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BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAI'I

In the Matter of the Petition of:

WAIKAPU PROPERTIES, LLC; MTP LAND PARTNERS, LLC; WILLIAM S. FILIOS, Trustee of the William S. Filios Separate Property Trust dated APRIL 3, 2000; and WAIALE 905 PARTNERS, LLC,

To Amend the Agricultural Land Use District Boundaries into the Rural Land Use District for certain lands situate at Waikapu, District of Wailuku, Island and County of Maui, State of Hawaii, consisting of 92.394 acres and 57.454 acres, bearing Tax Map Key No. (2) 3-6-004:003 (por) and to Amend the Agricultural Land Use District Boundaries into the Urban Land Use District for certain lands situate at Waikapu, District of Wailuku, Island and County of Maui, State of Hawaii, consisting of 236.326 acres, 53.775 acres, and 45.054 acres, bearing Tax Map Key No. (2) 3-6-002:003 (por), (2) 3-6-004:006 and (2) 3-6-005:007 (por).

DOCKET NO. A15-798
DIRECT TESTIMONY OF JOHN R. GARRETSON
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1 I am John Robert Garretson.
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3 I am a Project Consultant for D.L. Adams Associates. (DLAA). Since its formation in 1979, DLAA acted as acoustic consultants. Our services include environmental acoustics analysis, architectural acoustics recommendations, noise and vibration recommendations, acoustical and vibration measurements, as well as audio/visual, performing arts, and information technology/telecommunications design. DLAA has offices in Kailua as well as in Denver, Colorado.
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5 I received my Bachelor of Arts degree in Acoustics from Columbia College in May, 2011. I graduated summa cum laude. Following college I worked as an acoustical engineer with AeroSonics, a manufacturer of commercial and industrial noise control products. In 2014, I started with DLAA and provided noise modeling, measurement and design services on over 30 projects in Hawaii.
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7 A copy of my current resume is attached as Exhibit “34.”
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9 DLAA was contracted in 2013 to assess the environmental noise conditions associated with the proposed Waikapu Country Town development and provide a report that presented our findings and any recommendations for mitigation of the conditions created by the development. Aspects of the
assessment included documenting the existing environmental noise levels associated with the site, projecting the noise levels anticipated from the proposed development on the surrounding areas, projecting the noise levels anticipated on the proposed development site from the surrounding areas and sources, and comparing these findings to various state, federal, and common acoustical industry criteria. Our initial report was submitted January 2015 and later amended in November 2016 when a waste water treatment plant was added to the proposed project.

A copy of DLAA’s report, as amended, is attached as Appendix "D" to Exhibit "25."

For the purposes of the analysis, DLAA was provided with a site Master Plan drawing, Land Use Plan table, Transportation Impact Analysis Report(TIAR), including a supplement to that report, and conceptual information regarding the potential locations of the waste water treatment facility and equipment.

The noise analysis included existing and future traffic for surrounding roads affected by the project, construction equipment operation and activities, typical mechanical equipment expected to serve residential and commercial properties within the development, mechanical
equipment expected for the waste water treatment.

**Noise Assessment Criteria**

As part of our assessment, acoustical criteria used to analyze the proposed project included those from the Hawaii Department of Health (HDOH) Community Noise Control Rule for both construction noise and long term stationary equipment noise, Federal Highway Administration (FHWA) 23 CFR 722 and Hawaii Department of Transportation (HDOT) noise limits for traffic noise sources, Environmental Protection Agency (EPA) criteria and Department of Housing and Urban Development (HUD) Site Acceptability Standards for overall environmental site noise, as well as general acoustical industry criteria on perceivable changes in noise level and regarding historical community responses to increases in noise level.

**Noise Assessment Findings**

The existing noise levels at the project site were found to range from 53-64 dBA, with the highest noise levels closes to the adjacent Honoapiilani Highway. Noise sources included traffic, wind, birds, aircraft flyovers, and construction equipment. For comparative purpose, 20 dBA is roughly the quietest that a natural exterior environment can ever practically achieve and is commonly referenced to the noise
levels of feint rustling leaves. 120 dBA is where noise begins
to become painful for some listeners, and is similar to being
directly next to the speakers at a rock concert. Noise levels of
around 50 dBA are representative of those that typical suburban
neighborhood might experience or the levels near a refrigerator
or desktop computer. Noise levels around 60 dBA are typical of
those experienced during a conversation between two people or
from a slightly noise window air conditioner unit or relatively
quiet dishwasher.

Noise from construction of the proposed development
was determined to most likely require a noise permit and
potentially a variance from HDOH depending on the dates and
times construction would take place, but construction noise
would be short-term and typical of similar residential and
commercial developments as far as construction methods,
equipment, and noise generated.

Long-term noise sources such as stationary mechanical
equipment that serves the HVAC, potential refrigeration for any
commercial spaces, and the mechanical equipment for the waste
water treatment plant will need to comply with the HDOH
Community Noise Rule requirements for maximum permissible noise
levels at the individual property lines. This will most likely
require a case-by-case analysis based on the specific location, equipment, and system design and may require additional mitigation to ensure that there are no noise impacts to surrounding locations. Based on preliminary analysis of similar waste water treatment plant equipment, no impact is expected from the waste water treatment plant if located at either of the two proposed locations presented to us as included in our report.

Analysis of the long-term projected traffic noise due to an increase in traffic from the development indicated that no impact is expected based on FHWA or HDOT criteria and that no noticeable change in perceived traffic noise is expected from the project for existing residence located in the nearby community.

In regard to the traffic impacts within the proposed development, our analysis showed that the FHWA maximum noise limit guideline will be satisfied for all homes located more than 60 feet from the edge-of-pavement of Honoapiilani Highway. Noise generated from development built access roads and future Waiale Road extension are not expected to be significant enough to impact the residential areas of the project.

The expected environmental site noise is expected to
be classified as "Acceptable" by HUD and, per HUD guidelines, require no special acoustical design considerations for mitigation of interior or exterior occupied spaces for distance greater than 60 feet from the edge-of-pavement of the adjacent highway. Noise levels at this distance from the highway also are compliant with the EPA's Existing Design Goal.

Although compliance with the FHWA, HDOT, HUD, and EPA criteria are not strict regulatory requirements of the project, the setback distance of 60 feet was recommended to achieve compliance with these criteria to minimize traffic noise without additional mitigation such as noise barriers and modified building constructions.

**Summary**

Based on various state, federal, and acoustical industry analysis standards and criteria the project is not expected to have any long-term noise impacts to the adjacent existing properties. Some short-term impacts are expected to these areas from the construction of the development and will need to be permitted through the HDOH. Residential buildings in the development are not expected to have traffic noise impacts if located further than 60 feet from the edge of Honoapiilnai Highway. Waste water treatment operations are not expected to produce noise
impacts on the existing residential areas nearby or future adjacent
properties in the proposed development.

Thank you for allowing me to speak with you about the
work done by DLAA.


[Signature]

John R. Garretson