



Makila EISPN
mimiface to: LUC
Cc: Mariah

12/06/2015 01:24 PM

To whom it may concern:

I live at 353 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 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, Jonathan Winters, 353 Wailau Place Lahaina, HI 96761



State of Hawaii Land Use Commission, Docket A15-799, Makila Rural Community EIS
 Kersten Ellerbrock - CellFusion, Inc.
 12/06/2015 10:06 AM

To:
 luc
 Cc:
 maria, michele, jwisthoff
 Hide Details
 From: "Kersten Ellerbrock - CellFusion, Inc." <k.ellerbrock@cellfusion.com>
 To: <luc@dbedt.hawaii.gov>
 Cc: <mariah@westmauiand.com>, <michele@mchawaii.com>, <jwisthoff@aol.com>

0 Attachment



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State of Hawaii Land Use Commission
 P.O. Box 2359
 Honolulu, HI 96804

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

Dear Madam/ Sir,
 To whom this may concern,

I am the owner of land in Launiupoko, we purchased on Spring 2013: 120 Awaiku Street B, Launiupoko, Lahaina. We have started construction a couple of months ago, and I am planning to relocate to Maui with my family very soon.

Actually, I cannot send you my concerns, comments and disagreement with these plans via regular mail, since I am on a business travel in Europe currently, however, I am sending all with this e-mail and appreciate your confirmation of receipt via e-mail.

Recently we were made aware of certain plans and a proposed 'Makila Village development'.

However, according to the information available to us, I can only express our serious concerns, and I oppose and disagree to the current plans and design of this village as it seems to be planned at this time for various reasons, including but not limited to the following:

- Disclosure - When purchasing the land we were not made aware of such or any plans of a village very close to our future home. This should have been disclosed before or at time of purchase, and I would have bought land somewhere else to build our farm residence.
- Commercial usage – this type of usage of the land in and around Launiupoko is unacceptable. The entire area is land for farming and agricultural use! This change or misuse of land was never disclosed, and what does this mean: Launiupoko will allow commercial usage in the future too? This is not acceptable!
- Sizing of lots and homes – many years ago I heard about Launiupoko people complained and people raised concerns about land usage because the lots were too small and the type of land usage was a big concern... now the Makila lots are even smaller and the land usage is even less appropriate, honestly not at all, since the backyards of home owners will definitely not be farms and most probably sealed by patios and buildings mostly... why is something like that done or even permitted...?
- Agricultural usage – if Launiupoko is not used as agricultural land by everyone that is bad enough, but Makila is definitely not farm land and it is not even rural at all, it is clearly a village/ city type of usage.
- Usage of land – the land where Makila is planned could be used for farms and agricultural usage, maybe larger properties with an obligation for farm type usage...
- Reduction of home values – always when constructions similar to Makila are planned and built the values of homes and land around are decreasing significantly, that is not acceptable, since it can be avoided and it could have been disclosed before purchasing land or homes. More smaller homes and lots, more cars and traffic, more pollution and emissions, more crime and risks = decreasing values...!
- Water usage - I was told the same water supply as for Launiupoko will be used for another 200+ homes, while in some years I was told water usage became short, limited and restricted. Who pays for the impact? More potential fire sources, more water shortages, more issues.
- Noise during construction - since the construction phase will stretch for years I am concerned for continuous noise levels
- Noise after construction – I am concerned about the noise level of another 200+ homes and related, sound travels up the mountains easily.
- Traffic - I do not believe that the area, intersection and infrastructure has been designed for another 200+ homes
- Open space - according to my information the open space calculations are not including 'real open space only' but people's backyards, and according to my knowledge this is not permitted.
- Environment – my concerns include the environment, from water and drainage to natural resources, animal and environment protection. 200+ homes on small lots close to the ocean is not beneficial for the environment, worse there are serious concerns to be addressed.
- Lights – the benefit of living on Maui in most areas is the very low noise level and due to the location low light emission by cities and villages. Please understand street and home lights are emission/pollution, not only cars and traffic are.
- Emergencies – in case of emergencies from fire to Tsunamis the chaos, disaster and damage can be projected already. Where do all people go/ run/ drive? How is traffic guided and re-routed? How do officials ensure and guarantee safety, i.e. in case of Tsunamis? Rapid evacuation is nearly impossible from there and in the entire area from the ocean towards Launiupoko! How do people on the highways get to higher ground if streets are not developed and another 400 - 800+ people (based on 200+ homes) are trying to escape uphill? Who will be responsible for people killed in case of a Tsunami and all these people could not save themselves, are you?
- A sewage treatment plant is planned I read, what is its environmental impact, smell, costs and risks, i.e. overflow (into the ocean??)?
- Crime – more people, more crime, more risk, less safety... another reason to oppose and disagree with all plans.
- We have bought the land because we wanted to live in a calm, safe, environmentally friendly place with some natural environment which you can find lesser and lesser in today's world. The clean air, low noise and emission levels were the goal to find, seeing the stars in the night and not lights of cities and villages. It was not our goal to be stuck in traffic and use a car but use bicycles to drive to the next village, enjoying the area and nature... but now this may all end...
- Please understand that the Makila village, at least the way it is planned at this time, is not acceptable, and we will do everything in our power to stop or alter the plans so Makila may fit to the area and usage of land...
- There is a lot of open space around Kahului to expand housing for people who work and live in the area. Tourists are on Maui because it was/ is still in balance of nature and infrastructure, building non-rural, non-farm properties and homes should be around Kahului, and not in an area for tourists and farmers.
- There are more concerns we would like to address, but this e-mail is sufficiently long and addressed most topics, so we will express these concerns at a later time.
- However, we do have a couple of suggestions for you, for a great future and a great environment, maybe even with Makila and for Makila and for all of us:
 - Reduce the number of lots significantly
 - Increase open space available and 'green areas', and do not count backyards please.
 - Obligation to use electrical cars replacing all gasoline powered cars for all home owners i.e. within 5-7 years of purchasing the home.
 - Usage of solar power as an obligation for all homes, low or zero energy homes.
 - Make the 'village plan' a 'green village plan', and win the agreement of all neighbors, create a great show case for the future of Maui (and Hawaii State), do something different, do not only plan the regular next village...
 - Plan very limited or no street lights in the evenings and nights (or on-demand lights).
 - ... and a lot more is possible...!!! Please let me know if you like to discuss more ideas and strategies...
 - Hawaii and Maui have so many opportunities to become a 'green island' that offers a future and becomes a great 'show-case': wind and solar energy, electrical cars and busses, green areas, ...

