



**LEDCOR SOUTH MAUI
PROPERTIES AND IMPROVEMENTS**
ENVIRONMENTAL IMPACT STATEMENT (EIS)

THURSDAY, DECEMBER 15, 2022

PUBLIC SCOPING
MEETING

EIS PUBLIC SCOPING MEETING | Agenda

1. PURPOSE OF TONIGHT'S MEETING
2. PROPOSED ACTION OVERVIEW
3. ENVIRONMENTAL IMPACT STATEMENT (EIS) PROCESS
4. EISPN PUBLIC COMMENTS
 - Opportunity to provide comments that will be included in the Draft EIS:
 - Oral comments provided tonight will be audio recorded and provided to the State Environmental Review Program per Hawai'i Administrative Rules (HAR) Chapter 11-200.1
 - Oral comments will be summarized and included in the Draft EIS
 - Written comments will be collected and included in the Draft EIS

An aerial photograph of a coastal town with a large mountain range in the background. The town is built on a hillside overlooking the ocean. The water is a deep blue, and the sky is clear. The text "PURPOSE OF TONIGHT'S MEETING" is overlaid in the center of the image.

PURPOSE OF TONIGHT'S MEETING

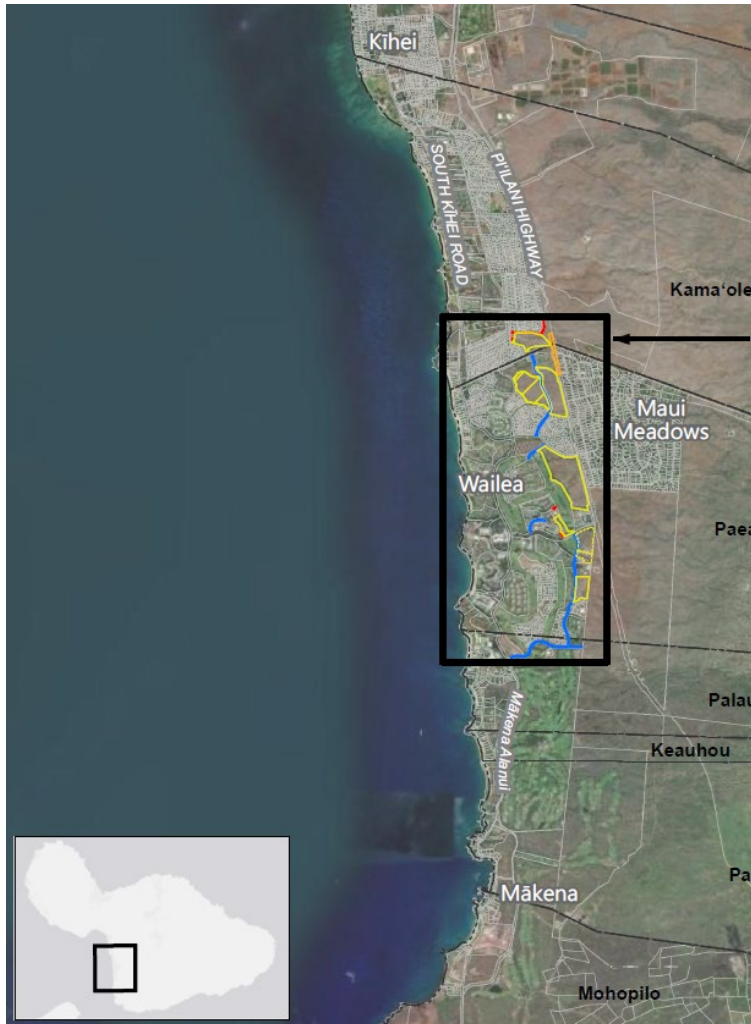
EIS PUBLIC SCOPING MEETING | Purpose

- Gather input on issues to be studied in the Draft EIS.
- Give interested parties an opportunity to provide comments on the scope of the Draft EIS.
- **This is not a question-and-answer session; this is your opportunity to provide input and comments to shape the Draft EIS.**

An aerial photograph of a coastal town, likely in Hawaii, showing a mix of residential buildings, green spaces, and a large mountain range in the background. The ocean is visible in the foreground, and the sky is clear and blue. The text 'PROPOSED ACTION OVERVIEW' is overlaid in the center of the image.

PROPOSED ACTION OVERVIEW

PROPOSED ACTION FOR EIS | Location



- South Maui
- Within the Kama'ole, Paeahu, and Palauea Ahupua'a
- Makai of Pi'ilani Highway (with the exception of the highway improvements at Kilohana Drive)

PROPOSED ACTION FOR EIS | Background

ORDINANCE NO. 752 BILL NO. 10 (1973)

AN ORDINANCE AMENDING LAND ZONING MAP NO. 5 SHOWING MAALAEA, KIHEI, MAKENA AND SURROUNDING AREAS RELATING TO THE TRACT OF LAND GENERALLY LOCATED AT HONUULA, MAUI, BEING THE NORTHERN PORTION OF TMK 2-1-08-42, AND GENERALLY KNOWN AS "WAILEA."

