Western 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

Dear Ms. Bigelow, Mr. Orodenker and Mr. Schnell,

I am writing in response to the EISPN for the Makila Rural Community. I have many concerns about how this development will impact the environment and the community.

Will there be an adequate water supply for this development and will this shared water supply result in shortages for existing neighboring agricultural developments? Nearly every summer the Makila Plantation HOA receives a notice from the water company asking residents to conserve water due to low supply. With Makila not fully sold out yet, we see water shortages already. This new development will put triple the demand on an already stressed water supply.

This new development is likely to result in further road congestion at the bottom of Kai Hele Ku Street. How will a tripling of traffic (due to a tripling of population) be accommodated without resulting backups?

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 goes straight down to the highway.)

With a large increase in population there is likely to be an increase in the need for services such as police, paramedic and fire. How will this be addressed?

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. Why is this area being removed from AG? (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.)

How will the likely increase in both light and noise pollution be addressed?

The development may have an impact on the coral reefs below it. What measures will be taken to prevent this and how will monitoring take place to insure that the measures are successful?
The Plan calls for a sewage treatment plant on the property. How will issues of smell wafting up to the neighboring development be handled? With the proximity to the ocean, what plan is in place to prevent sewage flooding and overflow during storms and what ongoing monitoring will occur to ensure flooding is not occurring?

We have seen Nene geese flying up from the direction of the fields below. The area in question is likely to be Nene habitat. Nene is an endangered species. What is being done to ensure that Nene habitat is not disturbed? What is being done to comply with federal rules regarding this?

The plan 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 Community Plan 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.

We live on agricultural land and work hard to respect the land designation. The designation should NOT be changed for the convenience and financial requirements of the developer. We must all work together to preserve our AG lands and the character of our community.

Sincerely,

[Signature]

Applicant: Makila Land Co., LLC
305 East Wakea Avenue, Suite 100
Kahului, HI 96732
Attention: Ms. Heidi Bigelow

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

1001 Bishop Street, Suite 650
Honolulu, HI 96813
Attention: Tom Schnell, Principal
COMMENTS FOR
PROJECT NAME: 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
APPLICANT:
    Makila Land Co., LLC
    305 East Wakea Ave., Suite 100
    Kahului HI 96732
    Contact: Ms. Heidi Begelow, (808) 877-4202
NOISE: As it stands now, I ALWAYS HEAR road noise even late at night. When I purchased my lot, I accepted the fact that the Bypass would be built and, according to the maps provided, would be approximately 1,827’ from my property. Now, the proposed realignment brings the Bypass 1,600 feet closer to my lot or 227’ from the edge of my lot. Despite the “Draft Environmental Assessment” claiming that there would be “no impact” on human activity due to noise, a study on the noise levels in the area resulted in the following:

Current distance from Honoapiilani Highway/ 1827 feet: 37 dB – 74 dB
*Realignment Distance proposed/ 227 feet: 62 dB – 105 dB
Dave Minami’s House/ 8,976 feet (30 football fields): 0 dB – 16 dB

Then again, Dave Minami, of West Maui Land Company, said “Noise is part of being a part of the Ag community...if you no like noise, you better move Hana.” Of course, he failed to mention that he works for WMLC and that he lives furthest away from the proposed Bypass. Now, the addition of three new roads, along with their increased traffic flow, will have a definitive negative impact to the area in the relation to ambient noise that will be created. Now, they wish to build an additional two roads and increased density to the area, what will the noise be like then?

TRAFFIC: Bringing the Makila Rural Subdivision on line would add immensely to the already congested roadways in the area. The addition of three (3) new roadways would add congestion to the already congested Kai Hele Ku Street on which I live. During times of evacuation as the result of fire, the roadways were already insufficient to handle those evacuating and escaping from fire. The addition of almost 1,000 more souls on these roads during times of crisis would be tantamount to risking lives. Additionally, this Makila Rural Subdivision, combined with the addition of almost 5,000 inhabitants to the Olowalu Subdivision already, would overload an already congested traffic situation. The light at the bottom of Kai Hele Ku Street and Honoapiilani Hwy is ridiculous at present whereby traffic entering Honoapiilani Hwy has to wait from 5-10 minutes at present. What would the addition of 1,000 people add to that wait?

