

34 Puailima Place
Lahaina, HI 96761
(808) 661-3423
[fax] (808) 667-0398



Fax

Attn: Daniel E. Orodenerker, Executive
Officer

To: State of Hawai'i Land Use Commission

Fax: 808-587-3827

Phone: 808-587-3822

Re: Makila Development Opposition Letter

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

● **Comments:**



**PUAMANA COMMUNITY
ASSOCIATION**

December 8, 2015

Daniel E. Orodener, Executive Officer
State of Hawaii Land Use Commission
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawaii 96804
Sent via U.S.P.S First Class Mail
And Email to luc@dbedt.hawaii.gov
And Fax to (808) 587-3827

Re: **In the Matter of the Petition of Makila Land Company, LLP**

Docket No. A 15-799

Dear Mr. Orodener:

Puamana Community Association is a planned unit development consisting of 230 low rise residential units on 30 acres located a short distance across the Honoapi'ilani Highway from the development proposed by Makila Land Company. I am a member of the Board of Directors and been authorized to write on behalf of the Association with respect to the Environmental Impact Statement Preparation Notice published in the Office of Environmental Quality Control's November 8, 2015 bulletin *The Environmental Notice*. We request that Puamana be consulted during the drafting of the Environmental Impact Statement.

We join in and incorporate the comments and objections contained in the letter from Wright & Kirschbraun dated December 4, 2015 on behalf of Makila Plantation Homeowners Association, Inc. and the comments and objections we anticipate being filed on behalf of the Pu'unoa Homeowners Association. From our perspective, the proposed development is objectionable and must address problems in four general categories:

Zoning/Land Use/Density

Our owners and others living in the area relied on the agricultural nature and zoning of the surrounding area when buying their homes. As one moves away from the urban center of Lahaina, one should expect density and nature of development to be maintained if not reduced – certainly not increased and intensified. Makila proposes a form of spot zoning and urban sprawl by building high density and commercial developments in its own island in an area separated from Lahaina by large lot agricultural residences. Makila should conform with current zoning and existing development: its lot sizes should be no smaller than those in adjacent Launiupoko and there should be no rural or commercial development. While workforce and low income housing is desirable, it should not take place in agricultural areas some distance from places of work and should not be without regard to the existing agricultural zoning and surroundings.

34 Pua'ilima Place
Lahaina, Maui, Hawaii 96761
www.puamana.us

Tel. (808) 661-3423
Fax (808) 667-0398
Email: office@puamana.us



PUAMANA COMMUNITY ASSOCIATION

Traffic

West Maui's access is almost exclusively by motor vehicle and limited to the two lane Honoapi'ilani Highway. A traffic study is necessary to show the impact of adding the additional residences and any businesses at this location. The study should consider not only existing traffic, but the traffic assuming 100% occupancy of the existing and planned homes and businesses in West Maui for the foreseeable future (eg. Olowalu, Kahoma, etc.) as well as traffic increases resulting from growth elsewhere on Maui. The traffic study should further consider the impact of future road building proposed for West Maui, including further extensions of the Lahaina Bypass. The study should address delays in travel, the delivery of emergency services (paramedic, fire, law enforcement) and further congestion of intersections, particularly at Kai Hele Ku and Hoki'oki'o and elsewhere in the Lahaina area. The study should also address not only the traffic resulting from the occupants of and visitors to the new development, but also added traffic by the growth of schools, businesses and services in West Maui needed to service the new residents.

Protection of the Environment

The Environmental Impact Statement should address in detail sources of water, sewer, water disposal and how surrounding areas, the shoreline and the ocean will not be adversely affected during the development, construction and occupancy of the land in question. It should also address compliance with all applicable environmental protection laws. It should also address the appearance of the development in light of its surroundings, and light pollution from the development and vehicles traveling to, from and in the development. It should further address how it maintains open agricultural spaces for the community.

Infrastructure

Maui is an island with limited capacity for population growth and development while maintaining a high standard of living. Such growth can and should occur in existing urban areas without creating new ones. West Maui, being linked for the foreseeable future to the rest of the island by a two lane highway, is also an island unto itself with limited capacity for population growth and development while maintaining its current quality of living. A growing population requires growth in schools, fire and police protection, other essential services and businesses. The Environmental Impact Statement should address such impacts and how they will be addressed.