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI, STATE OF HAWAII:

SECTION 1. That portion of Land Zoning Map No. 5 relating to the portion of the land being the northerly portion of TMK 2-1-08-42 (and all of the area classified "urban" by the Land Use Commission of the State of Hawaii), generally known as "Wailea", having approximately 993.50 acres, is amended to incorporate the use zone districts shown on Land Zoning Map No. 511 on file with the office of the Planning Department of the County of Maui, a copy of which map is attached hereto and incorporated herein by reference.

SECTION 2. All explanatory materials, letters, communications, commitments and agreements filed with the Department of Planning of the County of Maui regarding Land Zoning Map No. 511 shall be deemed to accompany and are hereby made a part of this ordinance.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 4. This ordinance shall take effect upon its approval.

WE HEREBY CERTIFY that the foregoing Ordinance No. 752 (Bill No. 10 - 1973):

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 19th day of April, 1973, by the following votes:

AYES: Councilmen Joseph E. Bulgo, E. Loy Chney, Harry N. Kobayashi, Marco M. Meyer, Manuel S. Molina, Lanny H. Morisaki, Bernard H. Tokunaga, and Chairman Goro Hokama.

NOES: None.

EXCUSED: Councilman Yoneto Yamaguchi.

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 19th day of April, 1973.

Dated at Walluku, Maui, Hawaii, this 19th day of April, 1973.

Passed First Reading on April 6, 1973.

Effective date of Ordinance: April 19, 1973.

The proposed residential communities complete the Wailea Resort Community, which received its original entitlements in 1973.

One parcel in Kīhei received in 1982 its approval in the Hale Kilohana Subdivision II Part A.

HALE KILOHANA SUBDIVISION II PARTS A AND B

OWNERS: Wailea Land Corporation and
The Northwestern Life Insurance Company

ADDRESS: Honolulu, Hawaii

PART A

Land situated on the
Westerly side of Pihani Highway [Federal Aid Project No. RF-031-1(5)], on the Northerly side
of Kilohana Drive (Lot 1-A as shown on Map 2 of Land Court Application 1804) and on the
Northerly and Westerly boundaries of Hale Kilohana Subdivision (File Plan 1505)
At Kamaole, Kula, Maui, Hawaii

PROPOSED ACTION FOR EIS | Overview



Completion of the remaining residential portions of the Hale Kilohana Subdivision in Kihei and Wailea Resort community.

- 8 residential parcels
- 5 roadway segments (existing)
- 5 remnant parcels (utility, access)
- Pi'ilani Highway improvements at Kilohana Drive

PROPOSED ACTION FOR EIS | Summary

- A mix of single-family and multifamily residential communities are proposed for eight properties, which have a permitted density of over 1,991 residential units (or up to 2,137 residential units with permitted Planned Development (PD) floor area increases).
- An estimated total of 925-975 units are proposed to be constructed across several projects on these remaining owned, leased, and potential acquisition infill parcels in the Kīhei and Wailea Resort communities.
- Construction is anticipated to be completed over a 15- to 20-year period, depending on market conditions.
- Community open spaces, amenities, and pedestrian paths will be integrated within these communities.
- Required workforce housing, park dedication, and related infrastructure improvements will also be provided or otherwise satisfied.

An aerial photograph of a coastal town with a large mountain range in the background. The town features a mix of residential and commercial buildings, green spaces, and a beach area. The water in the foreground is a deep blue, and the sky is clear and light blue. The text is overlaid in the center of the image.

ENVIRONMENTAL IMPACT STATEMENT (EIS) PROCESS

EIS PROCESS | Proposed Action

- Chapter 343 Hawai'i Revised Statutes (HRS) Trigger:
Use of State and County lands
- Purpose: An EIS is an informational document to ensure that environmental concerns are given appropriate consideration in decision-making along with economic and technical considerations
- Additional separate permits and approvals are also required before construction can proceed:
 - Special Management Area Use Permits
 - Planned Development Step II and III Approvals
 - Chapter 6E, HRS
 - Construction Permits

EIS PROCESS | Process Chart

THIS IS WHERE
WE ARE NOW.



EIS
Preparation
Notice
(EISPN)

Public
Comment
Period

Draft EIS
- Includes all EISPN
comments

Public
Comment
Period
(45 Days)

Final EIS
- Includes all
Draft EIS comments
- Accepted by the
Maui Planning
Commission

EIS PROCESS | EISPN

EIS PREPARATION NOTICE (EISPN)

- The EISPN is available at the State of Hawai'i Environmental Review Program website:
https://files.hawaii.gov/dbedt/erp/Doc_Library/2022-12-08-MA-EISPN-Ledcor-South-Maui-Properties-and-Improvements.pdf
- Also available on the Proposed Action's EIS and permitting website: www.ledcorsouthmauipermitting.com
- The public comment period ends on ~~January 9, 2023~~.

