2025.10.24

uses	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9 / PHASE PARCEL	TOTAL KEYS	TOTAL GBA	TOTAL PARCEL ACREAGE	TOTAL UNIT
Multi-Family													
Market Rate Multi-Family (Walk-up) 7	268	268	268	268	268	268							1608
Affordable Multi-Family (Walk-up) 7				Part of 268		part of 268							TBD
Acreage	10	10	10	10	10	10						60	
Commercial & Others													
Commercial Retail & Restaurant 1		10,000			23,000						33,000	16.2	
Food Hall 2					7,000						7,000	(Part of 16.2)	
Entertainment Space 3					5,000						5,000	(Part of 16.2)	
Light Industrial Park 4			75,000					180,000			255,000	23.4	
Office Building 5				45,000				55,000			100,000	9.7	
Hospitality 6							240*			240*		8.0	
Future Phase Commercial / Civic 9									30,000		30,000	7.2	
Future Phase (Recreation / Entertainment / Park) 8									TBD		TBD	14.4	
Future Phase / Civic 9									TBD		TBD	3.4	
Parcel Acreage		5	9.5	4.3	11.2		8	19.3	25			82.3	
Total													
										240*	430,000	142	1608

* Dual-brand Hotels site with shared common amenities; Circulation major ROW, water treatment and pump station site area are excluded

Features

- Unit Mix:**

- Studios, 1, 2, and 3 Bedrooms

- Parking:**

- Provided as required by code. Parking rates and traffic management will be implemented via studies and best practices

- Laundry Facilities Onsites**

- Water Use**

- 925k / day at Full Buildout
- 680k / day R-1 at Full Buildout

- Transit Oriented Design**

- Walkable Neighborhoods, Bicycle Routes Throughout, Improvements to Hansen Road and Pulehu Road, Bus Stops, and coordination with County Department of Transportation to confirm interest and possible routes

