



ALAN M. ARAKAWA  
MAYOR

OUR REFERENCE  
YOUR REFERENCE

# POLICE DEPARTMENT

## COUNTY OF MAUI

55 MAHALANI STREET  
WAILUKU, HAWAII 96793  
(808) 244-6400  
FAX (808) 244-6411

April 5, 2012



GARY A. YABUTA  
CHIEF OF POLICE

CLAYTON N.Y.W. TOM  
DEPUTY CHIEF OF POLICE

Olowalu Town, LLC and  
Olowalu Ekolu, LLC  
2035 Main Street, Suite 1  
Wailuku, HI 96793

Dear Sirs:

Re: Draft Environmental Impact Statement (EIS) for Olowalu Town,  
Master Plan at TMK (2)4-8-003:084, 098 Through 118, and 124,  
Olowalu, Lahaina, Maui, Hawaii

In response to your letter of March 6, 2012, we took the opportunity to review the above-mentioned subject. After a careful review of the project description and the accompanying maps and diagrams, we are submitting our comments as follows:

Increase in Population: With the construction of 1,500 residential dwellings and the estimated addition of 4,239 residents to the West Maui population, the Olowalu Town project would necessitate the addition of another beat for the Lahaina Patrol District of the Maui Police Department to ensure adequate police services to the community.

Currently, there are five (5) patrol beats responsible for servicing the entire population of West Maui, to include the visitors as well as the local residents.

Traffic: Although the proposed relocation and widening of Honoapiilani Highway will provide additional capacity to accommodate additional traffic volume, the four-lane highway may create hazardous driving conditions by encouraging people to drive very fast on very short portion of the highway.

The speed of free-flow traffic on a four-lane highway will increase within the project area. As the highway on both ends of the project area tapers down from four lanes to two lanes, the traffic may see the potential to "bottleneck" in those areas.

O-Turns: The concept of "O-Turns" is relatively new, particularly in the county, and the initial response from the public could cause confusion.

Olowalu Town, LLC, and  
Olowalu Ekolu, LLC  
April 5, 2012  
Page 2

Emergency Situations: Alternate routing of traffic, in the event of fatal or near-fatal traffic accident investigations or natural disasters.

During fatal and near-fatal traffic accidents, the Maui Police Department's policies and procedures dictate the closure of the roadway for several hours while specially trained investigators and reconstructionists conduct a complete investigation. In addition, during natural disasters (i.e. wild fires, flooding, tsunamis, etc.) the Maui Police Department may have to close certain roadways or redirect traffic to ensure the public's safety.

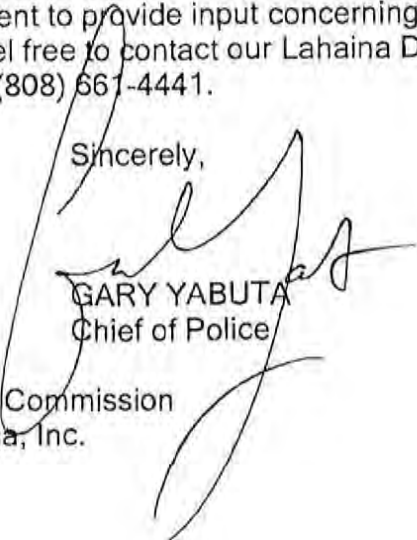
It may be necessary to divert traffic onto one of the separated two-lane roadways so that traffic may continue moving in both directions, or to divert traffic to the secondary roadway (the existing Honoapiilani Highway).

Policing Powers: Parking and other traffic enforcement within the project roadways need to be strictly enforced.

Dedicating the roadways in the project area to the County of Maui or an agreement with the county to allow traffic enforcement by the police department could be a solution. The decision to enter into an agreement would be at the discretion of the County of Maui.

Thank you for allowing our department to provide input concerning your project. Should you have any questions, please feel free to contact our Lahaina District Commander, Captain John Jakubczak, at (808) 661-4441.

Sincerely,



GARY YABUTA  
Chief of Police

cc: Orlando "Dan" Davidson, Land Use Commission  
✓ Colleen Suyama, Munekiyo & Hiraga, Inc.