FIRE: The big fire in July of 2007 was RIGHT ACROSS THE STREET from my house. I thought that was too close for comfort. Fire fighters made a stand against the fire AT MY HOUSE and I am forever grateful to them and their saving my house then. One of the fire fighters that I take care of said “if we had gotten there later, you would have lost your house.” Then, on July 30/2015 a fire occurred on my property just below my house. Again, I was saved from losing my property by the valiant efforts of MFD. Coupled with the fact that there have been fires in the area August 10/2010, August 22/2011, May 28/2012 and on July 30/2015, it makes me nervous about putting Makila Rural and the added risks it represents so close to my property.

Fire Suppression: The added traffic to the area should this subdivision be approved would have a two-fold increase in problems for the area. One, as mentioned above, the added traffic would add to over 1,000 people trying to evacuate the area in the case of fire which would potentially clogged roads which would make it difficult for firefighters to combat the fire and for police to control those evacuating. Additionally, the water suppression system in the area was designed to handle the existing infrastructure
Linda Scarpuzza  
1462a Fleming Rd 
Lahaina HI 96761

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

Dear Ms. Bigelow, Mr. Orodenker and Mr. Schnell,

I am writing in response to the EISPN for the Makila Rural Community. I have many concerns about how this development will impact the environment and the community.

Will there be an adequate water supply for this development and will this shared water supply result in shortages for existing neighboring agricultural developments? Nearly every summer the Makila Plantation HOA receives a notice from the water company asking residents to conserve water due to low supply. With Makila not fully sold out yet, we see water shortages already. This new development will put triple the demand on an already stressed water supply.

This new development is likely to result in further road congestion at the bottom of Kai Hele Ku Street. How will a tripling of traffic (due to a tripling of population) be accommodated without resulting backups?

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 goes straight down to the highway.)

With a large increase in population there is likely to be an increase in the need for services such as police, paramedic and fire. How will this be addressed?

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. Why is this area being removed from AG? (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.)

How will the likely increase in both light and noise pollution be addressed?

The development may have an impact on the coral reefs below it. What measures will be taken to prevent this and how will monitoring take place to insure that the measures are successful?

The Plan calls for a sewage treatment plant on the property. How will issues of smell wafting up to the neighboring development be handled? With the proximity to the ocean, what plan is in place to prevent sewage flooding and overflow during storms and what ongoing monitoring will occur to ensure flooding is not occurring?
We have seen Nene geese flying up from the direction of the fields below. The area in question is likely to be Nene habitat. Nene is an endangered species. What is being done to ensure that Nene habitat is not disturbed? What is being done to comply with federal rules regarding this?

The plan 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 Community Plan 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.

We live on agricultural land and work hard to respect the land designation. The designation should NOT be changed for the convenience and financial requirements of the developer. We must all work together to preserve our AG lands and the character of our community.

Sincerely,

Linda Scarpace
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

Dear Ms. Bigelow, Mr. Orodenker and Mr. Schnell,

I am writing in response to the EISPN for the Makila Rural Community. I have many concerns about how this development will impact the environment and the community.

Will there be an adequate water supply for this development and will this shared water supply result in shortages for existing neighboring agricultural developments? Nearly every summer the Makila Plantation HOA receives a notice from the water company asking residents to conserve water due to low supply. With Makila not fully sold out yet, we see water shortages already. This new development will put triple the demand on an already stressed water supply.

This new development is likely to result in further road congestion at the bottom of Kai Hele Ku Street. How will a tripling of traffic (due to a tripling of population) be accommodated without resulting backups?

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 goes straight down to the highway.)

With a large increase in population there is likely to be an increase in the need for services such as police, paramedic and fire. How will this be addressed?

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. Why is this area being removed from AG? (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.)

How will the likely increase in both light and noise pollution be addressed?

The development may have an impact on the coral reefs below it. What measures will be taken to prevent this and how will monitoring take place to insure that the measures are successful?
The Plan calls for a sewage treatment plant on the property. How will issues of smell wafting up to the neighboring development be handled? With the proximity to the ocean, what plan is in place to prevent sewage flooding and overflow during storms and what ongoing monitoring will occur to ensure flooding is not occurring?

We have seen Nene geese flying up from the direction of the fields below. The area in question is likely to be Nene habitat. Nene is an endangered species. What is being done to ensure that Nene habitat is not disturbed? What is being done to comply with federal rules regarding this?

The plan 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 Community Plan 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.

