

HONUA'ULA PARTNERS, LLC
2035 MAIN STREET SUITE 1
WAILUKU HI 96793

April 19, 2022

Via email: mauimeadowsna@gmail.com

Subject: Response to Comments Received on the Honua'ula Project Updates at the Maui Meadows Neighborhood Association Board Meeting on 3.21.22

Dear President Greene:

Thank you for allowing us to provide an update on the Honua'ula Project for the Maui Meadows Neighborhood Association (MMNA) Board during its meeting on March 21, 2022. We appreciate the MMNA board taking time to provide the project team with a list of questions via email on March 24, 2022.

Below are the MMNA Board's questions/comments and the project team's responses, presented in the same order as they appear in your email:

CONSTRUCTION TIMETABLE

1. Comment:

Please explain how the construction timetable will work for the whole project?

First the Piilani road needs to be built out to 4 lanes from Kilohana? Project roads will be graded at the same time? Will this be all roads or just roads in the Phase I map area?

Response: Construction will be conducted in phases, as detailed in Condition 2 of the project's Conditions of Zoning. Improvements begin with the upgrade of Pi'ilani Highway, from Kilohana Drive to Wailea Ike Drive, to four lanes of traffic. This upgrade shall be completed prior to the commencement of any construction.

2. Comment:

When will grading happen? Is grading dependent on Piilani widening? Will all grading happen at once or by Phases, with Phase 1 first? Will you put up retention fencing to reduce dust? What about all the critters (rats and mice) that

may be driven into our neighborhood?

Response: Grading will commence upon Phase III approval and will occur in phases. Best Management Practices (BMPs) will be implemented, including fencing around the construction area to reduce dust. Each phase of grading will also require County grading permits and National Pollutant Discharge Elimination System (NPDES) permits, ensuring adverse environmental impacts are avoided.

HP will work with an environmental consultant to assess the rodent population prior to construction, and as necessary, implement a bait and trap program to reduce the rodent population prior to project initiation.

3. Comment:

When will drainage retention basins and associated piping be installed? Will this be all basins at once, or just basins in Phase I map area?

Response: Generally, drainage basins will be developed concurrent with grading and infrastructure work. As currently designed, our drainage scheme is significantly oversized, designed to capture substantially more runoff than required by code.

4. Comment

When will water and sewer pipes be installed? Installation all at once or just Phase 1 first?

Response: The initial phase of development will require the sewer and water connections be completed to the water source and wastewater treatment facility. As future areas are developed, they will connect to and expand the previously installed infrastructure.

LIGHTING

5. Comment:

Are you intending to meet the Dark Skies lighting standards in development areas between the Maui Meadows border and the first gulch to the north? If not, how will you avoid the typical light pollution that current county standards allow?

Response: Development between the 116-foot Maui Meadows buffer and the first gulch will utilize the Dark Skies lighting standard (Zone 1).

6. Comment:

What is actually planned in the areas along the Maui Meadows border - from the 116 ft "buffer" to the first gulch - how many units will be there and what kind of lighting will you have for parking lots and apartment buildings?

Response: Please refer to the conceptual project plan we shared with you at the March meeting and the preliminary Roadway Site Layout Plan which was provided to the Maui Planning Commission at its meeting on February 22, 2022 (attached). Development Area "XX" will include duplexes adjacent to the 116-foot buffer zone. Area "WW" will be multi-family units and development area "A" & "B" will be single-family units. As noted, development in this area will utilize the Dark Skies lighting Standard (Zone 1). Determination of the final number of units has not been determined at this time, however, these plans will be reviewed by the County of Maui to confirm compliance with the Project District Conditions and the Honua'ula Design Guidelines.

7. Comment:

Will any testing be done to see how potential types of lighting affect our neighborhood?

Response: The project electrical engineer will confirm compliance with Maui County Lighting Ordinance No. 3430, and where applicable, the Dark Skies lighting standards.

8. Comment:

Will any Maui Meadows representatives be invited to view the test area of proposed outdoor lighting and offer feedback?

Response: To the extent testing is required, the project electrical engineer will confirm compliance with Maui County Lighting Ordinance No. 3430, and where applicable, the Dark Skies lighting standards.

9. Comment:

Would our feedback be seriously considered in the project's lighting design?

Response: Feedback from the Maui Meadows Neighborhood Association would be considered as part of the project's lighting design.

DRAINAGE

10. Comment:

What methods will be used for drainage basin construction? Will there be “blasting”? How deep will each drainage basin be?