Extended to January 23, 2023

EIS CONTENT | Technical Studies

- Air Quality and Greenhouse Gas Impact Assessment
- Environmental Noise Study
- Flora/Fauna Biological Survey
- Comprehensive Archaeological Literature Review and Field Inspection
- Cultural Impact Assessment and Ethnographic Study
- Market Studies and Public Fiscal-Economic Impact Assessment
- Preliminary Engineering Report
- Multi-Modal Transportation Analysis including a Traffic Impact Analysis Report
- Water Resources and Impacts
- Storm Water Quality and Marine Resources Impact Assessment

EISPN COMMENTS | Options to Submit

- Please share your comments with us tonight!
 - All oral comments will be audio recorded and a written summary will be included in the Draft EIS
 - Written comment cards will be collected and included in the Draft EIS
- Submit your comments online at the following website:
www.ledcorsouthmauipermitting.com

OR

- Mail written comments via US Postal Service (addresses to follow)

THE DEADLINE FOR COMMENTS IS ~~JANUARY 9, 2023~~

Extended to January 23, 2023

EISPN COMMENTS | Online Form

Public Comment Form

1 Comment 2 Review 3 Your Copy

Commenting open: **December 08, 2022 12:00AM HST - January 09, 2023 11:59PM HST.**

Ledcor South Maui Properties and Improvements EISPN

Mahalo for your interest in the Ledcor South Maui Properties and Improvements EISPN!
Fill in your contact information and follow the instructions below to provide input.

The deadline to provide comments is January 9, 2023, at 11:59 PM

For more information, visit our website at www.ledcorsouthmauipermitting.com

Contact Information

All fields are optional unless otherwise indicated.

Submitted By

Individual

Submitted By

Individual

Individual
Business
Organization
Agency

1. Enter your affiliation

First Name (Required)

Last Name (Required)

Address (Required)

City (Required)

State

Select a State

ZIP (Required)

Email

2. Enter your contact information

Your Comment

EISPN COMMENTS | Online Form

Your Comment

Please use the box below to comment on this EISPN. You may also upload a Word or PDF file using the button below the comment box. After you have entered your comments and followed the instructions at the bottom of the page, please hit "Continue" to review your comments before finalizing the submission.

 VIEW THE EISPN

Insert comments on Ledcor South Maui Properties and Improvements EISPN

Upload File

*Uploading a file is optional**

You may attach up to five 30 MB files to accompany your submission. Allowed formats are pdf, jpg, jpeg, png, txt, gif, doc, docx. If you experience technical difficulties submitting your comment, please contact the person listed at the bottom of this page.

Continue »

3. Type your comments here

You may upload a file (attachment) here

View the EISPN

4. Click "Continue"

EISPN COMMENTS | Online Form

Please review your information and press 'submit comment' button.

Contact Information

First Name: Example
Last Name: Example
Address: Example
City: Wailea
State: Hawaii
ZIP: 96753
Email: ledcorsouthmauipermitting@gmail.com

Ledcor South Maui Properties and Improvements EISPN
This is a test comment.

« Edit Submit Comment »

5. Review your information

6. If you need to make any changes, click "Edit"

7. Click "Submit Comment"

EISPN COMMENTS | Online Form

Public Comment Form

1 Comment 2 Review 3 Your Copy

Your comment has been submitted.

Thank you for your comments on the Ledcor South Maui Properties and Improvements EISPN.

Contact Information

First Name: Example	Last Name: Example
Address: Example	City: Wailea
State: Hawaii	ZIP: 96753
Email: ledcorsouthmauipermitting@gmail.com	

Ledcor South Maui Properties and Improvements EISPN

This is a test comment.



THE DEADLINE FOR ONLINE COMMENTS IS ~~JANUARY 9, 2023~~ at 11:59 PM
Extended to January 23, 2023

ORAL COMMENTS

- Names will be called in the order they were written on the Sign-In Sheet.
- Please be respectful of time so that everyone who wishes to speak has the opportunity to share.
- Comments will be audio recorded.

PROPOSED ACTION EIS/PERMITTING WEBSITE:
www.ledcorsouthmauipermitting.com

**MAHALO FOR
ATTENDING!**

Written comments may also be mailed
via USPS to either or both:

DAVID GOODE
LEDCOR MAUI LP
590 LĪPOA PARKWAY, SUITE 259
KĪHEI, HI 96753

KIMI YUEN
PBR HAWAII
1001 BISHOP STREET, SUITE 650
HONOLULU, HI 96813