We live on agricultural land and work hard to respect the land designation. The designation should NOT be changed for the convenience and financial requirements of the developer. We must all work together to preserve our AG lands and the character of our community.

Sincerely,
[Signature]

Applicant: Makila Land Co., LLC
305 East Wakea Avenue, Suite 100
Kahului, HI 96732
Attention: Ms. Heidi Bigelow

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

Dear Ms. Bigelow, Mr. Orodenker and Mr. Schnell,

I am writing in response to the EISPN for the Makila Rural Community. I have many concerns about how this development will impact the environment and the community.

Will there be an adequate water supply for this development and will this shared water supply result in shortages for existing neighboring agricultural developments? Nearly every summer the Makila Plantation HOA receives a notice from the water company asking residents to conserve water due to low supply. With Makila not fully sold out yet, we see water shortages already. This new development will put triple the demand on an already stressed water supply.

This new development is likely to result in further road congestion at the bottom of Kai Hele Ku Street. How will a tripling of traffic (due to a tripling of population) be accommodated without resulting backups?

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 goes straight down to the highway.)

With a large increase in population there is likely to be an increase in the need for services such as police, paramedic and fire. How will this be addressed?

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. Why is this area being removed from AG? (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.)

How will the likely increase in both light and noise pollution be addressed?
The development may have an impact on the coral reefs below it. What measures will be taken to prevent this and how will monitoring take place to insure that the measures are successful?

The Plan calls for a sewage treatment plant on the property. How will issues of smell wafting up to the neighboring development be handled? With the proximity to the ocean, what plan is in place to prevent sewage flooding and overflow during storms and what ongoing monitoring will occur to ensure flooding is not occurring?

We have seen Nene geese flying up from the direction of the fields below. The area in question is likely to be Nene habitat. Nene is an endangered species. What is being done to ensure that Nene habitat is not disturbed? What is being done to comply with federal rules regarding this?

The plan 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 Community Plan 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.

We live on agricultural land and work hard to respect the land designation. The designation should NOT be changed for the convenience and financial requirements of the developer. We must all work together to preserve our AG lands and the character of our community.

Sincerely,

Bradley Smith

Applicant: Makila Land Co., LLC
305 East Wakea Avenue, Suite 100
Kahului, HI 96732
Attention: Ms. Heidi Bigelow

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

1001 Bishop Street, Suite 650
Honolulu, HI 96813
Attention: Tom Schnell, Principal
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

Dear Ms. Bigelow, Mr. Orodenker and Mr. Schnell,

I am writing in response to the EISPN for the Makila Rural Community. I have many concerns about how this development will impact the environment and the community.

Will there be an adequate water supply for this development and will this shared water supply result in shortages for existing neighboring agricultural developments? Nearly every summer the Makila Plantation HOA receives a notice from the water company asking residents to conserve water due to low supply. With Makila not fully sold out yet, we see water shortages already. This new development will put triple the demand on an already stressed water supply.

This new development is likely to result in further road congestion at the bottom of Kai Hele Ku Street. How will a tripling of traffic (due to a tripling of population) be accommodated without resulting backups?

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 goes straight down to the highway.)

With a large increase in population there is likely to be an increase in the need for services such as police, paramedic and fire. How will this be addressed?

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. Why is this area being removed from AG? (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.)

How will the likely increase in both light and noise pollution be addressed?

The development may have an impact on the coral reefs below it. What measures will be taken to prevent this and how will monitoring take place to insure that the measures are successful?
The Plan calls for a sewage treatment plant on the property. How will issues of smell wafting up to the neighboring development be handled? With the proximity to the ocean, what plan is in place to prevent sewage flooding and overflow during storms and what ongoing monitoring will occur to ensure flooding is not occurring?

We have seen Nene geese flying up from the direction of the fields below. The area in question is likely to be Nene habitat. Nene is an endangered species. What is being done to ensure that Nene habitat is not disturbed? What is being done to comply with federal rules regarding this?

The plan 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 Community Plan 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.

We live on agricultural land and work hard to respect the land designation. The designation should NOT be changed for the convenience and financial requirements of the developer. We must all work together to preserve our AG lands and the character of our community.

Sincerely,

[Signature]

Applicant: Makila Land Co., LLC
305 East Wakea Avenue, Suite 100
Kahului, HI 96732
Attention: Ms. Heidi Bigelow

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