Response: The methods and means of constructing the retention basins will be determined by our civil engineer in consultation with a geotechnical engineer. Our intent is to minimize impacts to the existing topography by working with the natural terrain to create drainage basins. At this time, the depth of the drainage basins has not been determined.

Although controlled blasting is an option for this development, it is not preferred. Controlled hoe ramming is another option that may be considered. With either method, the contractor would be required to comply with all Federal, State and County laws.

11. Comment:

It appears that there’s a good sized drainage basin by Hoala Drive - right by the proposed park. On the maps it looks like that area is more like “green space”- but if the basin is constructed will it potentially be a place of intense construction?

Response: As noted above, our proposed drainage scheme seeks to minimize impacts to the surrounding areas and to work with the natural topography of the land, and as such, “intense” construction is not anticipated. Further, all retention basins will be grassed and/or landscaped and would blend into the buffer area.

12. Comment:

There are basins in areas that have been shown as part of the Maui Meadows buffer on past maps the community has been shown, so are those areas really part of the “buffer” or part of the project’s drainage infrastructure?

Response: Drainage basins are not proposed within the 116-foot buffer zone. Retention basins may be utilized in some of the Open Space corridors areas. All retention basins will be grassed and/or landscaped and would blend into the buffer area.

ROADS

13. Comment:

Which map shows what roadways are planned? The documents turned in to the Planning Commission were from different years and showed different road locations. Can we get current road maps?

Response: The preliminary Roadway Site Layout Plan was provided to the Maui Planning Commission for its meeting on February 22, 2022. This plan represents the project's current road layout and is attached to this letter.

14. Comment:

Are all of the roads planned to be county, or private and maintained by your homeowner's association?

Response: The roads within the project site will be privately owned and maintained.

15. Comment:

You seem to have the same traffic consultant who worked for Ledcor/Wailea Phase II. Their traffic report stated that only one additional lane was needed to handle all expected traffic on Piilani's south end until 2035. Is this consultant going to recommend the full 4 lane widening, and when does he estimate it will be needed?

Response: Yes, Honua'ula has the same traffic consultant. Honua'ula has an existing zoning condition that requires full upgrade of Pi'ilani Highway to four (4) lanes of traffic from Kilohana Drive to Wailea Ike Drive prior to any construction of residential units on site. Honua'ula intends to comply with this condition.

16. Comment:

Have you met with HDOT recently? When is the last time? Have any agreements been signed? Will we be included in future discussions?

Response: The project team has met with the Hawai'i Department of Transportation (HDOT) on a number of occasions over the past year. Honua'ula consulted with HDOT on several matters including the development of a Supplemental Traffic Assessment (October 2021), which HDOT reviewed and confirmed its findings. A letter agreement regarding the project's roadway improvements (as part of Condition No. 18k.) was also signed and executed with HDOT, and included in the Staff Report provided to the Maui Planning Commission. Additionally, a draft Memorandum of Agreement regarding the project's traffic improvements (as part of Condition No. 2) has been submitted to HDOT and will be executed upon Phase II approval.

17. **Comment:**

What agreements do you have with the Paeahu Solar farm about the road and about the overhead transmission line? Can we see those agreements? Can we get copies of signed agreements?

Response: For its solar project, Paeahu Solar LLC is currently considering two access routes for the Project. One access route is via a single new access road extending from Pi'ilani Highway, across TMK 2-1-008:056 (owned by Honua'ula Partners, LLC).

Plans for the Paeahu Solar project can be viewed/downloaded at: <https://www.mauicounty.gov/ArchiveCenter/ViewFile/Item/28200>.

HOUSING

18. **Comment:**

What is the density, number of units and type of units in the area along our border? Especially what is the density of the "new" housing complex on the northwest end of the project nearest the Maui Meadows border?

Response: There will be no development along the Maui Meadows border.

As indicated in the Master Plan, the development area "XX" in our northwest corner (immediately adjacent to the 116-foot Maui Meadows buffer) proposes affordable duplexes, with each living unit approximately 1,000 square feet in size. The units which are immediately adjacent to the 116-foot buffer may not exceed a maximum height of thirty (30) feet.

The development area "WW" to the east will include multi-family units, and those immediately adjacent to the 116-foot buffer will be limited to a height of 30-feet. Development areas "A" & "B" in the northeast will be low-density single-family units, and the units immediately adjacent to the 116-foot buffer will be limited in height to 20-feet.



Dean K. Frampton, Project Manager
Honua'ula Partners, LLC