



Makila Village Comments

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11/24/2015 11:46 AM

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State of Hawaii Land Use Commission

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The enclosed comments are submitted pursuant to the developer's (Makila Land Co. , LLC) proposal to develop, build, construct, a community consisting of 150 rural residential lots and 50 to 75 single-family workforce housing units on approximately 271 Acres in West Maui.

1. Based on my initial understanding of the project and it's potential impact on my neighborhood, (Lanuipoko) which is very near this project, I do not support the development of the over 200 homes as proposed and to that end I am submitting comments which detail my concerns about the project as currently planned.
2. The most compelling reasons are the impact on roads, water and traffic bottlenecks. The only street that accesses Lanuipoko is Kai Hele Ku, which leads to the only access to Lahaina Town until passing the road leading to the Lahaina bypass. The traffic on this road, is already congested for many hours of the day, an additional 200-plus homes in a new development would create additional congestion. Water for this project will come from a reservoir which is already having difficulty maintaining levels during the summer months. Adding an additional 200-plus homes will likely drive this water supply to a crisis level. It is clear from the language on page 8-1 of the Maui County General Plan 2030, that specific aspects of the proposed Makila Land Co development do not meet either the County requirements and the spirit of the plan. *"Throughout the island, Maui's residents made it abundantly clear they had a determined desire to maintain, protect and preserve open land and the green vistas, and the rural character of Maui. This vision requires a unified commitment to the island and to future generations of Maui residents. The path we must tread to reach our desired destination cannot be traveled in total ease – it is a task that will require hard choices and individual sacrifices for our common and future good. The goal is not impossible to achieve, even in the face of population growth, but it will require the careful management and control of development so that growth can be a positive and enduring force that will enrich our residents."*
3. This plan does not appear to conform to the Maui Island Plan requirement for "Open Space". The plan must be changed to be in conformance. Is (<http://www.co.maui.hi.us/DocumentCenter/View/84683>) 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. It appears the developer's intent is to use the area encompassed in "backyards" in the 50% number. Open space belongs to everyone and counting individually owned property is not consistent with the intent of the plan. The inclusion of owners yards in the 50% of open space

was publicly confirmed by a consultant to Makila Land. This issue must be resolved. It was not the intent of the Maui Island Plan to include portions of private lots in the open space designation.

4. The Makila plan has an urban core of 40 acres. This urban core was not documented in the Maui Island Plan.
5. The developer is stating that Lanuipoko homeowners should have all known about this development because of public outreach they conducted during 2006-2008. During a recent meeting many homeowners claiming they were never informed. I did not own my property in the 2006-2008 time frame. I bought in 2012 and therefore was not informed. I did not receive disclosure informing me about this plan to have the adjoining land rezoned for higher density residential and commercial use.
6. 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. I personally have seen Nene geese flying from the general direction of the fields below. It appeared these birds may be nesting in the area of intended development, or at the very least they appear to be using this area for stopping to rest and feed. Nene are a federally recognized endangered species. I believe there is 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.
7. This area has been designated as "good soil", (except for the drainage gulches) with the second highest productivity rating classified by the state. I believe it is state policy NOT to take good soil out of AG use. If the Makila Plan is approved much "good" soil will be taken out of agricultural use. A relatively low percentage of AG land (10%) is in the top two productivity levels. It seems to be counter to the County plan to convert this AG land to rural.
8. Makila Land Co., in the EISPN states that the current use of the land is undeveloped and vacant and not currently used for agriculture. What is most important is that once the zoning is changed from AG to Rural, the land will never be used for Agricultural. It is noteworthy that many small working farms exist in the Lanuipoko development.
  9. Emergency Evacuation: The Makila Land Co., plan will result in significant increases in density during any emergency. The planning must address how are the proposed roads going to enable quick and safe evacuation from the adjacent subdivisions in the event of a Hurricane, highway flooding, Accident blocking the highway, Tsunami or another Lanuipoko fire?
10. Water Supply: I understand the proposed Makila Land Co., development intends to use water from the Launuipoko Water Co. This begs the question will there be adequate water? We currently face water shortages (as seen by the note that we all received this past summer asking us, on behalf of Launuipoko water company, to conserve water) so a possible tripling of the population will affect the water supply.
11. The Makila Plan includes a sewage treatment plant on the property. There is the issue of odor emanating from the sewage treatment facility, also the proximity to the ocean and the potential effect of any sewage flooding/overflow during storms. I feel the company must show how these issues will be dealt with.
12. Road-congestion and traffic safety: In addition to the issue of fire and storm caused 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. This is much more than an inconvenience, it is a safety issue and I feel that this must be addressed. It is one more reason this project must not be approved as currently planned.

13. 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.
14. There is likely to be an increase in both light and noise pollution. We all live up slope. Has the impact of the noise on nearby communities been assessed? 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?

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