**PUAMANA COMMUNITY
ASSOCIATION**

Thank you for your consideration.

Respectfully submitted on behalf of Puamana Community Association

William E. Johnson, Member

Puamana Board of Directors

Cc: Heidi Bigelow, Makila Land Co., LLC (By First Class U.S. Mail and Fax to (808) 877-9409)

Tom Schnell, AICP, Principal, PBR Hawaii & Associates, Inc. (By First Class U.S. Mail and Fax to (808) 523-1402)

West Maui

December 2, 2015

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

LAND USE COMMISSION
STATE OF HAWAII
2015 DEC - 8 P 1:37

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

We are writing this letter following the EISPN for the Makila Rural Community, as we have numerous concerns in terms of how this development will definitively impact our neighborhood, the environment and our community. We believe these are more important than creating profits for a property developer. We are quite discouraged by what is being proposed.

We do not think there will be adequate water supply for this development given the existing water shortages for nearby agricultural developments, as evidence by the notification we receive from the Makila Plantation HOA asking us to conserve water due to low supply. With already approved Makila lots not fully sold or developed yet, we all know water shortages are a reality. The proposed new development will very significantly augment the demand for water: where would it come from?

Traffic is another big issue, as the proposed new development will cause more road congestion at the bottom of Kai Hele Ku Street. The number of vehicles would triple and this certainly will cause great inconvenience to existing residents and others. Tripling of traffic will result in more accidents and more injuries.

We are also concerned about general safety. We know this is an area where emergency evacuation routes and speed of evacuation are important. Whether caused by tsunami threats or spreading fires, the evacuation efficiency will be reduced if the proposed development goes forward, with eventual sad consequences to human beings. This can be prevented by not allowing the proposed development.

The soil in our Makila Rural Community area is mostly designated as good soil. The well advised policy of the state of Hawaii is not to remove good soil areas from agricultural use. It is not because farm land is not being farmed that it cannot be farmed. Maui already imports way too much of its food supply. It is prudent for the island to cherish and protect its better soil areas for future generations.

Sewage treatment is another major concern. The Plan calls for a sewage treatment plant on the property. How will smell wafting up to the neighboring development be avoided? And what plan is in place to prevent sewage from flooding and overflowing during storms and who would monitor these issues in the future.

We often see Nenes flying up from the direction of the fields below, so this area is likely to be Nene habitat. What is being done to ensure that Nene habitat is not disturbed?

In terms of planning, this plan obviously 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 as open space. This is certainly not the right way to measure open space. Since when do we count people's backyards as parks or open space. They are not accessible to the public and therefore should not count towards the 50% requirement.

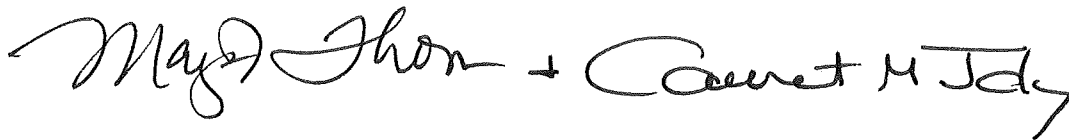
Also, it should be obvious that the plan does not conform to the Maui Island Plan because it contains a 40 acre urban core which will include smaller lots for workforce housing. The workforce housing should be on the same size lots as the remainder of the housing. There is no provision for 40 acres of urban in the Maui Island Plan.

We have chosen to live on agricultural land and are working hard to respect the land designation, by farming our land. The designation of part of our area should not be changed for the convenience and financial gain of a developer, a developer that already has made excellent financial gains by selling us the land which we are now trying to protect.

We must all work together to preserve Maui agricultural lands and the character of our community.

Let common sense prevail for the good of Maui and its people.

Sincerely,

A handwritten signature in black ink that reads "Margot Thom + Laurent M Joly". The signature is written in a cursive, flowing style.