**MUNEKIYO HIRAGA**

Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo  
PRESIDENT  
Karlynn K. Fukuda  
EXECUTIVE VICE PRESIDENT  
Mark Alexander Roy  
VICE PRESIDENT  
Tessa Munekiyo Ng  
VICE PRESIDENT

October 26, 2015

Tivoli Faaumua, Chief  
County of Maui  
Police Department  
55 Mahalani Street  
Wailuku, Hawaii 96793

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu  
Town Master Plan at Olowalu, Hawaii

Dear Chief Faaumua:

On behalf of the Applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your department's letter of April 5, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan (OTMP). We offer the following information, which addresses your department's comments in the order listed in your letter:

**Response to Comments Regarding Lahaina Patrol District Beats**

Pursuant to telephone communication with retired Assistant Chief Larry Hudson in August 2012, the Police Department indicated that the full build-out of Olowalu Town will require an additional patrol beat consisting of six (6) police officers to cover a 24-hour period who would operate out of the Lahaina Police Station. The new police beat is estimated to cost \$360,000 annually for salaries and benefits, and \$51,000.00 for a new police vehicle which would be replaced every four (4) years. A new Police Station in the OTMP is not required. If deemed necessary in the future, a police substation can be accommodated in the OTMP.

**Response to Comments Regarding Traffic**

As public health and safety are of utmost concern to the applicants, the applicants will work with the Police Department as may be necessary to assess traffic conditions prior to and during project build out to ensure safety of those traveling through Olowalu Town. As appropriate, the applicant may consider roadway signage at the project site that would educate drivers of traffic conditions.

**Response to Comments Regarding Emergency Situations**

Understanding that the Police Department's policies and procedures dictate the closure of the roadway for several hours during fatal and near-fatal traffic accidents or natural disasters, the applicant is committed to working with the Police Department for best management of traffic as such emergency situations arise.

The transportation network planned in OTMP would allow for emergency "detour" within the OTMP for approximately two (2) miles of the realigned Honoapiilani Highway, as may be necessary.

**Response to Comments Regarding Policing Powers**

The applicants maintain its commitment in working with the Department as much as may be necessary to ensure not only the safety of drivers, but to also provide as much assistance as the applicants can offer in working with the Department in parking and other traffic enforcement.

We appreciate the input provided and will be including a copy of your department's letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,



Colleen Suyama  
Senior Associate

CS:la

Enclosure

cc: David Ward, Olowalu Town, LLC  
William Frampton, Olowalu Town, LLC  
Peter Martin, Olowalu Ekolu, LLC  
Jennifer Lim, Carlsmith Ball, LLP





ALAN M. ARAKAWA  
Mayor



APR 26 2012

DAVID TAYLOR, P.E.  
Director

PAUL J. MEYER  
Deputy Director

**DEPARTMENT OF WATER SUPPLY**  
**COUNTY OF MAUI**  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793-2155  
www.mauewater.org

April 9, 2012

Ms. Colleen Suyama  
Munekiyo & Hiraga  
305 High St., Ste 104  
Wailuku, HI 96793

Re: Project Name: Draft Environmental Impact Statement (DEIS)  
Proposed Olowalu Town Master Plan  
TMK: (2)4-8-003:084, 098 through 118, & 124

Dear Ms. Suyama:

Thank you for the opportunity to comment on the DEIS for the Olowalu Town Master Plan. According to this document, the master plan is currently defined by twenty-three agricultural parcels encompassing approximately 636 acres and proposes to reclassify 460 acres of Agricultural land to the Urban and Rural designation. The proposed development would establish a new mixed-use community, including approximately 1,500 housing units. We note that the DEIS states that final build-out of the master plan would be for a period of 10 years instead of 30 years as indicated in the EISPN. Attached you will find our comment letter to the EISPN dated August 5, 2010.

As stated in our previous comment letter, DWS has no jurisdiction over projects served by private water systems and the department does not impose requirements for domestic and fire protection purposes on subdivisions served by private water utility companies.

Should you have any questions, please contact Edna Manzano of our Water Resources and Planning Division at [edna.manzano@co.maui.hi.us](mailto:edna.manzano@co.maui.hi.us) or 808-463-3108.

Sincerely,

A handwritten signature in black ink, appearing to read "DT", written over a horizontal line.

