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225 Punakea Loop
Lahaina, HI 96761
Owners Lot 17 Makila Plantation Phase I
TMK: (2)4-7-011-017

Nov 29, 2015

State of Hawaii Land Use Commission
Department of Business, Economic Development and Tourism
PO Box 2359
Honolulu, HI 96804
Attention: Daniel Orodener, Executive Officer

Regarding: West Maui
Makila Rural Community
Docket Number A15-799
Subject: EISPN
TMK: (2)4-7-013:001,002,003,004,005,006,007,008,009,010,011 and 012

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LAND USE COMMISSION
STATE OF HAWAII

Dear Mr. Orodener,

We are writing in response to the EISPN for the Makila Rural Community. It is our intention to voice our strong opposition to this project, and bring to your attention the many concerns we have about how this development will impact the environment and the community. We have lived in Lahaina for 40 years, we have raised our family here, and started and run several successful business here. We are totally vested in the Lahaina community, and have been part of the Launiupoko agricultural community since it's beginning in 1999. We have seen and experienced how this developer has broken promises and trust with buyers in the continuing

phases of Mahanalua Nui and Makila Plantations, setting up conditions that benefit only their on-going marketing of new lots, without regard to the consequences to the owners and communities in the older phases. This latest proposed project is yet another example of this.

1. Water Supply

The proposed development plans to use the water resources of a private water system belonging to the existing neighboring agricultural developments. Will there be enough water for the agricultural lots' needs let alone the increased density proposed by this development? Nearly every summer the Makila Plantation HOA receives a notice from the water company asking residents to conserve water due to low supply. Makila Plantations agricultural lots Phases I, II, III, and IV, as well as Makila Ranches currently under development, are not yet fully built out and in ag production, yet we see water shortages already. This new development will put triple the demand on an already stressed water supply.

2. Traffic Congestion

This proposed development, added to the currently-under-construction Makila Ranches project, will result in a tripling of road congestion at the bottom of Kai Hele Ku Street. The developer is assuring us that the Lahaina Bypass will be fully built before this development is in place; but those of us who waited 30 years for the Lahaina Bypass to be started can have no confidence in this. The developer has no control over the building of the Bypass. It is we the residents of this community who will have to deal with the reality of sitting through several light changes at the bottom of Kai Hele Ku, where the red signal is set at the maximum 4 minutes. Sometimes only two or three cars can make the left turn onto the highway because pedestrian traffic crossing to Launiupoko Park takes up the major part of the green signal time. It's already a recipe for disaster.

3. Community Plan

This proposed development does NOT conform to the Maui Island Plan's requirement for 50% or greater open space. According to the US EPA, Open space is any open piece of land that is undeveloped **and** is accessible to the public. This Makila Rural development achieves its 50% open space requirement by including portions of people's lots (Lots they intend to sell) as open space. People's yards should NOT be counted as open space. They are not accessible to the public and therefore should not count towards the 50% requirement.

The plan does NOT conform to the Maui Island Plan because it contains a 40 acre urban core which will include smaller lots (making it a higher density area) for workforce housing. The workforce housing should be on the same size lots as the remainder of the housing. **There is no provision for 40 acres of urban in the Maui Island Plan.**

4. Emergency Evacuation and Services

With a serious increase in population density, emergency evacuation becomes an issue. Evacuation routes out of Launiupoko in the case of another fire starting from above the subdivision, seem insufficient for our current area population. How will this be addressed with a tripling of population creating an even bigger strain on evacuation routes? Kai Hele Ku is the only road that accesses the highway. Again the developer is depending on the building of the Bypass to solve this problem. Also with a large increase in population there will be an increase in the need for services such as police, paramedic and fire. How will this be addressed?

5. Soil

The soil in the Makila Rural Community area is primarily designated as “good soil”. It is Hawaii state policy not to remove good soil areas out of AG use. What is the justification for removing this area from Ag classification? It is worth noting that while the area is currently not used for AG purposes, this is because the owner has chosen not to use for AG purposes. It is not because the land is poor AG land.

6. Light Pollution

As an agricultural community we do not have street lights and we promote the use of the least amount of outdoor lighting. Rural and urban codes call for much more intense lighting of streets and roadways. This will have a very detrimental effect on our agricultural communities and on the entire West Maui night environment.

7. Sewage Treatment

The development plan calls for a “package” sewage treatment plant on the property and use of partially treated waste water for irrigation of park and open space. Our concerns with this plan include a) flooding and overflow during storm events; b) noxious smells permeating our neighborhoods; and c) the undesirability of looking down on a sewage treatment plant from uphill properties. Aside from operational concerns, what is the plan for ownership responsibility of this facility? We have all watched as the County of Maui struggles to contain and overcome the many challenges of operating its waste water treatment plants. Is it reasonable to think that a small residential community will be able to take on that task? With the proximity of this plant to the ocean this is another recipe for disaster.

8. Coral Reefs

The development will have an impact on the coral reefs below it. With Hawaii’s coral reefs already severely stressed and the focus of intensive rehabilitation measures, what means will the developer take to protect the Launiupoko reef and how will monitoring take place to insure that the measures are successful?

9. Native Wildlife Habitat

The area in question is known to be a habitat many bird species including the Hawaiian pueo or short-eared owl and the endangered Nene goose. What is being done to ensure that Nene habitat is not disturbed? What is being done to comply with federal rules regarding this?

The developer is presenting his plan as something that will benefit our Launiupoko agricultural community and the wider West Maui community. We do not see any benefits, only downsides. There is no benefit from a spot urban commercial zone in the middle of an agricultural area, when Lahaina town is only a mile away. The zoning should NOT be changed for the convenience and financial requirements of the developer. We hope the State Land Use Commission will stand with us to preserve our agricultural lands and the character of our community.

Sincerely,



Barry & Irene McPhee

cc:

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Attention: Tom Schnell, Principal