Margot Thom and Laurent Joly

Owner of 936 Punakea Loop (Lot 19 of Phase II)

347 West 57t street Apt 28A, New York, NY, 10019 or

28 Stadium Road Unit 167, Toronto, Ontario, M5V 3P4, Canada

This letter are being sent to the parties listed below:

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 Orodener, Executive Officer

Consultant: PBR & Associates, Inc.

1001 Bishop Street, Suite 650

Honolulu, HI 96813

Attention: Tom Schnell, Principal

ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS

200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

November 30, 2015

GLEN A. UENO, P.E., P.L.S.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

Mr. Tom Schnell, Principal
PBR HAWAII & ASSOCIATES, INC.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Schnell:

**SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION
NOTICE FOR MAKILA RURAL COMMUNITY;
TMK: (2) 4-7-013:001 - 012**

2015 DEC -8 P 1:31
LAND USE COMMISSION
STATE OF HAWAII

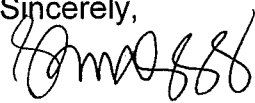
We reviewed the subject application and have the following comments:

Comments from the Highways Division:

1. Identify any roads that are proposed to be dedicated to the County of Maui. We note that a section of road(s) is proposed as being "underground" and we would not be agreeable to accepting such an underground road.
2. Drainage systems shall be kept under private ownership and maintenance. Only drainage systems supporting roads to be dedicated to the County will be considered for acceptance by the County.

Please call Rowena M. Dagdag-Andaya at (808) 270-7845 if you have any questions regarding this letter.

Sincerely,


DAVID C. GOODE
Director of Public Works

DCG:RMDA:da
xc: Makila Land Co., LLC
State of Hawaii Land Use Commission
Highways Division
Engineering Division

DAVID Y. IGE
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
File:

LUD - 2 4 7 013 001 etc EISPN
Makila Rural Community-ID2508

November 20, 2015

Mr. Daniel R. Orodener, Executive Officer
State of Hawaii Land Use Commission
Department of Business, Economic
Development and Tourism
325 South Beretania Street Suite 406
Honolulu, Hawaii 96813

2015 DEC - 8 P 1:31
LAND USE COMMISSION
STATE OF HAWAII

Dear Mr. Orodener:

Subject: Environmental Impact Statement Preparation Notice (EISPN) for
Makila Rural Community, Launiupoko-Palanui, Lahaina, Maui 96753
TMK (2) 4-7-013: 001, 002, 003, 004, 005, 006, 007, 008, 009, 010 011 &
012

Thank you for allowing us the opportunity to provide comments on the above subject project:

We have the following information to offer:

The subject project is located in the critical wastewater disposal area as determined by the Maui County Wastewater Advisory Committee.

Based on the information provided in the subject document, a private package wastewater treatment plant (WWTP) will be provided for the proposed development. Please be informed that the WWTP will be required to be designed and constructed in accordance with applicable provisions of our chapter 11-62, Hawaii Administrative Rules (HAR), "Wastewater Systems".

In addition, the proposed wastewater systems for the subdivision/development may have to include design considerations to address any effects associated with the construction of and/or discharges from the wastewater systems to any public trust, Native Hawaiian resources or the exercise of traditional cultural practices:

Mr. Daniel R. Orodener
EISPN Launiupoko-Palanui
November 20, 2015
Page 2

Should you have any questions, please call Mark Tomomitsu, Supervisor of the Planning & Design Section of the Wastewater Branch at (808) 586-4294.

Sincerely,



SINA PRUDER, P.E., CHIEF
Wastewater Branch

LM:lmj

- c: Ms. Laura McIntyre, DOH-Environmental Planning Office (15-275), via email
Mr. Roland Tejano, DOH-WWB's Maui Staff, via email
Mr. Kurt Wollenhaupt, County of Maui, Department of Planning, via email
Ms. Heidi Bigelow, Makila Land Co., LLC
Mr. Tom Schnell, AICP, Principal, PBR & Associates, Inc.