Dave Taylor, P.E., Director  
eam

Encl: EISPN Comment Letter dated August 5, 2010  
cc: applicant, engineering division

*"By Water All Things Find Life"*

CHARMAINE TAVARES  
Mayor



AUG 18 2010

JEFFREY K. ENG  
Director

**DEPARTMENT OF WATER SUPPLY**  
**COUNTY OF MAUI**  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793-2155  
www.maulwater.org

August 5, 2010

Ms. Colleen Suyama  
Munekiyo & Hiraga  
305 High St., Ste 104  
Wailuku, HI 96793

Re: TMK: (2) 4-8-003:084, 098-118 & 124  
Project Name: Proposed Olowalu Town Master Plan  
Environmental Impact Statement Prep Notice (EISPN)

Dear Ms. Suyama:

Thank you for the opportunity to comment on the Environmental Impact Statement Prep Notice. The proposed development involves the construction of approximately 1,500 residential dwellings as well as appropriate infrastructure in phases spread over a period of approximately 30 years.

**Source Availability, System Infrastructure and Consumption**

The EISPN states that the project site will be served by the Olowalu Water Company, LLC, a private water utility company regulated by the Public Utilities Commission. Irrigation water will be provided by small, privately owned and operated treatment plants which will yield R-1 quality water. In addition, the document states that anticipated potable demand would be about 750,000 gallons per day (gpd). Absent detailed information, anticipated demand would be between approximately 900,000 and a little more than 2 million gpd, according to system standards. Please note that as of 2008, the sustainable yield set by the Commission on Water Resource Management for the Olowalu aquifer is 2 million gallons per day (mgd).

DWS does not review or set requirements on private water systems for domestic and fire protection purposes. However, fire protection should be a requirement in this fire prone area. We recommend that the water systems be built in accordance with the Statewide Water System Standards including appropriate backflow preventers, and that the DEIS reflect this.

We also note that the Planning Department included Olowalu within a planned protected area of the draft Maui Island Plan.

**Conservation**

To alleviate demand on the Olowalu system, please find attached a conservation checklist for the home and yard, condominiums and our planting brochure. We recommend that the following

*"By Water All Things Find Life"*

conservation measures be included in the project design and noted in the draft EIS:

- Use Non-potable Water: Use brackish water for landscaping, dust control and other non-potable purposes where feasible.
- Use Climate-adapted Plants: Consider using climate-adapted native plants for all landscaping. The project is located in the "Maui County Planting Plan" - Plant Zone 3. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species.
- Eliminate Single-Pass Cooling: Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators. Such models should be avoided.
- Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Regular maintenance programs should be established.
- Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low-flow water fixtures and devices in faucets, showerheads, water closets, and hose bibs.
- Prevent Over-Watering By Automated Systems: Provide rain shut offs and smart controllers on all automated irrigation systems. Any controllers which do not provide for soil moisture or evapotranspiration based response should be checked and reset at least once a month to reflect the monthly changes in evapo-transpiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.
- Limit Irrigated Turf: Limit irrigated turf to 25% or less of total landscaped area. Low-water use shrubs and ground covers can be equally attractive and require substantially less water than turf.
- Look for Opportunities to Conserve Water: A few examples of these are as follows: When clearing driveways, etc. of debris, use a broom instead of a hose. When washing cars, use a hand-operated spray nozzle instead of an open hose. Additionally, check for leaks in faucets and toilet tanks.

### **Pollution Prevention**

We note that a portion of the master plan is only a few feet away from the shoreline. Cumulative impacts of increasing density this close to the shoreline should be considered. To address concerns regarding impacts to near shore waters as well as groundwater protection, the mitigation measures listed below should be implemented during construction:

- Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the ground.
- Staging and storage of construction machinery and storage of debris should not take place on any sandy beach areas.
- Properly install and maintain erosion control barriers such as silt fencing or straw bales.
- Disturb the smallest area possible.
- Keep run-off on site.
- No construction or toxic materials or debris should be placed where it may enter the ocean

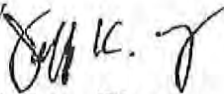


- or discharged into coastal waters. Debris shall be disposed of outside the coastal zone.
- Construction debris and sediment should be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters.

We have attached Best Management Practices (BMPs) for stabilizing shoreline to prevent erosion as well as EPA's Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters for reference.

Should you have any questions, please contact our Water Resources and Planning Division at 808-244-8550.

