

TO: Hawai'i State Land Use Commission

FROM: Walette Garcia Pellegrino (Waikapū, Maui resident)

DATE: January 18, 2017

SUBJECT: Acceptance of Petitioner's Final EIS (A15-798 Waikapū Properties LLC et al. (Maui))

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Aloha,

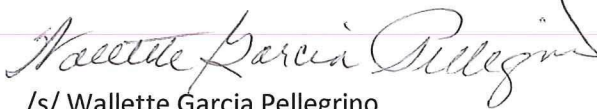
STATE OF HAWAII  
LAND USE COMMISSION

As a life-time resident of central Maui, specifically Waikapū, I have watched the landscape, population, resources, neighborhoods, and environment of the central valley change through the decades with great interest, concern, frustration, and hope, depending on the specific proposal. There is no doubt that the transition has been overwhelming to many, and as we move into our kupuna years, we still believe that we continue to play a role in the shaping of our island for generations to come. Our vision still includes open space, reasonable housing for our children and grandchildren, viable economic growth, sustainability of the natural resources, and historical value.

That said, I would like to speak favorably in general about the project being considered today by the State Land Use Commission—the acceptance of Petitioner's (A15-798 Waikapū Properties LLC et al) Final Environmental Impact Statement. Mike Atherton, the developer of Waikapū Country Town, has made a diligent effort to engage with the community as his project evolved over the years. From a massive project which could have potentially changed forever the shape and environment of Waikapū, the Country Town project has moved at a reasonable and transparent pace to include regular input from the community. Many of us appreciate that.

Now that the project has reached a major milestone in its movement forward (today's petition), we hope that Atherton's efforts to be inclusive, transparent, and accurate in projections will continue especially as the specific details of the development become more apparent. Taken by itself, the Waikapū Country Town project has many positive aspects to it: affordable housing for residents; walkability; conservation of resources; accessibility of services. However, there are other details which will need watching such as traffic and water resources. Central Maui will soon see at least six major developments occurring in addition to the Waikapū Country Town: A&B Wai'ale North and South; County of Maui Workforce Housing; Kehalani and Maui Lani future projects; Pu'unani. Taken separately, one can show minimal impacts. However, when put together, the sheer volume and potential impacts become overwhelming. Unfortunately, we tend to look at developments in "silos" rather than considering the big picture. I hope that the State LUC takes a more panoramic view of what Central Maui could look like in the next 10-20 years and acts accordingly to preserve what makes it special.

Mahalo nui loa for your thorough review of the Petitioner's Final EIS. Please build into your acceptance, strategies to ensure that the Waikapū Country Town project will bring positive opportunities for the community.



/s/ Walette Garcia Pellegrino

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**To:** Chair Edmund M. Iacozon and Members, Hawai'i State Land Use Commission

**From:** Richard "Dick" Mayer [dickmayer@earthlink.net](mailto:dickmayer@earthlink.net)  
1111 Lower Kimo Dr. Kula, Maui HI 96790

January 18, 2017

**RE: Waikapū Country Town -- Final Environmental Impact Statement**

I have often been very critical of Final-EIS documents prepared by developers. However, the Waikapū Country Town's Final Environmental Impact Statement is one of the most well-done and complete environmental documents that I have seen in many years of reviewing such documents. Especially gratifying was the comprehensive replies to my Draft-EIS comments.

Nevertheless, there are two concerns which I would like to share with the State Land Use Commission:

**#1 The number of ohana units** estimated for this project is 146. I believe that this number is significantly lower than could actually be generated on a project having over 1,400 units. In other words the ohana units represent only an additional 10% of the units being proposed for development. If only 146 ohanas are proposed to be built this could be the result of the project's high density and many small lots.

However, the significance of a low ohana estimate is that the 146 ohana units are used throughout the Final-EIS to calculate numerous infrastructure impacts: water use, wastewater, traffic, school enrollments, etc. Any and all of the potential impacts from more than 146 units have not been described or mitigated in the Final-EIS up for your review.

Therefore, I would recommend to the LUC that you stipulate as a condition of acceptance of the Final-EIS that the applicant place a required limit of 146 ohana units within this development to be enforced by either deed restrictions or other mechanisms. I leave it to the applicant/developer to decide how it wishes to implement this requirement: A) by allowing only certain lots to have the capability of having ohanas; or B) by establishing a list that would allow the first 146 applicants for an ohana to get permission to build those units with the understanding that no further ohana units will be allowed in the Waikapū Country Town. The ability to enforce this requirement should rest first with the developer, and secondarily with the Maui County Planning Department's Zoning and Codes Division.

Without the power to limit ohana units, infrastructure resulting from this project will be seriously compromised resulting in many problems and impacts. If the applicant wishes to allow or does allow more than 146 ohanas, then a Supplemental EIS should be required.



**#2** It appears that the applicant has made an effort to account for traffic being generated because of Waikapū Country Town project, as well as from the four major neighboring projects: A&B's Waiale (2,550 units), Maui Lani(935 units), Kehalani (956 units), and Puunani (600+ units). However it is unclear how many cars and trucks are being accounted for by each of the other projects. No methodology is provided in the TIAR that would allow a reviewer to see what traffic is coming from each project and into which intersections the traffic will flow.

There is a total potential of:  $1,440+146+2,550+935+956+600 = 6,487$  units in an already congested area.

Because the cumulative traffic being generated from these five neighboring projects could significantly affect the already very limited roads in the area, I request that the LUC require:

A) that, along with the other developers, Waikapu Country Town be required to provide a "fair share" of the cost of: a comprehensive traffic study of the Central Maui region which will examine the cumulative effects/impacts from all the projects and indicate the necessary costs to mitigate regional traffic problems ; and

B) that, along with the other four major developments, Waikapu Country Town be required to pay its "fair share" of the cost to upgrade the highways and roads in the Central Maui region.

Mahalo for allowing me the opportunity to share my overall praise for the Final-EIS and to make my concerns known.

Finally, let me add that this project is much needed on Maui. It is in the right location and will meet many of the housing needs of our local residents.