STATE OF HAWAII
DEPARTMENT OF EDUCATION

P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

November 30, 2015

Mr. Tom Schnell, Principal
PBR HAWAII & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

2015 DEC - 8 P 1:30
LAND USE COMMISSION
STATE OF HAWAII

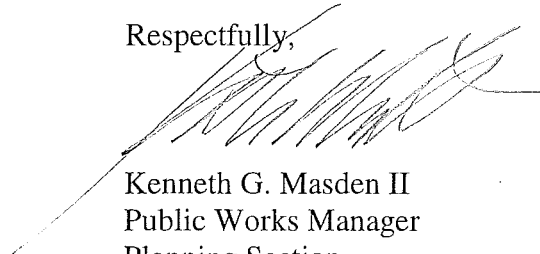
Re: Environmental Impact Statement Preparation Notice for Makila Rural Community, Tax Map
Key Nos: (2) 4-7-013:001, (2) 4-7-013:002, (2) 4-7-013:003, (2) 4-7-013:004, (2) 4-7-013:005,
(2) 4-7-013:006, (2) 4-7-013:007, (2) 4-7-013:008, (2) 4-7-013:009, (2) 4-7-013:010,
(2) 4-7-013:011, (2) 4-7-013:012

Dear Mr. Schnell:

The Department of Education (DOE) has reviewed the Environmental Impact Statement Preparation Notice (EISPN) for Makila Rural Community. Based on the documentation provided, this project is located within the DOE's West Maui School Impact Fee District. As authorized by Hawaii Revised Statutes 302A-1601-1603, DOE will require the project to have a fully executed education contribution agreement as a condition of any reclassification of land by the State of Hawaii Land Use Commission that would allow residential development. The applicant is strongly encouraged meet with the DOE as soon as possible to begin negotiations of said agreement.

Thank you for the opportunity to comment on the proposed project. Should you have any questions, please feel free to contact Roy Ikeda of the Planning Section, Facilities Development Branch at 377-8301.

Respectfully,



Kenneth G. Masden II
Public Works Manager
Planning Section

KGM:jmb

c: Heidi Gigelow, Makila Land Co., LLC
✓ Daniel E. Orodenker, Executive Officer, Department of Business Economic
Development & Tourism

Tina Strombeck
24 S. Lauhoe Place
Lahaina, HI 96761

December 7, 2015

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

2015 DEC - 8 P 1:29
LAND USE COMMISSION
STATE OF HAWAII

Dear Daniel,

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,



Tina Strombeck

Steve Strombeck
24 S. Lauhoe Place
Lahaina, HI 96761

December 7, 2015

Mr. Daniel Orodener
State of Hawai'i Land Use Commission,
Department of Business, Economic Development & Tourism,
P.O. Box 2359,
Honolulu, HI 96804;

Dear Mr. Orodener,

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.

My name is Steve Strombeck and I am a developer in California. I have been through this process many times in the past and I understand what it takes to subdivide land. Let me list my concerns about the current proposed project

1. The facts are that 4 years ago when I bought the property nothing was ever disclosed to me about the possibility of a subdivision going in. The only thing I was told about was that a Bypass would be going in over the next few years. Disclosure is important and was never done!
2. The facts are that traffic will become a huge issue if this subdivision goes in. You can't put that many more cars in to the mix and not expect big problems. Yes, you can hire an engineering company that can produce a traffic study that satisfies whoever is paying to have it produced. Traffic will be the biggest problem! Emergency vehicles will have trouble getting in and out as well. In addition to the issue of fire evacuation, currently the lights at the bottom of KaiHele Ku Street are a bottleneck with only one road in and out of our development from the highway. Even if a second road goes in, with a tripling of the population this is unlikely to solve the resulting congestion problem. This traffic issue is my biggest concern and I will have a traffic study done at my own expense if need be.
3. The facts are that water is a big deal and I have been told over and over that I need to conserve. Again consultants can be hired to report anything but water just can't be make out of thin air. I have animals to water and crops to water. I have a farm plan as required and I need a lot of water.

In summary I have many concerns about this proposed subdivision. I just don't believe that this can work as proposed. Maybe if there was a much smaller subdivision planned and all of our studies proved out, then the proposed project may work but that would have to be looked at very carefully.