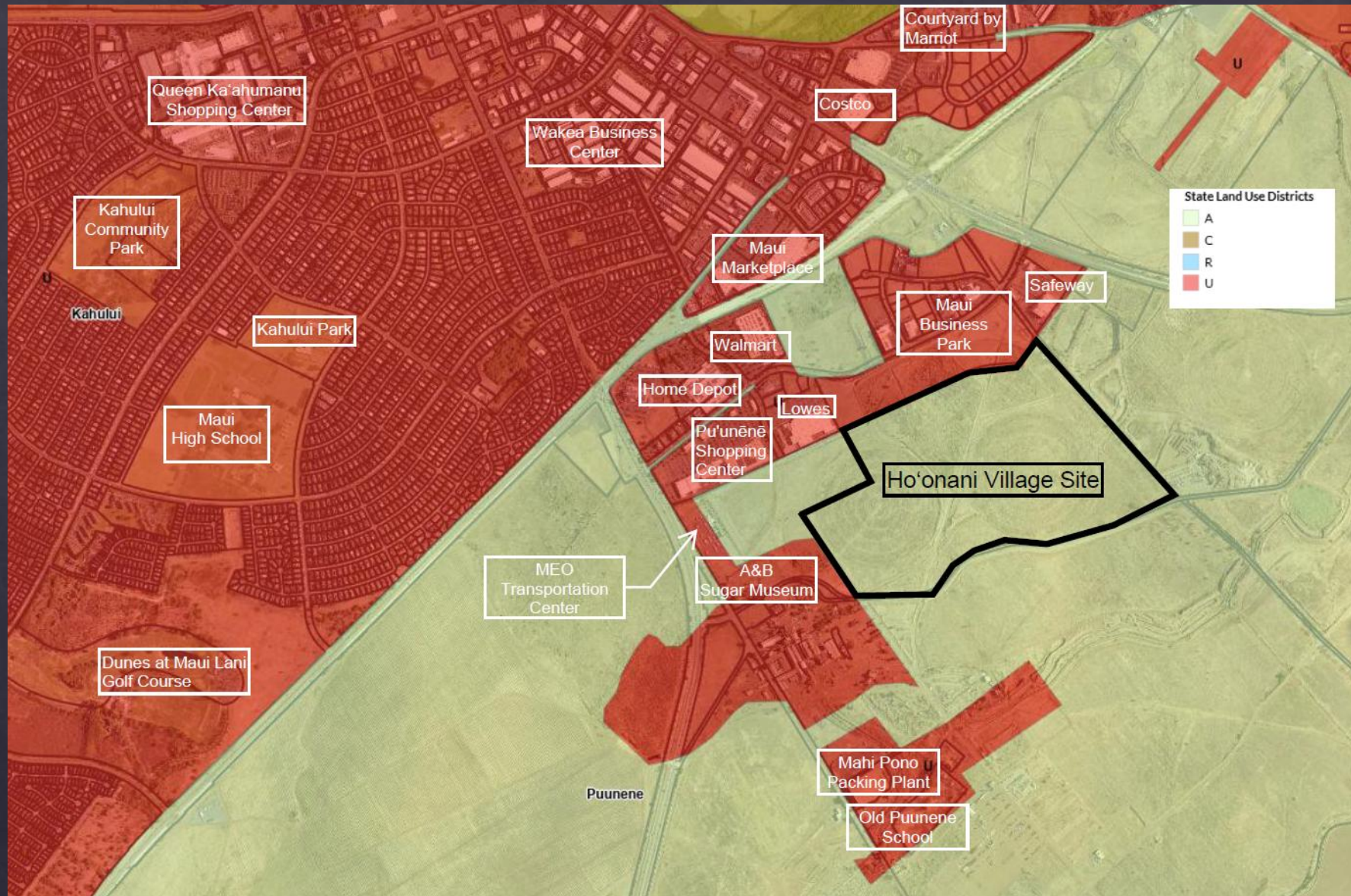
- Photovoltaics**

- Yes, as feasible and allowable

- County Park**

- Coordinating with the County to provide land for civic uses, possibly a community center

SLU District



Schools and Parks



Estimated Timeline

- February 2026 – January 2027: Phase I Design.
- January 2028: Phase I Building Permit Issued.*
- January 2028 – June 2029: Phase I Construction to Substantial Completion.
- June 2028 – June 2029: Phase II Design.
- July 2030 – December 2031: Phase II Construction to Substantial Completion.
- December 2031 – December 2032: Phase III Design.
- January 2033 – June 2034: Phase III Construction to Substantial Completion.
- June 2033 – June 2034: Phase IV & V Design.
- July 2035 – December 2036: Phase IV Construction to Substantial Completion (Office).
- July 2035 – December 2036: Phase V Construction to Substantial Completion.
- December 2035 – December 2036: Phase VI & VII Design.
- January 2037 – June 2038: Phase VI Construction to Substantial Completion.
- January 2037 – June 2038: Phase VII Construction to Substantial Completion.
- June 2037 – June 2038: Phase VIII Design.
- July 2039 – December 2040: Phase VIII Construction to Substantial Completion.
- December 2039 – December 2040: Phase IX Design.
- January 2041 – June 2042: Phase IX Construction to Substantial Completion.
- *If 201-H is approved, Building Permit could be issued as early as Q1 of 2027.

Required Permits & Approvals

State of Hawai'i:

- Chapter 343, Hawai'i Revised Statutes (HRS), Environmental Impact Statement
- State Land Use Commission District Boundary Amendment
- Chapter 6E, HRS, Historic Preservation Compliance
- National Pollutant Discharge Elimination System (NPDES) Permit
- Noise Permit, as applicable
- Section 401 Water Quality Certification, as applicable (if DA permit required)
- Well Permit for off-site water source (if applicable)
- Pump Modification Permit (if applicable)
- Wastewater Permit with the Department of Health for the W.W.T.P. (if applicable).
- Department of Health
- CWRM
- Energy Code