Sincerely,



Jeffrey K. Eng, Director

mlb

cc: applicant, Executive Director Land Use Commission, engineering division

Attachments: Plant Brochure: "Saving Water in the Yard"; Checklist of Water Conservation Ideas for Home and Yard and Condominiums", BMPs for stabilizing shoreline



**MUNEKIYO HIRAGA**

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Michael T. Munekiyo  
PRESIDENT

Karlynn K. Fukuda  
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy  
VICE PRESIDENT

Tessa Munekiyo Ng  
VICE PRESIDENT

October 26, 2015

Dave Taylor, P.E., Director  
County of Maui  
Department of Water Supply  
200 South High Street  
Wailuku, Hawaii 96793-2155

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu  
Town Master Plan at Olowalu, Hawaii

Dear Mr. Taylor:

On behalf of the Applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of April 9, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan (OTMP). We offer the following information, in response to your comments:

1. We acknowledge your department's comment that the Department of Water Supply (DWS) does not have jurisdiction over projects served by private water systems.
2. We also acknowledge that your department does not impose requirements for domestic and fire protection purposes on subdivisions served by private water utility companies.
3. Consideration will be given to the DWS recommended Conservation and Pollution Prevention measures during design of the OTMP.

Dave Taylor, P.E., Director  
October 26, 2015  
Page 2

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,



Colleen Suyama  
Senior Associate

CS:la

cc: David Ward, Olowalu Town LLC  
William Frampton, Olowalu Town LLC  
Peter Martin, Olowalu Ekolu, LLC  
Stacy Otomo, Otomo Engineering, Inc.  
Jennifer Lim, Carlsmith Ball, LLP

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APR 27 2012



April 25, 2012

Olowalu Town, LCC and Olowalu Ekolu, LCC  
Attn: Mr. William Frampton and/or Ms. Heidi Bigelow  
2035 Main Street, Suite 1  
Wailuku, HI 96793

Subject: Proposed Olowalu Town Master Plan – Draft Environmental Impact Statement  
Tax Map Key: (2) 4-8-003:084, 98 through 118, and 124  
Honoapiʻilani Highway  
Olowalu, Maui, Hawaii

Dear Mr. Frampton and/or Ms. Bigelow:

Thank you for allowing us to comment on the Draft Environmental Impact Statement for the subject project.

In reviewing our records and the information received, Maui Electric Company (MECO) has no additional comments at this time. Please refer to our MECO letter addressed to Mr. Dan Davidson of the Hawaii State Land Use Commission and dated May 18, 2010, in response to a prior request for this project.

Should you have any questions or concerns, please call me Kelcie Kawamura at 871-3246.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ray Okazaki'. The signature is fluid and cursive, with the first name 'Ray' being more prominent.

Ray Okazaki  
Supervisor, Engineering

c: Orlando "Dan" Davidson, Executive Direction, Land Use Commission  
Colleen Suyama, Senior Associate, Munekiyo & Hiraga, Inc



October 26, 2015

Matt McNeff  
Maui Electric Company, Ltd.  
PO Box 398  
Kahului, Hawaii 96733-6898

**SUBJECT:** Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii

Dear Mr. McNeff:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your company's letter of April 25, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We offer the following information in response to the comments noted in your company's letter.

**Comment:**

*In reviewing our records and the information received, Maui Electric Company (MECO) has no additional comments at this time. Please refer to our MECO letter addressed to Mr. Dan Davidson of the Hawaii State Land Use Commission and dated May 18, 2010, in response to a prior request for this project.*

**Response:** Thank you again for your company's review of the Draft EIS. We note that Maui Electric Company, Ltd. (MECO) has no additional comments at this time. In reference to your letter dated May 18, 2010, we note that the letter was addressed as part of the preparation of the Environmental Assessment/Environmental Impact Statement Preparation Notice. Our response letter dated December 21, 2011 noted that as development of the project progresses, our engineering consultant will coordinate the electrical needs of the project with MECO as well as contacting your Renewable Energy Department regarding integration of renewable energy systems.

Matt McNeff  
October 26, 2015  
Page 2

We appreciate the input provided and will be including a copy of your company's letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,



Colleen Suyama  
Senior Associate

CS:tn

cc: David Ward, Olowalu Town, LLC  
William Frampton, Olowalu Town, LLC  
Peter Martin, Olowalu Ekolu, LLC  
Jennifer Lim, Carlsmith Ball, LLP

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