As I said before, I am a developer in California and I have some experience in how this gets approved. Even if this got approved there is a very good chance that the courts would have to approve it as well. I would like to see this property remain as AG as it is zoned now. Our farm does very well and the AG land needs to be preserved in Hawaii. This land once grew sugar cane and produced a great harvest. The ground is very fertile so why not continue to use it for AG purposes? Let's not get into a war over this project, it's going to cost all of us a lot of time and money. If anyone would like to call me in regards to my concerns, my number is (707)527-2204. Thanks for your time.

Sincerely,


Steve Strombeck

2015 DEC - 8 PM 1:2
LAND USE COMMISSION
STATE OF HAWAII

To: Makila Land Co., LLC

State of Hawaii Land Use Commission, Dept. of Business, Economic Development &
Tourism

PBR & Associates, Inc.

My husband & I are writing to Protest the Makila EIS for the following reasons:

- ~ This project converts valuable agricultural land into High Density, Heavy Impact Development
- ~ Global warming has created draught conditions impacting adjacent landowners - meaning insufficient water for current usage.
- ~ Run-off from building + projected use of pesticides, insecticides, and fertilizers imperil reefs.
- ~ Sewage Treatment Plan is outdated & location inappropriate to ensure protection of fragile reefs.
- ~ Entire West Maui Coastline is now a Protected Habitat for the Endangered Monk Seal, which limits & / or negates any & all development that will encroach upon the Ocean Environment.
- ~ The existing Ho'onoapi'ilani Highway is being eroded at an accelerating pace, but no monies have been allocated by State or Federal Highway Dept. to move the highway Mauka, & as it is already unable to handle current traffic load - Makila's 1,000 more cars would create gridlock.

Please deny the Makila EIS - West Maui does not yet have a hospital, nor the infrastructure to deal with a project of this size.

Thank you,

Regards,

Nansy Phleger, Artist

Dr. Charles F. Phleger, Professor of Marine Sciences, Ret.

322 Front St. Lahaina, Maui, 96761, Hawaii

LAND USE COMMISSION
STATE OF HAWAII
2015 DEC - 8 P 1:27

**Makila Rural Community
Environmental Impact Statement Preparation Notice (EISPN)
Community Information and Consultation Meeting**

4:30pm, Monday, November 2nd, 2015
West Maui Senior Center

Comment Sheet

Please record your comment(s) to be considered in the Makila Rural Community EIS. Please either hand your completed comment sheet back before you leave or send it in via mail or email before December 8th, 2015 to:

Makila Land Co., LLC
C/O Mariah Gill, Environmental Consultant
305 E. Wakea Ave
Suite 100
Kahului, HI 96732

Phone: (808) 877-4202
E-mail: mariah@westmauiland.com

Name: Katherine Larsen
Address: 633 Kai Hele Ku St.
Lahaina, HI 96761

Phone: 707-322-0276 cell
E-mail: Kathblues@me.com

Letter To State Land Use Commission, Docket A15-799
Makila Rural Community EIS

First and foremost, water must be considered. It is irresponsible to not do an unbiased careful study of where the water for this development will come from. We in Launiupoko are already struggling with getting enough water. The Launiupoko water company has already raised alarms regarding there being enough water for Launiupoko, which itself is not yet fully developed (more houses are being built every day). The Makila Development Co. has stated that in the future after approval of the project they will possibly look into other water sources as supplementing sharing our water (sharing with our already insufficient Launiupoko water supply). This is inadequate and totally irresponsible. Makila needs its own source of water.

Secondly, there is the very real problem of waste water from Makila entering the ocean and destroying its environment. This has not adequately been addressed. Vague statements about absorption by undeveloped land or one park in Makila were made by Makila at a community meeting. Totally insufficient!

Thirdly, Kai Hele Ku St. will become a hopeless bottle neck of traffic in the current design of Makila! This is totally inadequate. If Makila doesn't pay for new roads up front, traffic will be a huge disaster.