County of Maui:

- Residential Workforce Housing Requirements
- Subdivision
 - Traffic
 - Roadways
 - Sidewalks
 - Drainage
- County Council Initiated Maui Island Plan Amendment
- County Council Initiated Community Plan Amendment
- County Council Initiated Change In Zoning
- Fire
- Building Permits
- Grading, Accessories & Sitework (including off-site improvements)
- County Right of Way (Roadway)
- Electrical Permit
- Plumbing Permit

Land Use History

- The project site encompasses approximately 166.5 acres located at the northwest corner of Hansen Road and Pūlehu Road in Kahului, Maui. Historically, the site has been limited to plantation agriculture and related uses.
- From the late 19th century through the mid-20th century, the project area was fully integrated into Claus Spreckels' sugarcane enterprise, which was later subsumed into the Hawaiian Commercial & Sugar Company (HC&S). Historical maps dating from 1885 through 1955 clearly depict the presence of sugarcane fields, railroad lines, irrigation ditches, and associated infrastructure.
- Aerial imagery from the 1950s further corroborates this transformation, showing that the area was actively cultivated and structured for plantation operations.
- Following the closure of HC&S operations in 2016, ownership of the land transferred from Alexander & Baldwin, Inc. (A&B) to the current landowner and project applicant.
- Since that time, the property has remained undeveloped, fallow agricultural land. The site is currently designated Agricultural by the State Land Use Commission (LUC), consistent with its historical use.
- The County zoning for the parcel is Agricultural (Ag). There are no known State or County land use violations associated with the property.

Anticipated Positive Secondary Impacts

- The Ho‘onani Village project would provide several beneficial outcomes that are part of the positive cumulative impact, including the removal of non-native vegetation and the introduction of native and canoe plants, consistent with the County of Maui’s landscaping guidelines for the area.
- The proposed development will also reduce areas susceptible to wildfire hazards, illegal dumping, homeless camps and invasive species.
- The proposed development will create an available water source and wastewater treatment facility that could be utilized to serve other landowners in the area. These resources are very limited in the County of Maui and would be very beneficial for the adjacent property owners.
- The Proposed Action is anticipated to increase State and County revenues, thereby enhancing the capacity to support community facilities and public services.
- The Ho‘onani Village project will function as a genuine community gathering place, featuring cultural programming, local entertainment, dining and retail amenities, and site improvements that highlight both the properties and the island of Maui’s natural character and Hawaiian cultural heritage.
- This vision for the site reflects and addresses many concerns in the Wailuku/Kahului Community Plan and the Maui Island Plan, supports stakeholder goals to celebrate local culture and history of the area, and achieves a balanced integration of economic development, cultural preservation, and public access that outweighs potential adverse effects.
- The vacant site currently provides little existing visual benefits to the community. Additionally, the choice to keep the buildings to 3 stories or less will preserve the existing visual resources including Haleakalā and the west Maui Mountains.

Potential Secondary Impacts Requiring Mitigation

- These include, but are not limited to, increases in vehicular traffic and associated use of pedestrian, bicycle, and transit facilities; greater demand for potable water, wastewater treatment, electrical power, drainage infrastructure, solid waste and recycling services; as well as increases in residential and traffic-related noise, air pollutant emissions, and greenhouse gas emissions resulting from transportation, construction, and energy generation activities.
- Additional cumulative demands are expected on public schools, recreational facilities, and public safety services, including police, fire protection, and emergency medical response.

Archaeological & Historical Data

- An archaeological literature review report was prepared for the project by Honua Consulting, in addition to a cultural impact assessment (CIA).
- The archaeological report noted that previous archaeological surveys that included portions of the project area have only identified historic-period sites related to commercial (plantation) agriculture.
- Due to over a century of sugar cane cultivation and the installation and use of related infrastructure (e.g., roads, ditches, fence lines, railroads and reservoirs), no traditional (pre-Contact) Hawaiian site-features have been identified in or near the current project area.
- The CIA concluded that there are no identified traditional or customary Native Hawaiian practices currently taking place within the project site, but recommended use of native and canoe plants for landscaping.
- Consultation with OHA and DLNR SHPD.