Please let us know what the next steps may be.

Please confirm the official receipt of my e-mail until 12/07/2015.

Thanks a lot.

Best regards

Kersten Ellerbrock
Chief Executive Officer

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Date: November 20, 2015

To: State of Hawaii Land Use Commission

From: Kevin Brooks & Linda McCarthy

Subject: District: West Maui

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

Aloha,

As a resident of Maui and living in Luaniupoko, I have great concerns over the proposed above development.

When we bought our property in 2005, it was mentioned that there would be about 20 parcels of 30 or 40 acres each of ag parcels designated for only a main home and an ohana. This would call for a maximum number of homes to be 30 to 40. Now the above proposal is calling for 271 houses. This is NOT what was presented to us by the developer! This proposed development will essentially double the population in the Luaniupoko area. This will also triple or quadruple the number of automobiles and vehicles come out of Luaniupoko. This will obviously make an already bad traffic situation much, much worse.

The above proposed project will put a massive strain on an already difficult water situation. There have been water shortages announced publicly for Luaniupoko.

Another negative item on this subject, is the proposed development of the sewage treatment plant. When we bought in 2005 there was **NEVER** any

mention of a sewage treatment plant. For the above reasons and for many other reasons, we are opposed to this large development.

Also, his plan does not comply with the Maui Island Plan's requirement for "Open Space". The developers are using backyards/private lots as part of their 50% designated to open space. Open space is for everyone. Maui Island Plan for open space did not include portions of private lots.

Crime will definitely go up with increase of population.

The Nene geese (federally recognized endangered species), their habitat is in danger and it will get worse.

Dr. Eric Brown and other biologists and researchers, have voiced their concerns about urbanizing mauka land causing the coral reefs and ocean water, to be at risk.

Thank you for your consideration,

Kevin Brooks

Cc Makila Land Co., LLC

Mariah J. Gill

Jay Wisthoff

Michele Chapman

PBR & Associates, Inc.



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:

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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.

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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.

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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

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



Makila Rural Community EIS

mauibob to: luc, luc, luc
Cc: mariah, tschnell

12/06/2015 08:43 PM

District: WEST MAUI

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.

We oppose the Makila Rural Community for the following reasons:

- 1) This plan does not conform to the Maui Island Plan's requirement for Open Space. How will it be changed to conform? (<http://www.co.maui.hi.us/index.aspx?nid=1503>. See plan Chapter 8 page 8-62 for info on the Maui Island Plan). 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. Open space belongs to everyone and should not be part of someone's backyard. This inclusion of people's yards in the 50% was publicly confirmed to us by a consultant to Makila Land Co. 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) The developer is stating that we should have all known about this development because of public outreach they conducted during 2006-2008. There are many homeowners from the three existing developments (Launiupoko, Makila, and Puanoa) as well as Puamana claiming they were never informed.

4) Section 3 of the Makila EISPN states "there are no known environmentally sensitive areas, wetlands, Critical Habitat, or endangered plant or animal species on the Property. Many of us have seen Nene geese 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. The Newell's shearwater and the Hawaii dark-rumped petrol are also believed to be nesting in the West Maui Mountains. These are also endangered species and may be affected.

5) Except for the drainage gulches (and only the drainage gulches!) this area has been designated as "good soil", having the 2nd highest productivity rating classified by the state. 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?

8) Will there be adequate water? We already face water shortages (as seen by the note that Launiupoko residents received this past summer asking us, on behalf of Launiupoko water company, to conserve water) 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.

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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?

Thank you for considering these concerns before making your decision.

Sincerely,

Robert and Cassandra Sternthall