Katherine Larsen 12-1-2015

2015 DEC - 8 P 1:25

_____ name and address

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. Orodener and Mr. Schnell,

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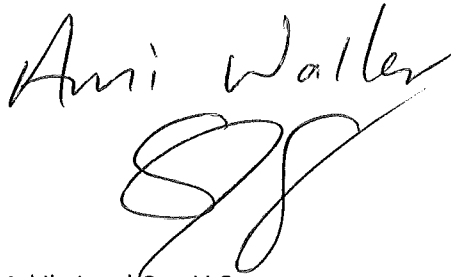
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We live on agricultural land and work hard to respect the land designation. The designation should NOT be changed for the convenience and financial requirements of the developer. We must all work together to preserve our AG lands and the character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

Sincerely,



Your name

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

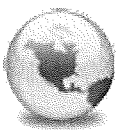
Attention: Daniel Orodener, Executive Officer

Consultant: PBR & Associates, Inc.

1001 Bishop Street, Suite 650

Honolulu, HI 96813

Attention: Tom Schnell, Principal



Makila Rural Community EISPN

mimiface

to:

LUC

12/06/2015 12:52 PM

Cc:

Mariah

Hide Details

From: mimiface@aol.com

To: LUC@dbedt.Hawaii.Gov

Cc: Mariah@WestMauiLand.com

To whom it may concern:

We live at 411 Wailau Pl in Launiapoko and have the following concerns about the Makila Rural Community EISPN project:

1) This plan does not conform to the Maui Island Plan's requirement for Open Space. How will it be changed to conform?

The Maui Island plan includes a minimum of 50% of this development to be designated parks and open space. Makila Land Co. is achieving this 50% by including parts of lots they intend to sell. So yes, they are counting people's backyards in the 50% number. You can bet it was not the intent of the Maui Island Plan to include portions of private lots in the open space designation.

2) This plan has an urban core of 40 acres. This urban core was not in the Maui Island Plan.

3) We purchased our lot after 2008 and were not informed of the proposed land rezoning changes.

4) Nene geese can be seen flying up from the direction of the fields below. Nene are a federally recognized endangered species. There is certainly a question as to whether Nene habitat is affected.

5) It is state policy NOT to take good soil out of AG use. So in this plan, why are they taking "good" soil out of agricultural use?

PLUS only 10% of AG land falls into the top two productivity levels. Why are we taking some of this good land out of AG?

6) In addition, in the EISPN, Makila Land state that the current use of the land is undeveloped and vacant and not currently used for agriculture. Yes BUT the land is not being used for agriculture because they have chosen not to use it, not because it is inferior or poor AG land.

7) Emergency Evacuation- With the likely tripling in density, how are the proposed roads going to enable quick and safe evacuation from the abutting subdivisions in the event of another Launiupoko fire? Honoapiilani Highway is one lane each direction...Hospital and emergency access will be a problem.

8) Will there be adequate water? We already face water shortage, so a likely tripling of the population will affect the water supply.

9) The Makila Plan includes a sewage treatment plant on the property. There is the issue of smell wafting up from the sewage treatment facility, but also the proximity to the sea and the potential effect of any sewage flooding/overflow during storms.

10) Road congestion and safety. In addition to the issue of fire evacuation, currently the lights at the bottom of Kai Hele Ku Street are a bottleneck with only one road in and out of our development from the Highway. Even if a second road goes in, (currently not in the plan), with a tripling of population this is unlikely to solve the resulting congestion problem.

11) The development may have a detrimental effect upon the coral reefs below it. Dr. Eric Brown and many other marine biologists and researchers voiced their concerns before the General Plan Advisory committee and the Maui Planning Commission in 2008 and 2009 (regarding the development of Olowalu). They asked that the mauka lands not be urbanized so that the reefs and water quality are not put at risk. The same inherent problems face the reefs below the Makila Rural

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Development.

12) There is likely to be an increase in both light and noise pollution. We all live up slope. How will the noise carry? How will this be addressed?

13) An increase in population is likely to mean an increase in crime, in paramedic callouts, in house fires, etc. How will the project address the increased need for emergency service coverage?

Please note that we feel that these concerns have not adequately been addressed as of yet.

Mahalo for your time, Mike and Mimi Orr, 411 Wailau Place Lahaina, HI 96761