Traffic

- Ho‘onani Village project is designed with the mindset of creating a place for the Maui community to live, work and play; a place to grow together and thrive.
- In efforts to achieve this, the site plan is designed for the residents of the project to be able to access the Town Center and various commercial areas without the need to drive.
- Pedestrian facilities including the sidewalks and multi-use paths are located adjacent to all interior streets and are protected by the proposed curbs, planter strips and traffic calming measures.
- Additionally, pedestrian walking paths will be located throughout the Town Center to provide active open space for the residents and visitors to Ho‘onani Village, and to connect the various commercial uses.
- The Ho‘onani Village site plan will create a very walkable community.
- TIAR will need to be updated, there will be coordination with DPW and HDOT on improvements.

Impact on Agriculture

- An Agricultural Impact Assessment was prepared by Plasch Econ Pacific LLC. to assess the potential impact of the proposed project on the availability of productive agricultural lands on Maui.
- Approximately 90 percent of land on Maui is designated Agriculture or Conservation. The conversion of this 166.5-acre parcel will reduce the island's supply of high-quality farmland by just 0.23%.
- The proposed project will have minimal to no effect on the agriculture of the island of Maui. While the site is technically classified as “prime” under some soil systems, it is no longer practically viable for agriculture and its conversion to urban land will not significantly impact Maui's ability to grow commercial crops.
- The project site is not designated as Important Agricultural Lands (IAL).

Water

- Developer is currently working with a neighboring landowner to utilize an existing well
- Goal is partner with the County of Maui on the development of the water system (source, storage and transmission)
- Water system will meet all requirements of the County of Maui Department of Water Supply and the State of Hawai'i Department of Health.

Sewer

- Goal is to connect to the existing County of Maui sanitary sewer system
- If that is infeasible, plan is to develop a Wastewater Reclamation Facility to serve the project
- Sewer system to serve development will meet all requirements of the County of Maui and State of Hawai'i Dept of Health.

Environmentally Sensitive Areas

- No streams, wetlands or critical habitats for endangered species are present within the project area.
- A flora and fauna survey was conducted by Starr Environmental.
- The only native plant found on the main site was the common shrub 'uhaloa (*Waltheria indica*). No other native, endangered or threatened species were documented.
- However, tree tobacco, a host tree for the endangered Blackburn's Sphinx Moth was present. As such, monitoring of the trees for presence of the Blackburn's Sphinx Moth will be conducted prior to construction.

Topographical

- Site is located on the base of Haleakala
- Site slopes from the SE to the NW towards Kahului harbor.
- Proposed development will alter the existing elevations on site to construct the proposed streets, buildings and other improvements, but will not change the overall direction flow direction of the site.

Flora / Fauna

- No streams, wetlands or critical habitats for endangered species are present within the project area.
- A flora and fauna survey was conducted by Starr Environmental.
- The only native plant found on the main site was the common shrub 'uhaloa (*Waltheria indica*). No other native, endangered or threatened species were documented.

Phase I Environmental Assessment

- A Phase 1 Environmental Site Assessment was conducted and due to the former agricultural use on the site.
- Soil sampling was subsequently conducted to test for Hawai'i Department of Health (DOH) target pesticide categories associated with former sugar cane and pineapple fields, which include Organo-Chlorine Pesticides and Arsenic.
- No Organo-Chlorine Pesticide chemicals were detected in the soil samples analyzed. Arsenic was detected at concentrations less than the DOH applicable environmental action levels (EALs) of 24 mg/kg.
- The soil sampling data generated during this investigation indicates that the subject site is suitable for unrestricted use of the property.

Mahalo